



Delegated Action of the Executive Director

PROJECT Proposed Zoning Text Amendment to St. Elizabeths Zones (Subtitle K) Saint Elizabeths East Campus, Parcel 2 Southeast, Washington, DC	NCPC FILE NUMBER ZC 12-08B
REFERRED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 00:00(06.00)44856
	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 proposed zoning text amendment to Saint Elizabeths East Campus Zone (StE), Subtitle K §§ 603, 612 and 613 of the Zoning Regulations. The amendment will allow for the construction of a new hospital and a multi-use building to house an emergency shelter, daytime care, medical care, and offices on Parcel 2 (StE-2). The text amendment will assign height limits for buildings within the StE-2 zone, allow emergency shelter use as a matter-of-right, and correctly identify the “Medical Care” use category instead of “Health Care.”

In June 2012, the Commission reviewed a master plan amendment for the Department of Homeland Security (DHS) Consolidation at Saint Elizabeths that relocated the Federal Emergency Management Agency (FEMA) Headquarters to the East Campus on a 12-acre parcel referred to as the Federal Use Parcel (StE-2). The Federal Use Parcel is bounded by Pecan Street to the south, Martin Luther King, Jr. Avenue to the west, the existing Horse Barn and other historic structures to the north, and the Stickfoot Branch ravine to the east. The project included a 750,000 gross-square-foot building and a five-level parking garage containing 775 spaces.

At the time, the General Services Administration modulated the heights and massing of the proposed FEMA buildings to relate to the scale of the adjacent historic structures, take advantage of the natural topography of the site, and make a strong presence for DHS along Martin Luther King, Jr. Avenue. As a result, the height of the proposed FEMA buildings varied in relation to their context and the existing topography. The height of the buildings was lower along Martin Luther King, Jr. Avenue and increased toward the rear of the property to minimize their potential visual impact on historic buildings. Buildings stepped up from four stories along Martin Luther King, Jr. Avenue to seven stories in the middle of the parcel, and then to nine stories along the eastern edge, adjacent to the ravine and farther away from historic buildings.

The 2012 master plan amendment outlined the location and number of stories of the proposed FEMA buildings (see Figure 1). In December 2012, the Commission reviewed the Saint Elizabeth

East Zoning District (StE), ZC 12-08, which proposed a text amendment to zone 85 acres to establish the StE Zoning District consistent with the approved master plan. The text amendment included the development of sub-districts (StE-1 through StE-19) and provided allowable maximum floor area ratios, lot occupancies, building heights, and rear yard requirements. At the time, the FEMA buildings were not subject to zoning because they were considered a federal use on federal property. Therefore, a height limit was not assigned to this parcel (StE-2). Since the master plan amendment and related zoning case, the FEMA project was withdrawn and the parcel was returned to the District for their use. StE-2 is now subject to zoning and a height limit must be assigned.

