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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 13-16A

April 5, 2018

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the SEFC Design Review for the Yards, Parcels F, H-I, and Q, Squares 743, 744, and 827 would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interest. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Eric Shaw, Director, District of Columbia Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT

SEFC Design Review for the Yards Parcels F, H-I, and Q, Squares 743, 744, and 827 - Forest City SEFC, LLC
Washington, DC

NCPC FILE NUMBER

ZC 13-16A

NCPC MAP FILE NUMBER

41.11(06.00)44730

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to extend the approval of temporary parking lots on Parcels F, H-I, and Q within two special purpose Southeast Federal Center zones (SEFC-1 and SEFC-3), in an area currently known as The Yards. The parking lots were previously reviewed and approved as a temporary use for a period of five years by the Zoning Commission as part of two separate projects in 2013 (ZC 13-03) and 2014 (ZC 13-16), which the NCPC Executive Director determined would not adversely affect any federal interests. The approval for Parcels H/I and Q are set to expire on July 5, 2018, and the approval for Parcel F on April 11, 2018. The current proposal would extend the temporary parking lot use for an additional five years.

Parcels F, H-I, and Q are all anticipated to be redeveloped as part of the master plan for the site, but currently contain surface lots with 794 parking spaces as an interim use. The lots currently serve as off-street parking spaces for users of and visitors to The Yards, area employees, ballpark patrons, and others. Once the lots are redeveloped with buildings, and all future off-street parking will be located below grade. While the applicant is requesting the maximum five-year term, it is possible that Parcels F and I will be redeveloped sooner. The applicant does not seek to enlarge or reconfigure the existing lots as part of the proposal. All lots meet District sustainable landscaping requirements, and include sidewalks that promote pedestrian connectivity. Further, the applicant has described in its application to the Zoning Commission how it meets design review requirements that have been established for the site.

Staff has reviewed the project and determined that the proposed extension of a temporary use would not be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other federal interests.



Figure 1 Aerial Site Photo

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the SEFC Design Review for The Yards Parcels F, H-I, and Q, Squares 743, 744, and 827 would not be inconsistent with the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other identified federal interests.

Marcel Acosta
Executive Director

3/29/18

Date