



**TEXT AND MAP AMENDMENT FOR THE HILL EAST OVERLAY  
HILL EAST DISTRICT (RESERVATION 13)**

Southeast, Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

**Delegated Action of the Executive Director**

September 25, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed text and map amendment for the Hill East Overlay District at Reservation 13 in Washington, D.C. is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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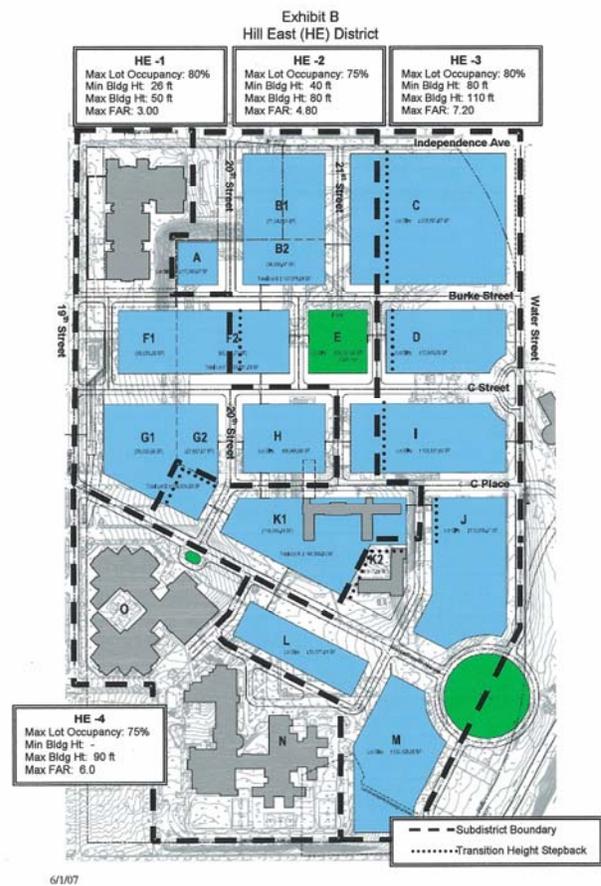
The Zoning Commission of the District of Columbia has taken a proposed action to approve a proposed text and map amendment for the Hill East Overlay District at Reservation 13 in Washington, D.C.

The 67-acre property is located on the eastern edge of the Capitol Hill neighborhood, commonly known as Hill East, west of the Anacostia River. Generally, the site is bounded by Independence Avenue, the D.C. Armory, and the Robert F. Kennedy Memorial Stadium to the north; the Anacostia River to the east; Congressional Cemetery to the south, and 19<sup>th</sup> Street and the Hill East neighborhood to the west. The Stadium Armory Metro station is located nearby at 19<sup>th</sup> and C Streets, SE. For more than 150 years, the site was a federal reservation, and in modern times was an isolated campus, separated from the neighborhood it abuts and an obstacle between residents and the waterfront. Currently, the site houses the former D.C. General Hospital buildings and the District of Columbia Department of Corrections. This reservation is currently federally owned, and thus not zoned; however, in the Land Transfer law enacted in 2006, title to the Reservation is slated to be transferred to the District of Columbia. When that transfer occurs, the property will be under District of Columbia control and the proposed zoning amendment will take effect.

Consistent with the Hill East Master Plan that was completed in 2002; the zoning text proposes a mixed-use, mixed-income neighborhood that extends Capitol Hill to the Anacostia riverfront park. Institutional blocks will be replaced by the continuation of the Hill East neighborhood street grid. Massachusetts Avenue will be extended and is proposed to end in a ceremonial circle at the waterfront. The area will contain 800 new dwelling units, three million square feet of health care, institutional, and office uses, and nearly 35,000 square feet of retail space.

A key concept in the Master Plan is that building heights will start with the lowest buildings along 19<sup>th</sup> Street to provide a transition to the lower scale Hill East neighborhood west of 19<sup>th</sup> Street, and then increase in height with the slope down to the riverfront. The tallest buildings will be located along Massachusetts Avenue and Water Street. The slope of the site minimizes the visual impact of the taller buildings on the adjacent Hill East neighborhood. To achieve this transition, the District has four subdistricts (see image) with different density and building height standards. The proposed range of heights for each of the subdistricts in relation to the proposed width of the new streets is consistent with the Height of Buildings Act, as amended.

The individual buildings proposed for the Hill East neighborhood must also be consistent with the Height Act by having building heights determined in accordance with the widths of the streets they front. The Massachusetts Avenue extension is required to have a 160' public right-of-way, consistent with the existing portion of Massachusetts Avenue and the L'Enfant Plan. If the opening of future streets in the Hill East District requires a highway plan amendment, NCPC procedures require the District of Columbia to submit appropriate environmental documentation to satisfy National Environmental Policy Act requirements associated with NCPC approval.



The proposed text and map amendment for the Hill East Overlay is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta  
Executive Director