



Executive Director's Recommendation

Commission Meeting: March 1, 2018

PROJECT Text and Map Amendments at SEFC-1 Zone, Forest City SEFC, LLC 1212 4th Street, SE Washington, DC	NCPC FILE NUMBER ZC 17-12
SUBMITTED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 41.11(06.00)44707
REVIEW AUTHORITY Approval of Comments on Zoning Map & Regulations Amendments per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)	APPLICANT'S REQUEST Approval of report to the Zoning Commission of the District of Columbia
	PROPOSED ACTION Approval of report to the Zoning Commission of the District of Columbia
	ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

The Zoning Commission of the District of Columbia has referred a proposed text amendment and map amendment for the Southeast Federal Center (SEFC) Zone for review and comment. Forest City SEFC, LLC, the master planner for the SEFC development, proposes to modify the SEFC-1 Zone District to better align with the purpose and goals of the Southeast Federal Center Master Plan, as revised, as well as Forest City's updated Yards West Concept Master Plan.

The Southeast Federal Center Public-Private Development Act of 2000 (Public Law 106-407) authorized the General Services Administration (GSA) to enter into agreements with a private entity for the redevelopment of the Southeast Federal Center, in consultation with NCPC. Pursuant to the Act, the Commission approved comments on the SEFC redevelopment plan in January 2004, and formally approved the SEFC Master Plan in May 2004. Most recently, the Commission approved Amendment #1 to the Master Plan in November 2016.

The SEFC zone district was the result of a GSA petition that requested the Zoning Commission establish zoning for the formerly un-zoned and federally-owned property for the purposes of encouraging non-governmental uses, including residential and retail. The zone allows and encourages the development of a mixed-use, waterfront neighborhood to include residential and commercial uses, together with a large waterfront park and open space. The SEFC zone district was adopted by the Zoning Commission and became effective on July 9, 2004 (ZC Order 03-06). Several subsequent zoning amendments have occurred.

The property that is the subject of the text and map amendments are the SEFC-1 zoned portions of The Yards. This area is generally bound by First Street, SE, M Street, SE, Isaac Hill Avenue, SE,

and the Anacostia River to the south. The Washington Navy Yard adjoins the property to the east, and the US Department of Transportation Headquarters are located to the north. The DC Water Headquarters and main pumping station are located to the southwest.

KEY INFORMATION

- Forest City has a development agreement with the General Services Administration (GSA). The 42-acre Southeast Federal Center (SEFC) is the former property of the Washington Navy Yard, and is being redeveloped into a mixed-use community adjacent to the Anacostia River. In May 2004, the Commission approved the Southeast Federal Center Master Plan, which includes the Yards development (NCPC File Number MP03/6420).
- Per a 2005 Memorandum of Understanding (MOU) between NCPC and the GSA and related to the Southeast Federal Center Master Plan, NCPC reviews for comments on the 35 percent exterior building designs for conformity with the Urban Design Guidelines and Minimum Phase Performance Design Standards developed for the Southeast Federal Center and contained within the MOU. The Urban Design Guidelines and Minimum Phase Performance Design Standards include considerations for height, bulk, and siting of buildings as well as design excellence standards for architecture and urban planning.
- In November 2016, the Commission approved an amendment to the Southeast Federal Center Master Plan that allowed changes to land uses in different parts of the SEFC including for Parcel L1 from residential to hotel and adding a retail land use on the corner of Tingey and 3rd Streets, SE.

RECOMMENDATION

The Commission:

Finds the proposed text and map amendment are intended to better align the zoning with the purpose and goals of the Southeast Federal Center Master Plan, as revised, as well as Forest City's updated Yards West Concept Master Plan.

Notes the Department of the Navy has expressed concerns regarding the potential impacts of future development on the security and operations of the Washington Navy Yard, particularly Parcel E.

Notes Forest City and the Department of the Navy have coordinated to develop text amendment language to address those concerns.

Supports the text amendment language that requires proposed developments on Parcel E be referred by the District of Columbia Office of Zoning to the Department of the Navy for their review and comment.

