



**PROPOSED ADMENDMENT TO THE ZONING MAP
OF THE DISTRICT OF COLUMBIA TO ZONE UNZONED
PROPERTY TO C-M-1 LOCATED IN PARCELS 234 AND 239, LOT 2
Firth Sterling Avenue and South Capital Street, SE
Washington, D.C.**

Delegated Action of the Executive Director
June 30, 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed zoning of unzoned federal property, under the jurisdiction of the District of Columbia, to C-M-1 Industrial District in Parcels 234 and 239, Lot 2, located at Firth Sterling Avenue and South Capital Street, SE, near the Anacostia Metrorail Station, for lease to the Washington Metropolitan Area Transit Authority (WMATA) to construct a light rail maintenance facility, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve the zoning of unzoned federal property, under the jurisdiction of the District of Columbia, in Parcels 239 and 234, Lot 2 to C-M-1 Industrial District for lease to WMATA to construct a light rail maintenance facility. The undeveloped site, currently used as open storage for the District Department of Transportation and the District Department of Public Works, is located at Firth Sterling Avenue and South Capital Street, SE, near the Anacostia Metrorail Station. The Barry Farms neighborhood zoned R-5-A is located to the east and Naval District Washington Anacostia Annex is located to the west. The elevated Anacostia Freeway (Interstate 295) passes over the eastern portion of the site.

Previously, on November 4, 2004, the Commission gave concept approval for the Anacostia Light Rail Transit which included the light rail maintenance facility. The proposed facility consisted of a 2-bay shop building, a traction power substation, a storage yard for the 2-car train set, 14 surface parking spaces, a guard house, security fencing around the site, and associated landscaping. This action is consistent with that approval.

Patricia E. Gallagher, AICP
Executive Director