



401 9th Street, NW

North Lobby, Suite 500

Washington, DC 20004

Tel 202.482.7200

www.ncpc.gov

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The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 24-08

December 6, 2024

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 Subtitle K, Section 230.4 for Building 173 in The Yards located at 301 Water Street, SE, 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/2024/12/ as part of the December 2024 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Ms. Anita Cozart, Director, DC Office of Planning

Delegated Action of the Executive Director

PROJECT

Text Amendment to Subtitle K, Section 230.4 for Building 173 in The Yards

301 Water Street, SE
Washington, DC

NCPC FILE NUMBER

ZC 24-08

NCPC MAP FILE NUMBER

41.11(06.00)45936

SUBMITTED BY

Zoning Commission of the District of Columbia

ACTION TAKEN

Approval of report to the Zoning Commission

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 proposed text amendment for the property located at 301 Water Street, SE in The Yards for review and comment. The proposed text amendment would remove language limiting the timeframe for office uses on the second floor of Building 173 to 20 years. The new text would include no time restriction. This proposed amendment only modifies the land use language for Building 173, or the Lumber Shed Building. The building is located with the Southeast Federal Center Master Plan. The amendment proponent stated that the office use provides steady daytime economic activity to The Yards. It also works well with the historic context of the Lumber Shed Building because it fits well within the “open volumetric character” of the interior. Therefore, the time restriction is no longer needed.

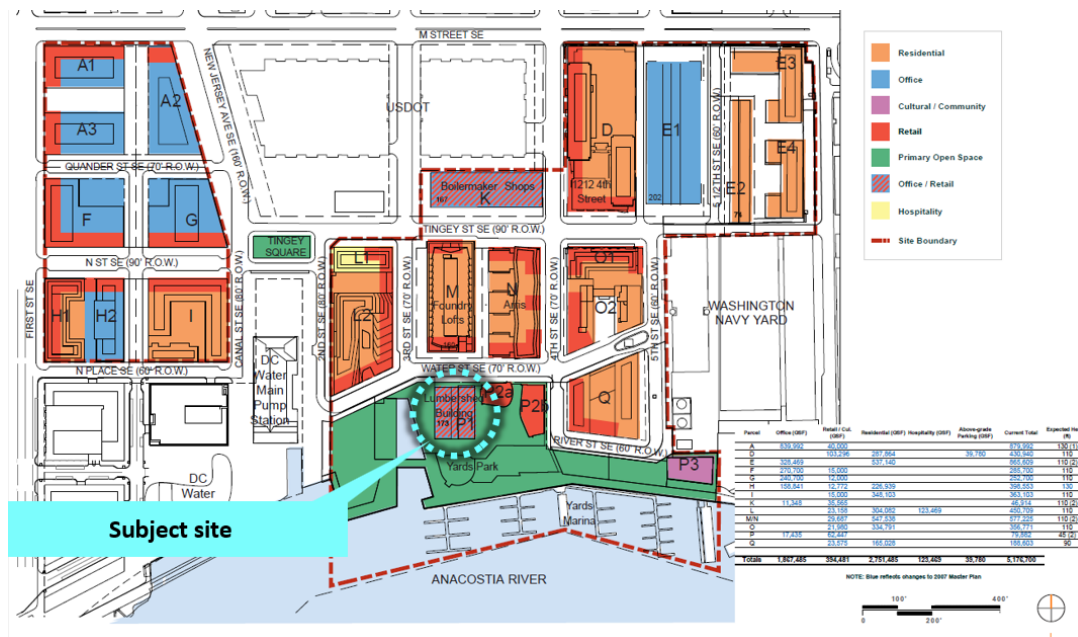


Figure 1: Building 173 - Text Amendment Location

The proposal is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* or the intent of the 2016 Southeast Federal Center Master Plan. No other identified federal interests have the potential to be impacted by the text amendment or the continued future use of the building as office.

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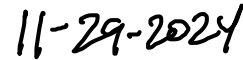
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Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed text amendment removing the time restriction for office at 301 Water Street, SE would not be inconsistent with the policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital* nor impact any other identified federal interest.



Marcel Acosta



Date