PROJECT REVIEW TIMELINE

Previous actions	May 2004 – Commission approved the Southeast Federal Center Master Plan June 2007 – Commission approved the Revised Southeast Federal Center Master Plan. November 2016 – Commission approved Amendment 1 to the Revised Southeast Federal Center Master Plan.
Remaining actions (anticipated)	None

PROJECT ANALYSIS

Executive Summary

The Zoning Commission of the District of Columbia has referred a proposed text amendment and map amendment for the Southeast Federal Center (SEFC) Zone for review and comment by NCPC. Forest City, the master planner for the SEFC development, proposes to modify the SEFC-1 Zone District. In general, the proposed amendments will not alter the development capacity or development pattern of the SEFC Master Plan. As such, staff recommends the **Commission find the proposed text and map amendment are intended to better align the zoning with the purpose and goals of the Southeast Federal Center Master Plan, as revised, as well as Forest City's updated Yards West Concept Master Plan.**

Analysis

The proposed text and map amendment contains several changes. These include establishing new zones within the SEFC that provide additional details regarding heights, densities and uses; eliminating the existing combined lot development "trading" scheme and instead identifying which parcels will be developed with commercial office use and which parcels will be developed with either a mix of uses or residential- and retail-only use; and including Zoning Commission design review for each parcel in exchange for bonus height and density. In general, these changes are intended to better align the zoning with the Southeast Federal Center Master Plan. In addition, building heights would be consistent with the Height of Buildings Act.

The SEFC zone abuts the Washington Navy Yard, located immediately to the east. Parcel E, which include four potential buildings (1-4), is located immediately adjacent to the Navy Yard. Staff notes the Department of the Navy has expressed concerns regarding the potential impacts of future development on the security and operations of the Washington Navy Yard, particularly Parcel E. Following the December 7, 2017 Zoning Commission meeting, the Navy and Forest City worked to find a solution that was acceptable to both parties. The revised language states that Parcels E-2, E-3 and E-4 are only eligible for building height increases from 90 to 110 feet if the development

supports a federal use and with Zoning Commission review. The revised text also requires development design review applications for Parcel E be referred by the DC Office of Zoning to the Navy for their review and report, including an assessment of impact of the proposed development on the security and operations of the Washington Navy Yard. Staff finds that this referral will help foster Navy involvement in the adjacent development, and therefore recommends the **Commission support the text amendment language that requires proposed developments on Parcel E be referred by the District of Columbia Office of Zoning to the Department of the Navy for their review and comment.**

By way of a letter dated January 8, 2018 to the Zoning Commission, the Navy expressed their support for the proposed amendment. The GSA has also been coordinating with Forest City on the proposed amendment. Staff notes that pursuant to the MOU between NCPC and GSA, NCPC continues to review exterior building designs for projects within the master plan area.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The SEFC Master Plan is generally consistent with the policies of the Comprehensive Plan. The proposed text and map amendments are intended to better align the zoning with the existing master plan.

National Historic Preservation Act

NCPC does not have an independent responsibility to comply with the National Historic Preservation Act (NHPA) when providing comments to the Zoning Commission of the District of Columbia.

National Environmental Policy Act

NCPC does not have an independent responsibility to comply with the National Environmental Policy Act (NEPA) when providing comments to the Zoning Commission of the District of Columbia.

CONSULTATION

Other Coordination

The proposed text and map amendments have been reviewed by the Zoning Commission with reports by the District of Columbia Office of Planning, as well as the District Department of Transportation. The applicant has directly coordinated the Department of the Navy and the Washington Navy Yard. The General Services Administration has also been coordinating with Forest City on the proposed amendment.

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Amendment Summary

Prepared by Matthew Flis
02/06/2018

POWERPOINT (ATTACHED)

NCPC File #ZC 17-12

Text and Map Amendments

Southeast Federal Center Zone

Zoning Commission of the District of Columbia

Approval of Comments on Zoning and Text Amendments

Commission meeting date: March 1, 2018

NCPC review authority: 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

Applicant request: Approval of report to the Zoning Commission of the District of Columbia

Delegated / consent / open / executive session: Consent

NCPC Review Officer: M. Flis

NCPC File number: ZC 17-12

Project summary:

