

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: July 20, 2012
SUBJECT: Zoning Commission Case 07-08B, OP clarification of squares to which the proposed extension would apply.

In case 07-08 (July 30, 2007), the Zoning Commission approved amendments to the zoning regulations to allow temporary surface parking lots on 11 squares in the general vicinity of the Ballpark. This text was subsequently amended in 07-08A (May 12, 2008) to include eight additional squares. Among other conditions, April 1, 2013 was set as the expiration date for any parking lot certificate of occupancy issued pursuant to this amendment.

At its July 09, 2012 public meeting, the Zoning Commission set down a petition from the Office of Zoning, on behalf of the Washington Sports and Convention Authority and the Washington Nationals, to extend this permission to April 1, 2018, an additional 5 years. At the public meeting, a Zoning Commission member asked Office of Planning staff whether any of the properties included were also within the Arthur Capper / Carrolsburg Hope 6 Redevelopment Planned Unit Development (AC/C PUD) area. This memo is intended to clarify and correct OP's response.

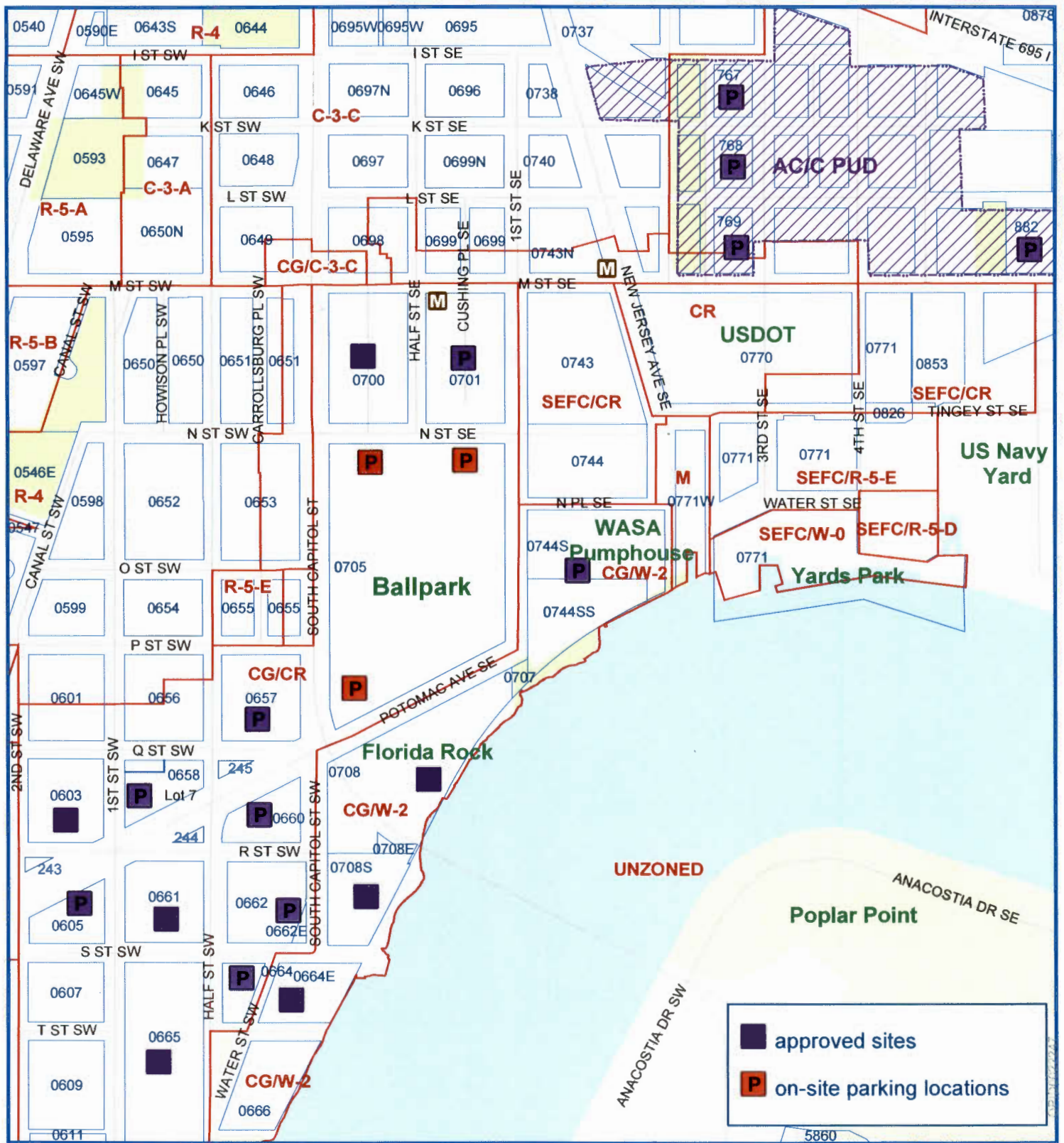
A total of four squares, as shown on the attached map, are within the AC/C PUD area. As noted at the public meeting, Square 822 is within the PUD area. In addition, a portion of squares 767, 768, and 769 are also within the PUD area.¹ All four of these squares are designated in the PUD for high density office or multi-family residential use.

In case 03-12E / 03-13E (October 26, 2007), the Zoning Commission also amended the AC/C PUD Order to permit temporary parking on the specified squares, also with an expiration date of April 1, 2013. As such, an amendment to the PUD, in addition to this text amendment, would be required and will be submitted by the AC/C development team before the Zoning Commission takes final action on this text amendment. However, OP will work with the AC/C team to address any questions the Zoning Commission may have with regards to these particular squares at the public hearing.

JS/jl

ZONING COMMISSION
District of Columbia
CASE NO. 07-08B
EXHIBIT NO. 3

¹ At the time of original approval in 2008, the Commission reduced the area of these squares upon which the temporary parking would be permitted, to exclude those portions of the squares now under construction as the Canal Blocks Park. The Commission allowed temporary parking on the remainder of those squares.



07-08B - Approved Ballpark Temporary Surface Parking Lot Locations

★ ★ ★ Government of the
District of Columbia
Vincent C. Gray, Mayor
Office of Planning ~ July 20, 2012

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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