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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 20-21

September 2, 2021

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

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Text Amendment to Create the Barry Farm Zones located in Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2021/9/ as part of the September 2021 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT

Text Amendment to Create the Barry Farm Zones

Washington, DC

NCPC FILE NUMBER

ZC 20-21

NCPC MAP FILE NUMBER

00:00(06.00)45364

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 referred a text amendment to create zoning for the Barry Farm neighborhood after taking a proposed action at its July 26, 2021 meeting. The subject property is generally bounded by Suitland Parkway and the new Barry Farm Recreational Center to the north; Wade Road, SE to the east; St. Elizabeths East Campus to the south, and the Firth Sterling Avenue, SE to the west. The site is in the Anacostia neighborhood of Ward 8 and is zoned RA-1. To the west across Firth Sterling Avenue are industrial use in the PDR-1 zone; to the north is the new Barry Farm Recreation Center and the Excel Academy Charter School in the RA-1 zone; to the east is the Park Chester apartments and row houses in the RA-1 zone; and to the south is the St. Elizabeths West campus with the US Department of Homeland Security offices and is not subject to zoning.

In September 2020, the Zoning Commission set down the proposed text amendment to create a new “BF” zone for the former Barry Farm Wade Road development (known as “Barry Farm”). The BF Zone will implement the objectives of the Barry Farm Policy Focus Area as set out in the Far Southeast/Southwest Element (Section FSS-2) of the District Elements of the Comprehensive Plan. The text amendments will allow for the future redevelopment of Barry Farm, which will include new replacement housing for former Barry Farm residents and new mixed-income housing in varying unit types complemented by neighborhood retail and service uses, as well as green and open spaces. Designated historic landmark buildings will also be preserved and reused.

The proposed zoning is intended to allow matter-of-right development of the site consistent with the Barry Farm Redevelopment Plan. The proposed BF category will be divided into two zones, BF-1 and BF-2, each with subzones. A table summarizing the new zoning categories is listed below.



Figure 1 – Text Amendment Area – Barry Farms

	Existing Zone: RA-1	Proposed Zone: BF-1A and BF-1B	Proposed Zone: BF-2 BF-2A, BF-2B, BF-2C and BF-2D
Permitted Uses:	Use Group A	Use Group E	Use Group RF-1
Height:	40 ft. max./3 stories	65 ft. max.	40 ft. 3 stories max.
Lot Area:	5,000 sf. min.	N/A	N/A
Lot Width:	N/A	N/A	Single dwelling – 16 ft. Flat – 20 ft.
Floor Area Ratio:	N/A	4.0 and 6.0	N/A
Penthouse Height:	N/A	12 ft./1 story except 18.5 ft. with a second story for penthouse mechanical space.	Detached, semi-detached, row dwelling and flats – 10 ft./1 story
Lot Occupancy:	40 % max.	80 % max.	80% Historic District – N/A Community Park – the greater of 40% or the lot occupancy as of the date of this Chapter.
Rear Yard:	25 ft. min.	15 ft. min.	4 in./1 ft. or 15 ft. min.
Side Yard:	8 ft. min.	Detached or Semi-detached single dwelling – 5 ft. Multi-unit building - None required, but 5 ft. if provided	None Required
Vehicle and Bike Parking:	Subtitle C Chapters 7 and 8	Subtitle C Chapters 7 and 8	Subtitle C Chapters 7 and 8
Loading:	None	Subtitle C Chapter 9	N/A
GAR:	None	0.3 min.	N/A

Figure 2 – Text Amendment - Existing and Proposed Changes Table

Staff has not identified any issues with the proposed massing, floor area ratio, lot dimensions, permitted uses and height. Staff notes that at 65 feet, this text amendment will allow greater heights than are currently allowed in the existing RA-1 zone, which is a residential low-density development zone permitting buildings heights up to 40 feet. The primary federal interest relates to the adjacency of Barry Farms to the Department of Homeland Security Headquarters at the former St. Elizabeths West Campus. The National Historic Landmark-designated campus has views toward the monumental core of Washington, DC that need to be maintained because they are identified as important view in the St. Elizabeths West Campus Master Plan. Because the federal campus is significantly higher than the Barry Farms area, the proposed 65-foot building heights will not restrict important views from the campus and will not adversely impact nearby federal property. Therefore, the zoning text amendment is not inconsistent with the applicable Federal Employment, Urban Design, and Historic Preservation policies contained within the Comprehensive Plan or any other identified federal interests.

* * *

Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed text amendment to create the Barry Farm (BF) zoning districts is not inconsistent with the Comprehensive Plan or any other federal interests.



Marcel Acosta
Executive Director



Date