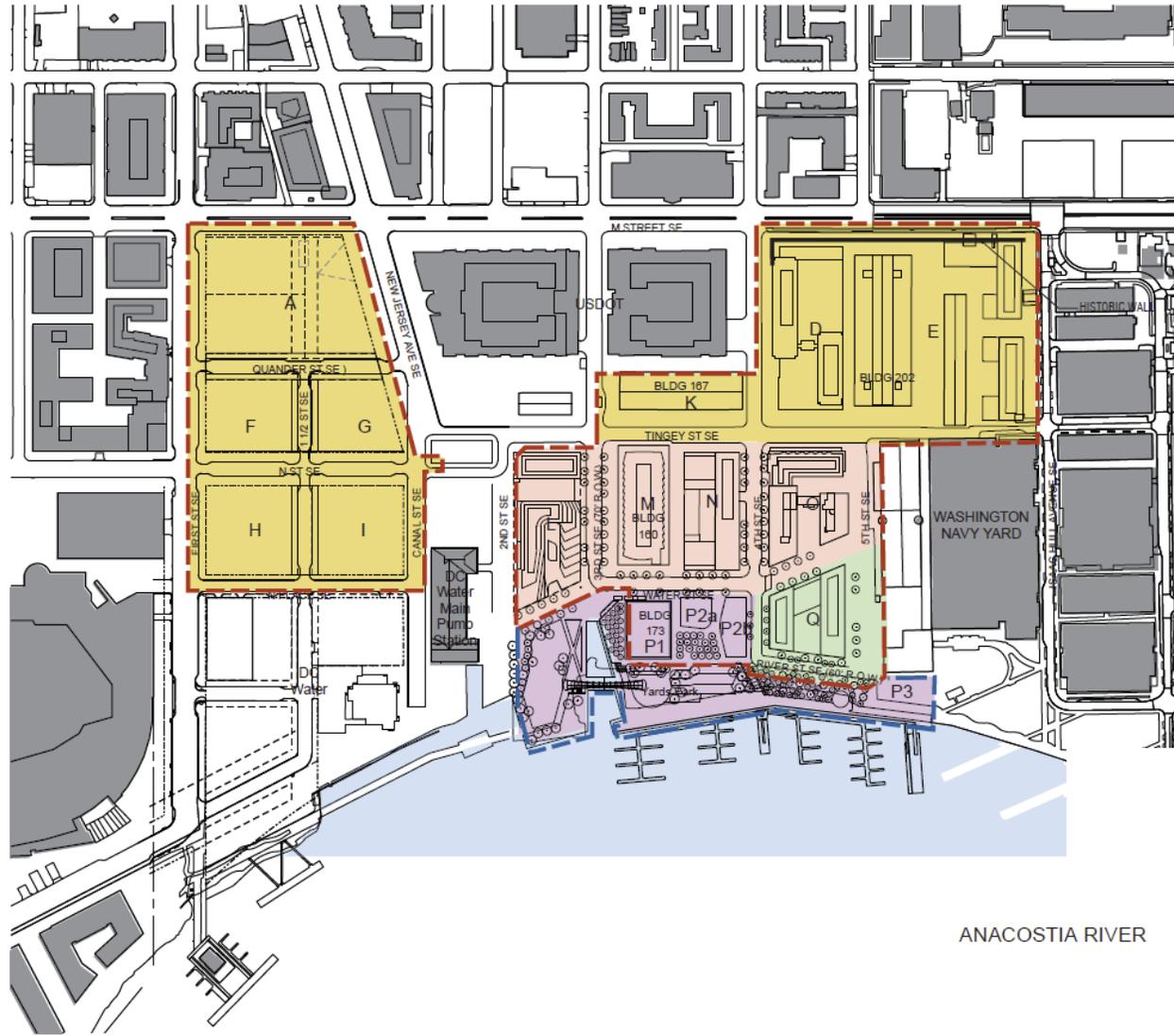
The Zoning Commission of the District of Columbia has referred a proposed text amendment and map amendment for the Southeast Federal Center (SEFC) Zone for review and comment by NCPC. Forest City Washington, the master planner for the SEFC development, proposes to modify the SEFC-1 Zone District to better align with the purpose and goals of the Southeast Federal Center Master Plan, as revised (“SEFC Master Plan”) as well as Forest City’s updated Yards West Concept Master Plan.