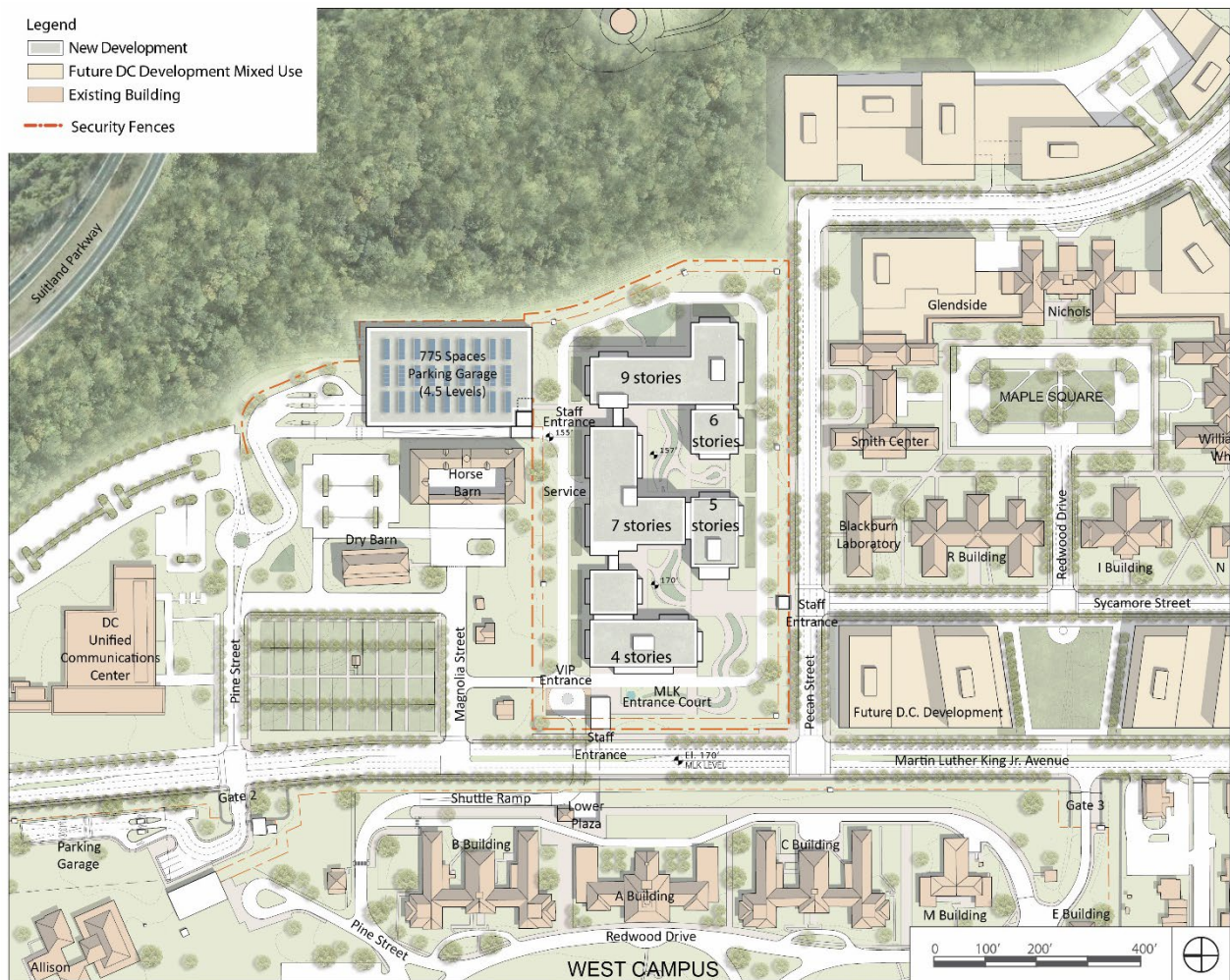


Figure 1: 2012 Master Plan Amendment, showing the proposed FEMA Headquarters site layout on the federal use parcel (StE-2)

The proposed text amendment adds a new Subtitle K § 603.3 as follows:
 603.3 The maximum permitted building height, not including the penthouse, for any portion of a building shall vary as follows based on the building’s distance from the property line along Martin Luther King, Jr. Avenue:

- (a) For a distance of two-hundred thirty feet or less, the maximum permitted building height, not including the penthouse, shall be forty feet (40 ft.);
- (b) For a distance of more than two-hundred thirty feet (230 ft.) and less than five hundred sixty feet (560 ft.), the maximum permitted building height, not including the penthouse, shall be eighty feet (80 ft.); and
- (c) For a distance of five hundred sixty feet (560 ft.) or more, the maximum permitted building height, not including the penthouse, shall be ninety feet (90 ft.).

