

COMMISSION ACTION

NCPC File No. Z.C. 07-20



TEXT AND MAP AMENDMENTS FOR KINGMAN AND HERITAGE ISLANDS

Northeast Washington, DC

Submission by the Zoning Commission of the District of Columbia

November 1, 2007

Commission Action Requested by Applicant

Approval of comments to the District of Columbia Zoning Commission pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. §8724(a)) and D.C. Code 2-1006(a).

Commission Action

The Commission:

Comments that the proposed text and map amendments would not adversely affect the Comprehensive Plan or other federal interests if applied only to Kingman and Heritage Islands; and that if § 930.5 is applied city-wide to the W-0, it may have an adverse affect on federal interests because it would allow rooftop elements on buildings in the W-0 zone to be placed along a building's outer walls rather than set back. This condition could make unsightly rooftop elements more visible in waterfront areas.

§ 930.5 to 2200.1 reads:

§ 930.5. Roof structures less than ten feet (10 ft.) in height above a roof or parapet wall of a structure in the W-0 zone shall not be subject to the requirements of this section when the top of the roof structure is below the maximum building height prescribed for the W-0 zone.

Section 930.5 would allow rooftop structures up to ten feet in any W-0 zone throughout the District. Staff is concerned that this exemption could potentially adversely impact federal interests in or near other portions of the District zoned W-0.

Recommends that the text amendments be applied to the Kingman and Heritage Islands projects only rather than applied District-wide in the W-0 zone.

Notes that staff is currently working with the city and the National Park Service to clarify land ownership and environmental issues related to the Islands' proposed restoration work. The zoning amendment and NCPC's related comments are designed to facilitate the Deputy Mayor Office's restoration proposal—which presumes the District of Columbia has clear title to the land.

Deborah B. Young
Secretary to the National Capital Planning Commission