The primary changes include:

1. Establishing new zones within the SEFC that provide additional details regarding heights, densities and uses.
2. Eliminates the combined lot development “trading” scheme and instead identifies which parcels will be developed with commercial office use and which parcels will be developed with either a mix of uses or residential- and retail-only use.
3. Building on the bonus height and density already available for residential uses in the SEFC-1 Zone, the Applicant proposes to agree to design review for each parcel in exchange for bonus height and density.
4. Updated requirements for affordable units and bonus density.

After coordination with the Department of the Navy, the applicant has also added a referral for projects on Parcel E to the Navy for review and comment.

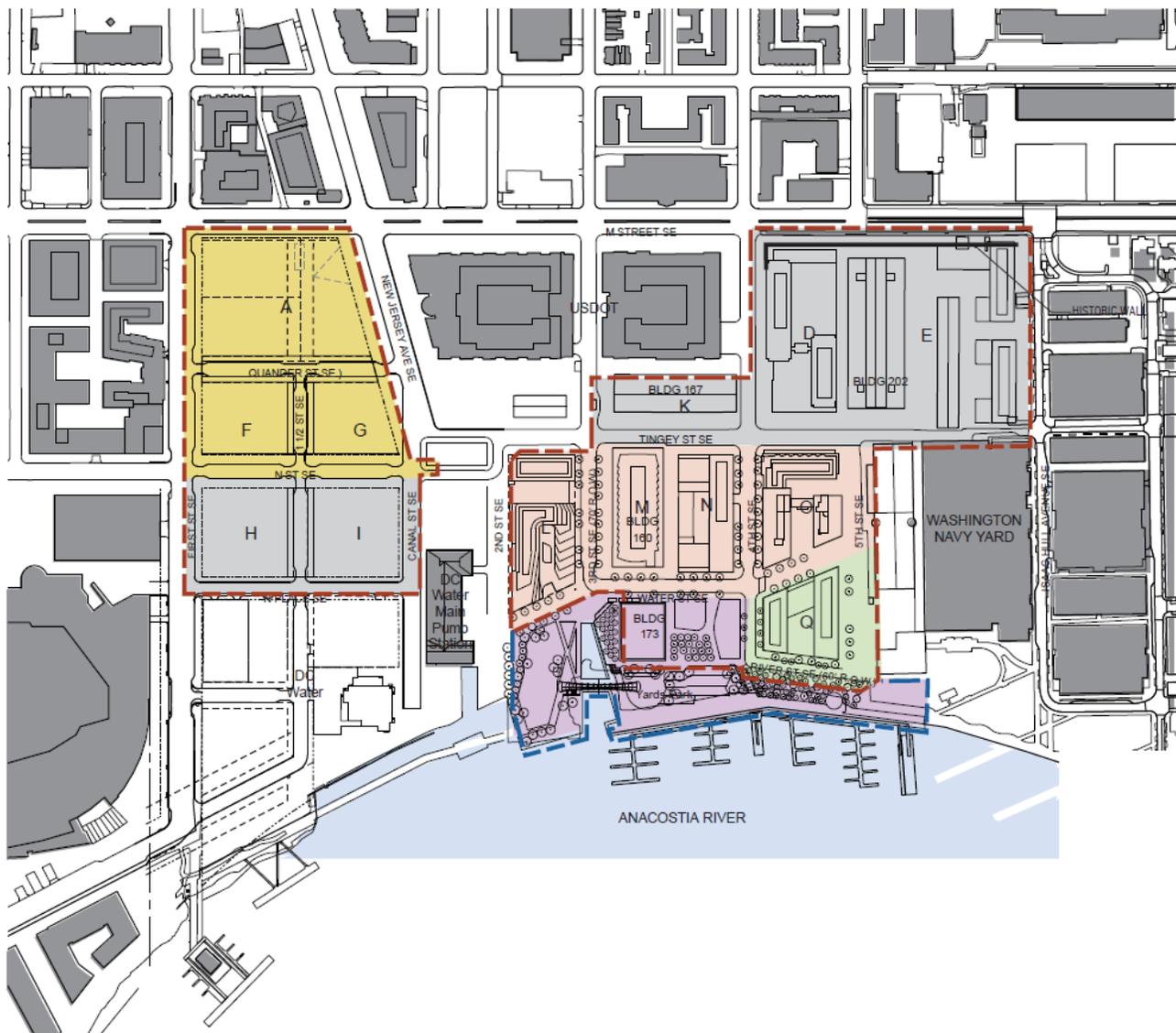
CURRENT SEFC ZONING



- KEY:
- SEFC DEVELOPMENT AREA
 - SEFC OPEN SPACE AREA
 - CONTRIBUTING STRUCTURES
 - SEFC-1
 - SEFC-2
 - SEFC-3
 - SEFC-4

