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September 25, 2012

Via E-mail and U.S. Mail

Zoning Commission for the District of Columbia
441 4th Street N.W., Room 220 South
Washington, DC 20001

Re: Zoning Commission Case 07-08B --Text Amendment to Chapter 21, Off-Street Parking Requirements to extend current provisions allowing temporary parking associated with the ballpark.

Dear Ladies and Gentlemen:

On behalf of the District of Columbia Housing Authority, we submit this letter in support of the above-referenced Text Amendment extending the Certificates of Occupancy for the temporary parking lots surrounding Nationals Park. The District of Columbia Housing Authority owns and operates three temporary parking lots pursuant to the existing law on the Capper Carrollsburg HOPE VI site. Pending financing, these three parcels will be developed consistent with the approved Arthur Capper/Carrollsburg HOPE VI site.

The original five-year approval period for temporary parking use was, at that time, believed to provide sufficient time for the under-utilized vacant sites to be developed; however few projects proceeded as market demand softened and access to capital for both commercial and residential space was severely restricted due to the economic downturn.

As developers of the Arthur Capper/Carrollsburg HOPE VI site, the District of Columbia Housing Authority's efforts to redevelop the site consistent with the previously approved PUD has also been stymied. The Housing Authority sought to move forward cautiously, having experienced early success at Capital Quarter while witnessing fellow developers struggle with finalizing financing and other commitments for their projects. Construction on the first phase of the townhouses started in June 2008 and the second phase in May 2010. Development on additional parcels will proceed as soon as the financial and residential markets allow. Specifically, it is anticipated that the northern section of Square 882 where 195 rental units will break ground on or before the end of the year.

When construction begins on Square 882, the existing temporary parking lot will be reduced by fifty percent. Until markets allow for the development of subsequent buildings, the remaining temporary parking lots within the PUD will remain to serve the newly energized Nationals fans.

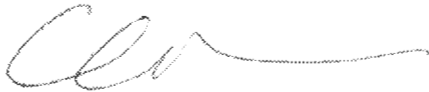
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Consequently, the District of Columbia Housing Authority supports the proposed Text Amendment to extend the term limit for temporary parking lots from April 1, 2013 to April 1, 2018, an additional five years. Extending this use is a positive step for the community as it reduces the traffic impact on, and the scofflaw parking in, this rapidly evolving residential neighborhood, while making efficient use of the Housing Authority property until redevelopment in other areas of the PUD can begin.

To ensure that the temporary parking lots do not stall future development, the District of Columbia Housing Authority and the Nationals organization have negotiated license agreements with respect to the use of Squares 767, 768 and 882. The license agreements, rather than long term leases, allows the Housing Authority the flexibility to quickly respond to improved market conditions; each party has a thirty day notice period under which it can terminate the license on any of the parking lots. Consequently, when conditions allow redevelopment, there are no contractual obligations to stand in the way.

Thank you for the opportunity to provide our comments, and we urge the Zoning Commission to act favorably on this request.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Erica', with a long, horizontal, wavy line extending to the right.

Erica A. Leatham

EAL/rdm

cc: Mitzie Smith-Mack
David Cortiella