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District of Columbia  
The Honorable Muriel Bowser

Chairman  
Council of the District of Columbia  
The Honorable Phil Mendelson

**Executive Director**  
Marcel Acosta

IN REPLY REFER TO:  
NCPC File No. ZC 20-03

November 4, 2020

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 Subtitles B, C, H, K, and U, to Require Certain Ground Floor Uses in Self-Service Storage Establishments located city-wide 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/2020/11/](http://www.ncpc.gov/review/archive/2020/11/) as part of the November 2020 meeting materials.

Sincerely,

Marcel Acosta  
Executive Director

Enclosures

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



## Delegated Action of the Executive Director

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**PROJECT**

**Text Amendment to Subtitles B, C, H, K,  
and U, to Require Certain Ground Floor  
Uses in Self-Service Storage  
Establishments**

City-Wide  
Washington, DC

**REFERRED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 20-03

**NCPC MAP FILE NUMBER**

00:00(06.00)45218

**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)

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The Zoning Commission of the District of Columbia has referred a text amendment from the Office of Planning (DC OP) for review and comment. The amendment pertains to self-storage storage establishments, and includes revisions in two areas. First, under Subtitle B, the term “self-service storage establishment” is defined and the term will be used consistently throughout the regulations. Second, under Subtitle U, the regulations will be revised to require street-activating ground floor uses in such “self-service storage establishments.”

Self-service storage establishments are a use permitted as a matter-of-right within the PDR zones. They generally do not employ large numbers of people, generate frequent visits, or activate the streets on which they are located. The proposed amendment would require a portion of the ground floor to be devoted to non-self-storage uses that would help to activate the street, encourage the provision of uses that support greater employment, and provide service and retail opportunities for residents and workers in the surrounding area to the benefit of the District. Design standards for ground floor preferred uses will require a minimum of fourteen-feet floor-to-ceiling height and a minimum amount of window glazing to make these ground floor spaces more conducive to active uses.

Federal properties are not subject to local zoning and therefore would not be impacted by the proposed amendment. Further, the amendment does not appear to be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would it impact any other identified federal interest.

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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 the proposed Text Amendment to Subtitles B,

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C, H, K, and U, to Require Certain Ground Floor Uses in Self-Service Storage Establishments is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* nor would it impact any other identified federal interest.



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Marcel Acosta  
Executive Director

10/30/20

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Date