

COMMISSION ACTION



NCPC File No. Z.C. 03-05

U.S. DEPARTMENT OF TRANSPORTATION HEADQUARTERS, M STREET AND NEW JERSEY AVENUE, SE, ON PORTIONS OF SQUARES 743, 7720, AND 801 AND RESERVATION 17-E

Planned Unit Development and Related Amendment to the Zoning Map of the District of Columbia

Submission by the Zoning Commission of the District of Columbia

January 8, 2004

Commission Action Requested by Applicant

Approval of comments pursuant to Section 8 of the National Capital Planning Act (40 USC § 8724(a) and D.C. Code § 2-1006(a)).

Commission Action

The Commission:

Concludes that the proposed Planned Unit Development and change in zoning for the U. S. Department of Transportation project will not negatively affect the federal interest except for the following elements:

- The 50-foot setback on M Street, SE.
- The restriction of the original 3rd Street, SE, L'Enfant right-of-way to pedestrians and screened vehicles.

Recommends that the Zoning Commission require a provision in its final order that:

- When the U.S. Department of Transportation or another federal agency with similar security requirements vacates the facility or security requirements permit, the owner of the property shall be permitted to retrofit the building to extend the first two ground levels of the streetwall so it is consistent with the prevailing streetwall on M Street, SE and incorporates the preferred uses identified in the proposed Southeast Federal Center Overlay Zone on the ground level of M Street, SE, according to a design approved by the Zoning Commission.

- When the U.S. Department of Transportation or another federal agency with similar security requirements vacates the facility or security requirements permit, 3rd Street, SE is open to general vehicular traffic.

Deborah B. Young
Secretary to the National Capital Planning Commission