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The Honorable Muriel Bowser

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Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 23-27

February 7, 2025

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

Members of the Zoning Commission:

The National Capital Planning Commission, at its February 6, 2025 meeting, approved the enclosed action on the Text and Map Amendments to Create the Navy Yard East Zone located at 1000 O Street, SE, Washington, DC. A copy of the Executive Director's Recommendation for the project is available online at www.ncpc.gov/review/archive/2025/2/ as part of the February 2025 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Anita Cozart, Director, DC Office of Planning
Nicole Tompkins-Flagg, Department of the Navy



Commission Action


February 6, 2025

PROJECT Text and Map Amendments to Create the Navy Yard East Zone 1000 O Street, SE Washington, DC	NCPC FILE NUMBER ZC 23-27
	NCPC MAP FILE NUMBER 41.11(06.00)45966
SUBMITTED BY Zoning Commission of the District of Columbia	APPLICANT'S REQUEST Approval of report to the Zoning Commission of the District of Columbia
REVIEW AUTHORITY Approval of Comments on Zoning Map & Regulations Amendments per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)	ACTION TAKEN Approval of report to the Zoning Commission

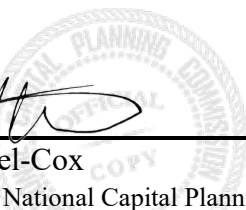
The Commission:

Finds the proposed text and map amendments are consistent with the Washington Navy Yard Southeast Master Plan, which was approved by the Commission on May 2, 2024.

Finds the proposed text and map amendments, are not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* and would not adversely impact any identified federal interest.



Meghan Hottel-Cox
Secretary to the National Capital Planning Commission

The seal of the National Capital Planning Commission is a circular emblem. It features a central star surrounded by the words 'NATIONAL CAPITAL PLANNING COMMISSION' and 'OFFICIAL COPY'.



Executive Director's Recommendation

Commission Meeting: February 6, 2025

PROJECT Text & Map Amendments to Create the Navy Yard East Zone 1000 O Street, SE Washington, DC	NCPC FILE NUMBER ZC 23-27 NCPC MAP FILE NUMBER 41.11(06.00)45966
SUBMITTED BY Zoning Commission of the District of Columbia	APPLICANT'S REQUEST Approval of report to the Zoning Commission of the District of Columbia
REVIEW AUTHORITY Approval of Comments on Zoning Map & Regulations Amendments per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)	PROPOSED ACTION Approval of report to the Zoning Commission ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

The Zoning Commission of the District of Columbia has submitted proposed text and map amendments to create a new Navy Yard East Zone. The proposed text and map amendments will apply zoning to land that is under federal ownership, but will be subject to a long-term lease with a private developer. This area is subject to the Washington Navy Yard Southeast Master Plan, which NCPC approved on May 2, 2024. The master plan allows a range of uses, including retail, residential, hospitality, office, and open spaces. Building heights will range from one to two stories, including the preserved historic buildings, up to 130 feet for some of the new construction. The proposed massing and building configurations were subject to consultation in the Section 106 process, which resulted in a signed Programmatic Agreement (PA) prepared pursuant to the National Historic Preservation Act (NHPA). Under the master plan, approximately 1.7 million square feet of development is proposed.

The lease agreement between the Navy and the private developer is part of a larger transaction which allows the Navy to take control of the “E Parcels” at the northwest corner of the Navy Yard. The E Parcels are currently controlled by the U.S. General Services Administration (GSA) with development rights assigned per the Southeast Federal Center (SEFC) Master Plan. The Navy proposes to obtain the E Parcels to improve the overall antiterrorism (AT) posture of the Washington Navy Yard (WNY). Encroachment at the WNY is an immediate concern because of proposed incompatible private development currently scheduled and approved for construction. The Navy plans to accommodate a new museum on the E Parcels. The master plan for the remainder of the Navy Yard will be submitted separately in the future.