ANACOSTIA RIVER

PROPOSED SEFC ZONING



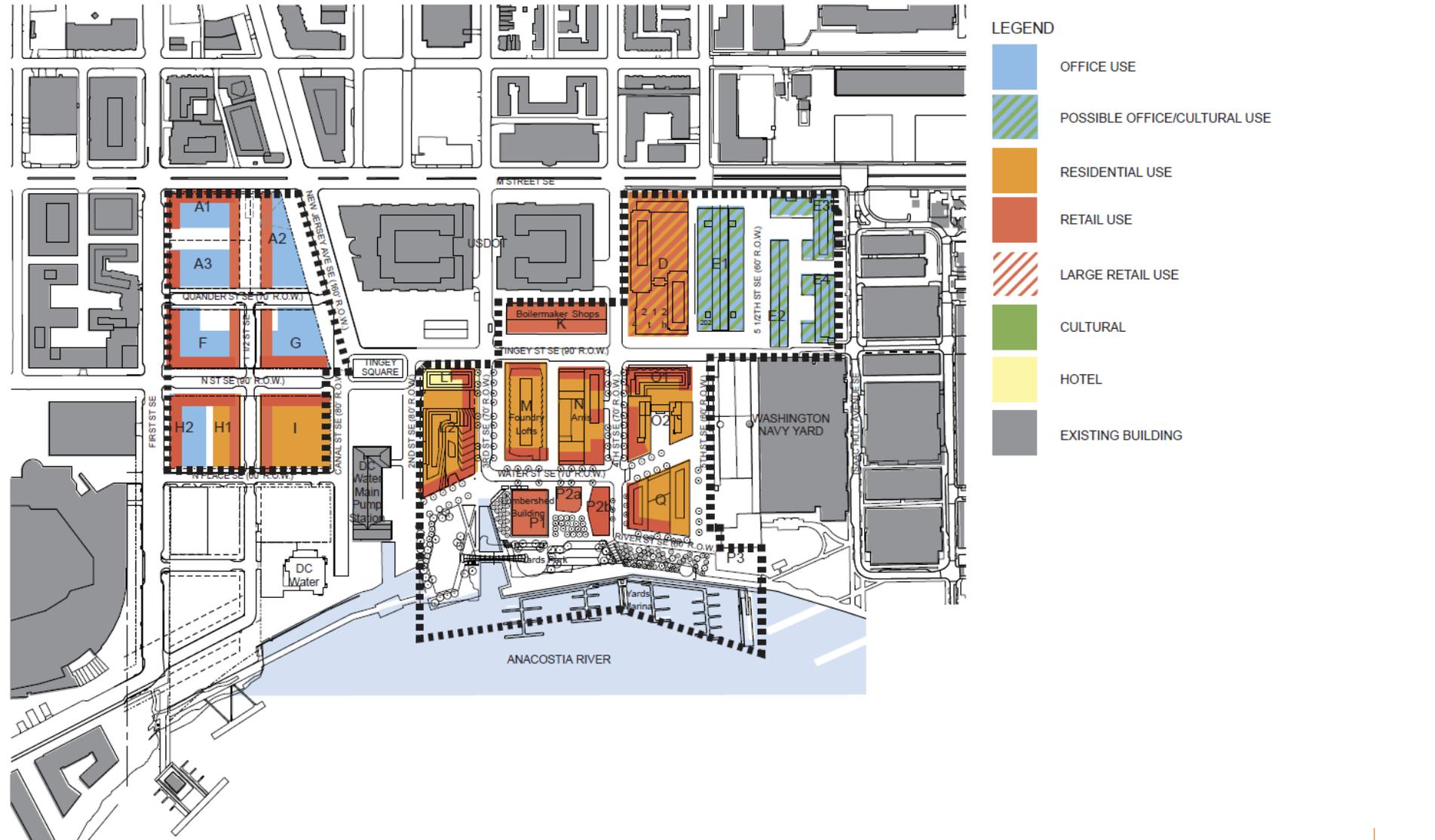
- KEY:
- SEFC DEVELOPMENT AREA
 - SEFC OPEN SPACE AREA
 - CONTRIBUTING STRUCTURES
 - SEFC-1-A
 - SEFC-1-B
 - SEFC-2
 - SEFC-3
 - SEFC-4



