

ZONING TEXT AND MAP AMENDMENTS
Southeast Federal Center Overlay District (The Yards)
Washington, D.C.

Delegated Action of the Executive Director

January 31, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a)(1), I find that the proposed text and map amendments for the Southeast Federal Center Overlay District would not be inconsistent with the Comprehensive Plan for the National Capital, nor have an adverse impact on any other federal interests.

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At the conclusion of a public hearing on January 10, 2008, the Zoning Commission of the District of Columbia took proposed action to approve text and map amendments for the Southeast Federal Center (SEFC) Overlay District, which was created by the Zoning Commission in 2004. The applicant to the Zoning Commission is Forest City Washington, the developer of the SEFC (now renamed “The Yards”) and the application is to adjust the zoning overlay so that it conforms to the approved development plan.

At the time that the SEFC was zoned and a Master Plan prepared and approved, it was noted that minor amendments were likely as development plans progressed. The proposed amendments are mainly technical in nature—clarifications or corrections of inconsistencies in the original text. But some are the result of more detailed study of site and building constraints around the historic Navy buildings and adjust zoning district boundaries slightly in relation to the building parcels. Some text amendments respond to the changed environment around the ballpark. Therefore, some of the text changes address residential lot occupancy requirements around the former Navy buildings, and others amend the locations of required preferred uses (among other locations) from M Street south along New Jersey Avenue and 4th Street, SE. While Water Street is still intended to be developed as a festival street with retail, the proposed amendments would orient preferred uses northward to N and Tingey Streets, which are east-west streets, so as to improve connections between The Yards and the ballpark neighborhood.

The text amendments reflect an adjustment to the property line shared with the Navy Yard, and also respond to the recommendations of the D.C. State Historic Preservation Officer to improve

sight lines within the site along certain rights of way. The alignment of Water Street has been adjusted to create focused vistas of extant historic buildings along segments of the street. The adjusted segments have been reflected in the site plans submitted to the Commission for review in July 2007. A detailed street plan, including street closings and dedications submitted by the District of Columbia Surveyor, was reviewed by the Commission in September 2007 and continues to undergo technical and utility review.

The proposed text and map amendments were developed in collaboration with the District of Columbia Office of Planning, and the Office of Planning supports the proposed amendments.

No federal interests are adversely affected by the proposed amendments, which facilitate the development of The Yards and which were developed in part to respond to the ballpark (which was announced after the Master Plan and Overlay Zone were approved in 2004) and in response to improvements in the new street alignments in The Yards, especially Water Street, SE, as recommended by the D.C. State Historic Preservation Officer.

Marcel C. Acosta
Acting Executive Director