In April 2024, NCPC entered into a Memorandum of Understanding (MOU) with the Navy and the District of Columbia Office of Planning (DCOP) that outlines the master planning and zoning process for this area to ensure that all legal authorities are met and that Navy has a predictable process for updating the master plan and implementing the private development through zoning. Per the MOU, NCPC reviewed and approve the master plan as a guiding development plan for District zoning. The proposed text and map amendments proposed under ZC 23-27 are generally consistent with the MOU and the master plan.

KEY INFORMATION

- NCPC reviews zoning and map amendments as referrals from the District of Columbia Zoning Commission per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a).
- NCPC has an advisory role and reviews for potential impacts to the federal interest.
- The District Zoning Commission has approval authority for zoning and map amendments. It will take final action on the proposed case after the NCPC review.
- The Washington Navy Yard encompasses approximately 76 acres and contains approximately 4.5 million square feet of building area.
- The Washington Navy Yard is a National Historic Landmark District, listed in 1976. Portions of the “O Parcel”, the subject of this Master Plan review for private development is outside the Landmark District, while a component referred to as the Marine Railroad precinct is within the District.
- Section 2845 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (National Defense Authorization Act [NDAA] 2019), authorized a potential land exchange for the WNY. It states that the Navy may convey right, title, and interest in one or more parcels of real estate which the Secretary considers appropriate to protect the interests of the United States.
- The Navy intends to enter into a long-term lease with a private developer for the O Parcels. The lease agreement between the Navy and the private developer is part of a larger transaction which allows the Navy to take control of the “E Parcels” at the northwest corner of the Navy Yard.
- The Navy proposes to obtain the E Parcels to improve the overall antiterrorism (AT) posture of the Washington Navy Yard (WNY). Encroachment at the WNY is an immediate concern because of proposed incompatible private development currently scheduled and approved for construction.
- The O Parcels are proposed to be developed with a mix of uses (residential, hospitality, office and retail) with a combination of new construction and rehabilitation of existing historic structures.
- A Programmatic Agreement (PA) was prepared and executed on July 21, 2023, pursuant to the National Historic Preservation Act to address the potential adverse effects resulting from the proposed development, and to describe the process for further avoidance, minimization and mitigation of adverse effects.
- The proposed massing and building configurations were subject to consultation in Section 106 process, and are documented in the signed PA.

- In April 2024, NCPC entered into an MOU with the Navy and DCOP that outlines the master planning and zoning process for this area to ensure that all legal authorities are met and that Navy has a predictable process for updating the master plan and implementing the private development through zoning.
- NCPC approved the master plan in May 2024.

RECOMMENDATION

The Commission:

Finds the proposed text and map amendments are consistent with the Washington Navy Yard Southeast Master Plan, which was approved by the Commission on May 2, 2024.

Finds the proposed text and map amendments, are not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* and would not adversely impact any identified federal interest.

PROJECT REVIEW TIMELINE

Previous actions	– May 2, 2024 – Final Approval of Washington Navy Yard Southeast Master Plan
Remaining actions (anticipated)	– None

PROJECT ANALYSIS

Executive Summary

The Zoning Commission of the District of Columbia has submitted proposed text and map amendments to create a new Navy Yard East Zone. The proposed text and map amendments will apply zoning to land that is under federal ownership, but will be subject to a long-term lease with a private developer. The Commission approved the Washington Navy Yard Southeast Master Plan for this area on May 2, 2024. The master plan allows a range of uses, including retail, residential, hospitality, office, and open spaces. Building heights will range from one to two stories, including the preserved historic buildings, up to 130 feet for some of the new construction. The proposed massing and building configurations were subject to consultation in the Section 106 process, which resulted in a signed Programmatic Agreement (PA) prepared pursuant to the National Historic Preservation Act (NHPA). Under the master plan, approximately 1.7 million square feet of development is proposed. The proposed zoning aligns with the master plan as approved by NCPC.

