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U.S. House of Representatives
The Honorable Carolyn B. Maloney

Mayor
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 20-13

December 2, 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 Subtitle K, Section 238.3 to Allow Office Uses in the SEFC-3 Zone 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/2020/12/ as part of the December 2020 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 Subtitle K, Section 238.3 to Allow Office Uses in the SEFC-3 Zone

Southeast Federal Center
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 20-13

NCPC MAP FILE NUMBER

00:00(06.00)45239

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 from the Office of Planning (DCOP) for review and comment. The amendment proposes a change in land use on Parcel Q at the Southeast Federal Center (SEFC). The SEFC consists of a Redevelopment Zone and a Historic Zone comprised of multiple parcels, including the Yards Park.

The amendment will revise Subtitle K to allow office uses in the SEFC-3 Zone. Parcel Q is the only parcel in the SEFC-3 Zone and is located within the SEFC Historic Zone bound by 5th Street to the east, 4th Street to the west, Water Street to the north, and River Street to the south. The proposed amendment is consistent with the SEFC Master Plan amendment (NCPC File No. MP03) approved by the Commission in June 2020 to swap land uses between Parcels H and Q, allowing only residential uses on Parcel H and office uses on Parcel Q.

Since the proposed text amendment is consistent with the SEFC Master Plan, there are no new impacts to federal property to be addressed. 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. Future development of Parcel Q will be reviewed separately by the Commission pursuant to the 2005 Memorandum of Understanding between the General Services Administration and the National Capital Planning Commission regarding development of the Southeast Federal Center.

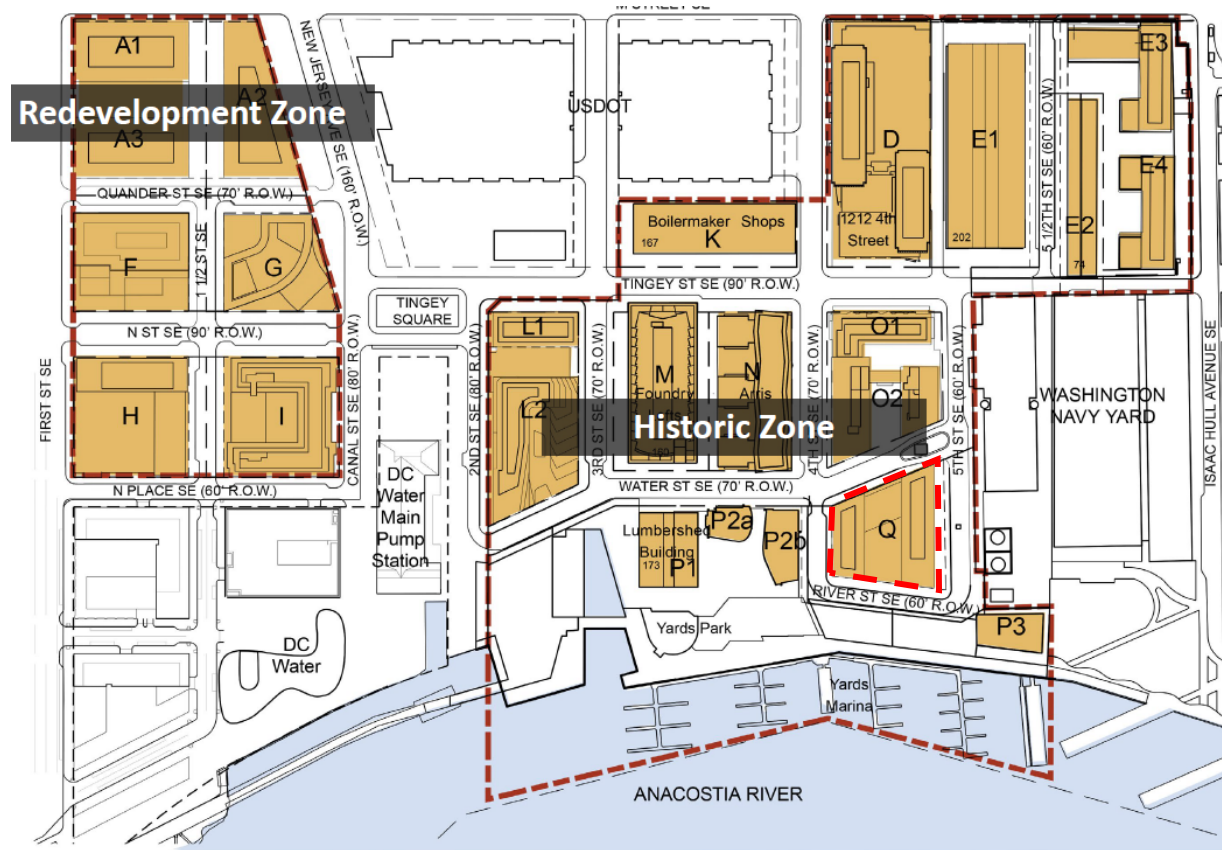



Figure 1: SEFC Master Plan

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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 that the proposed Text Amendment to Subtitle K, Section 238.3 to Allow Office Uses in the SEFC-3 Zone is not inconsistent with the federal elements of the Comprehensive Plan for the National Capital nor would it adversely affect any identified federal interest.



Marcel Acosta
Executive Director



Date