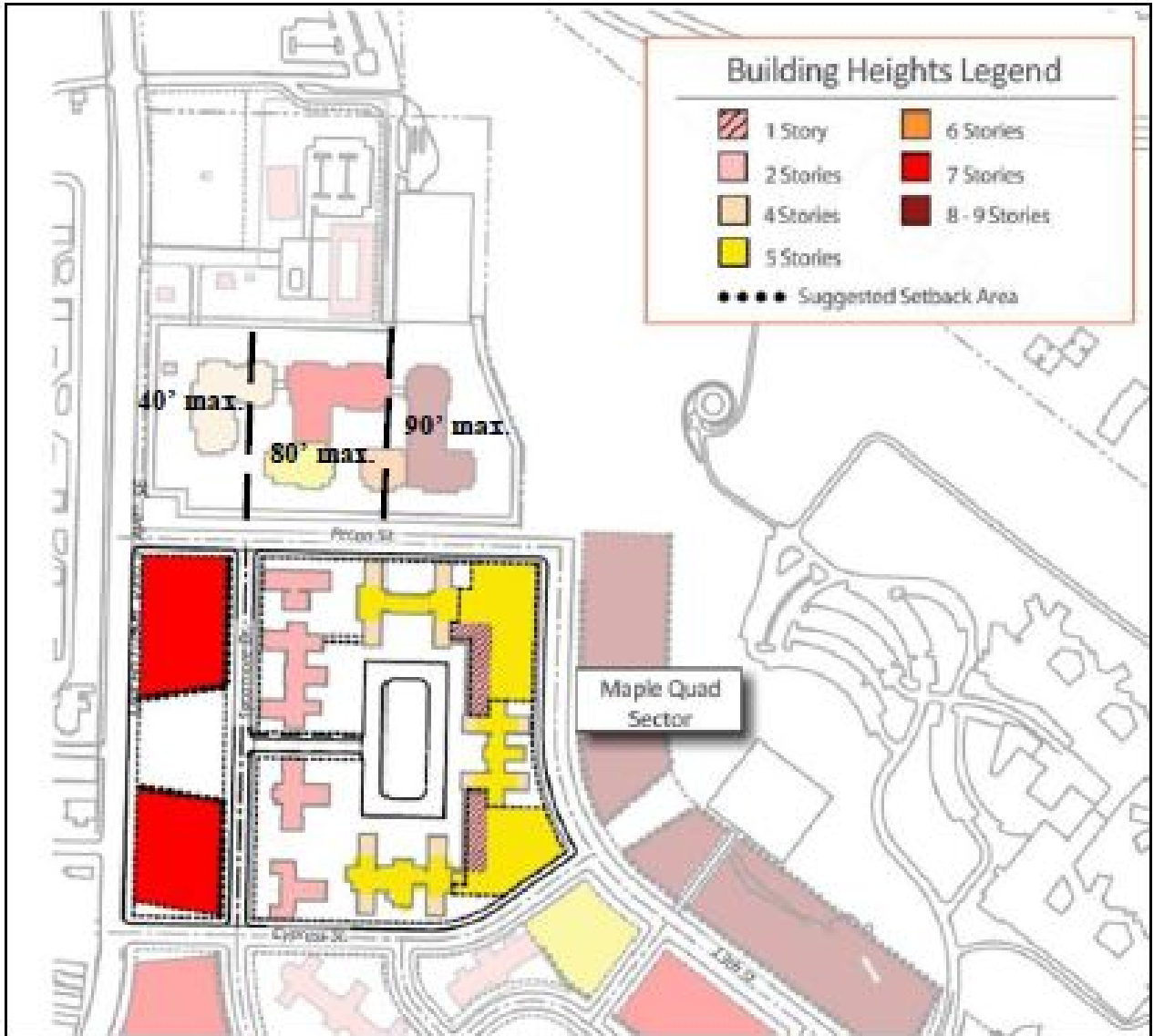


Figure 2: Proposed heights for Parcel 2

The proposed heights for StE-2 are generally consistent with the approved 2012 Master Plan amendment. The height of the buildings will be lower along Martin Luther King, Jr. Avenue and increase toward the rear of the property. The building along Martin Luther King, Jr. Avenue will

be four stories, increasing to seven stories in the middle of the parcel, and then eight to nine stories along the ravine.

The proposed building heights are consistent with the Height of Buildings Act of 1910. Martin Luther King, Jr. Avenue has a right-of-way of 110 feet, which would allow a maximum building height of 130 feet per the Height Act. The maximum proposed height is 90 feet at the eastern edge of the parcel.

* * *

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 proposed zoning text amendment to St. Elizabeths zones (Subtitle K) would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interest.

// Original Signed //	December 21, 2018
_____ Marcel Acosta Executive Director	_____ Date