Analysis

The Commission approved the Washington Navy Yard Southeast Master Plan for this area on May 2, 2024. The master plan allows a range of uses, including retail, residential, hospitality, office, and open spaces. The proposed map and text amendments are generally consistent with master plan. Therefore, staff recommends the **Commission find the proposed text and map amendments are consistent with the Washington Navy Yard Southeast Master Plan, which was approved by the Commission on May 2, 2024.** The proposed text and map amendments will apply zoning to land that is under federal ownership, but will be subject to a long-term lease with a private developer.

Staff notes a clerical error in the notice of proposed rulemaking inadvertently altered some language regarding the application of Inclusionary Zoning (IZ) to penthouse space. Specifically, the IZ should be limited to rental penthouse units. This error is expected to be fixed in the final order. With this correction, the proposed text amendments will be generally consistent with the MOU between NCPC, the Navy, and the Office of Planning.

NCPC's review of Zoning Cases referred by the Zoning Commission is advisory. The Commission's comments on District Zoning cases are limited by the authority of the Planning Act which permits the Commission to comment on the relation, conformity, or consistency of the zoning regulations and maps with the *Comprehensive Plan for the National Capital*. As such, staff recommends the **Commission find the proposed text and map amendments, are not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* and would not adversely impact any identified federal interest.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The proposed text and map amendments are not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*. Further, the proposed amendments are consistent with the Washington Navy Yard Southeast Corner Master Plan, which was approved by the Commission on May 2, 2024.

National Historic Preservation Act

NCPC has an advisory review of text and map amendment referrals from the Zoning Commission of the District of Columbia. As such, National Historic Preservation Act (NHPA) review is not required.

National Environmental Policy Act

NCPC has an advisory review of text and map amendment referrals from the Zoning Commission of the District of Columbia. As such, National Environmental Policy Act (NEPA) review is not required.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Link to Zoning Case Records

Prepared by Lee Webb
01/16/2025

POWERPOINT (ATTACHED)

Text and Map Amendments to Create the Navy Yard East Zone

1000 O Street, SE, Washington DC

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

Zoning Commission of the District of Columbia

Project Summary

Commission Meeting Date: February 6, 2025

NCPC Review Authority: 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

Applicant Request: Approval of Report to the Zoning Commission of the District of Columbia

Session: Consent Calendar

NCPC Review Officer: Lee Webb

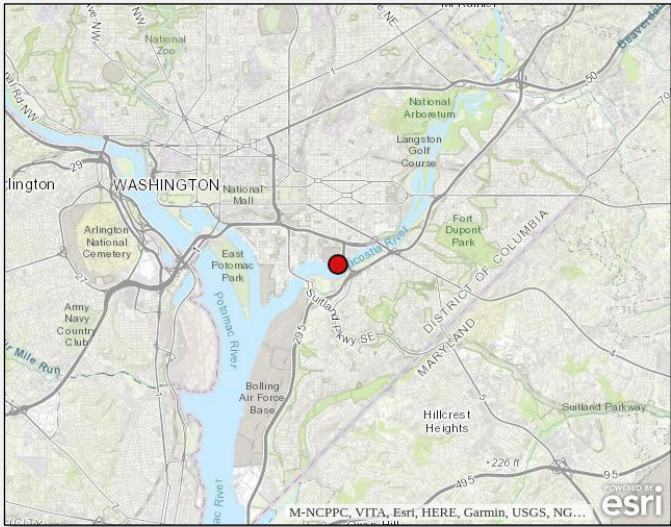
NCPC File Number: ZC 23-27

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The Commission approved the Washington Navy Yard Southeast Master Plan for this area on May 2, 2024. The master plan allows a range of uses, including retail, residential, hospitality, office, and open spaces. The proposed map and text amendments are generally consistent with master plan.

Site Location



Location Map

Proposed Zoning