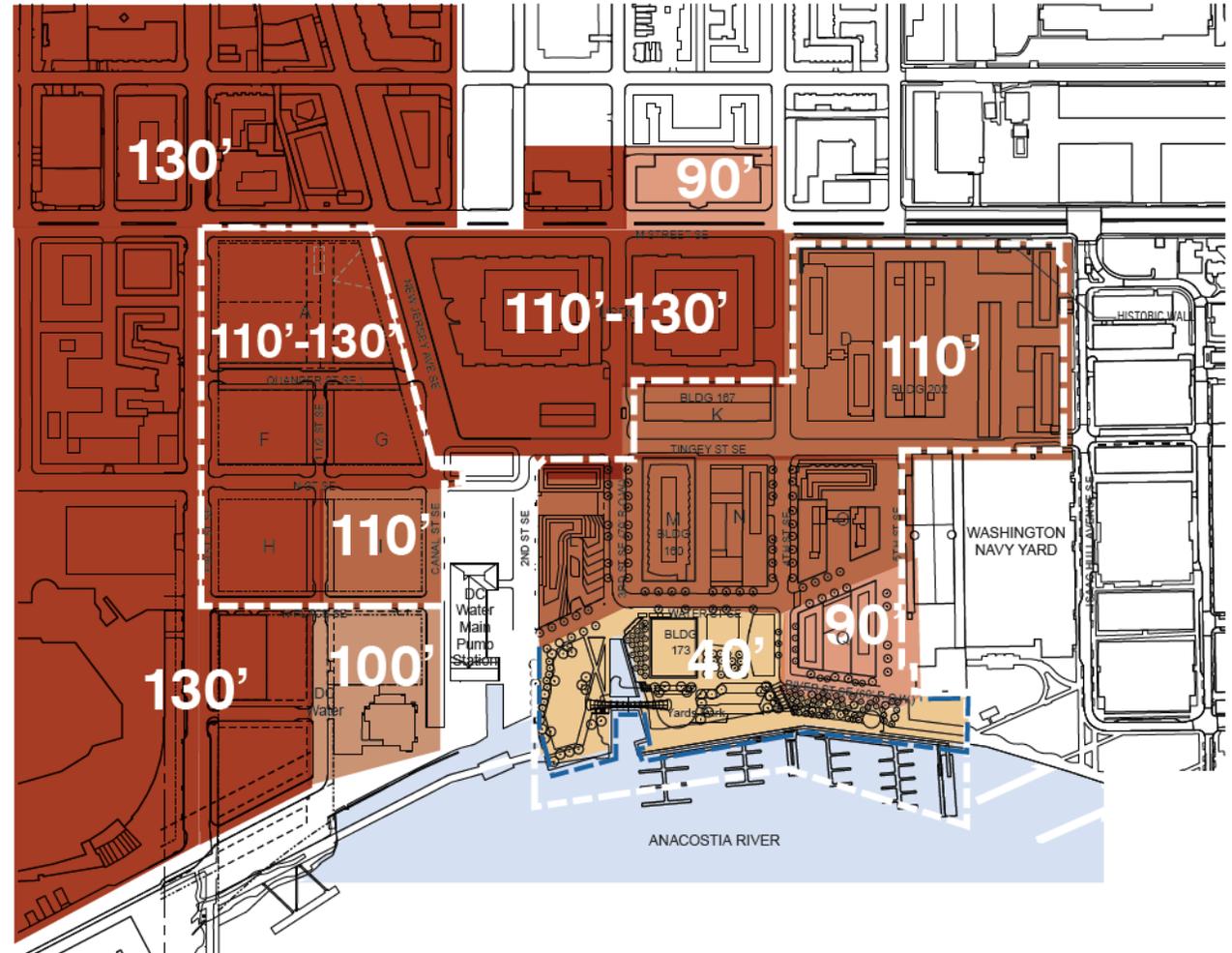
THE YARDS - Southeast Federal Center FOREST CITY | WASHINGTON

shalom baranes associates architects

PROPOSED LAND USE DIAGRAM



ALLOWED HEIGHT



* ALLOWED WITH IZ & RESIDENTIAL BONUS DENSITY



THE YARDS - Southeast Federal Center FOREST CITY | WASHINGTON

shalom baranes associates architects



DEPARTMENT OF THE NAVY

Naval Support Activity Washington
1411 Parsons Avenue, S.E., Suite 303
Washington Navy Yard, D.C., 20374-5003

11000
Ser N4/005
January 8, 2018

Zoning Commission for the District of Columbia
441 4th Street, N.W., Suite 200/210-S
Washington, D.C. 20001

Dear Chairman and Members of the Commission,

SUBJECT: ZC CASE NO. 17-12 (FOREST CITY SEFC, LLC – TEXT AND ZONING MAP AMENDMENTS @ SEFC-1 ZONE)

Since the December 7, 2017, Zoning Commission meeting, the Navy and Forest City Washington (FCW) have worked together to find a text amendment solution that is acceptable to both parties. While the long-term safety and security of the Washington Navy Yard personnel and missions are the Navy's priority, the Navy recognizes the importance of partnering with our neighbors and the mutual value of adjacent community development. The revised text amendment, Exhibit 29A (Applicant's Post Hearing Submission Tab A, Revised Text), is the result of these collaborative discussions.

Regarding the text amendments to Subtitle K, Chapter 2 of the Zoning Regulations and Navy's recommendation to restrict the height of all E Parcels to 90 feet, we have found compromise in excluding Parcel E-1. The Navy has done an analysis of the potential 110-foot height on Parcel E-1 and has concluded that allowing Parcel E-1 a maximum building height of 110 feet will not create additional sightlines into the Washing Navy Yard beyond those created by the 90-foot building heights on the closer E Parcels. The Navy is comfortable with allowing Parcel E-1 a maximum building height of 110 feet with Zoning Commission review, while Parcels E-2, E-3 and E-4 are only eligible for an increase in building height to 110 feet if the proposed development primarily supports a federal use and with Zoning Commission review.

The Navy also supports the applicant's revised text amendments to Subtitle K, Chapter 2 of the Zoning Regulations. The revised text now requires that development applications received by the D. C. Office of Zoning (DCOZ) for Parcel E be referred by DCOZ to the United States Navy for review and report. DCOZ's referral to the Navy shall specifically request an assessment of the impact of the proposed development on the security and operations of the Washington Navy Yard, as well as recommendations for specific measures to be applied to the development and operation of the proposed project that is the subject of the application. Additionally, the revised text amendment requires DCOZ to consider the report and recommendations made by the Navy. These revisions ensure that the Navy will be included in the planning and design of future development on Parcel E, which is of great concern to the Navy. The Navy would also like to specify for the record the point of contact for such referrals: Naval Support Activity Washington, Community Planning Liaison Officer, 1411 Parsons Avenue, S.E., Suite 303, Washington Navy Yard, D.C., 20374-5003.

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Ser N4/005
January 8, 2018

In closing, the Navy would like to again thank the applicant for its willingness to work collaboratively with the Navy and the Commission, making valuable use of this opportunity to provide input to the proposed text amendment. The Commission's support for protecting the Navy's mission at the Washington Navy Yard now and in the future will help ensure the long term operational value of the installation in a developing neighborhood. The Navy looks forward to continuing to work with the all involved agencies to find design solutions that will address the Navy's security concerns while supporting compatible development and creating a vibrant community.

Sincerely,



J.J. Draeger,
Captain, U.S. Navy
Commanding Officer

Enclosure: 1. Exhibit 29A, APHS: Tab A (Revised Text)

Copy to: Forest City SEFC LLC