

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

DATE April 18, 2006

TO District of Columbia Zoning Commission

FROM *ELS*
Ellen McCarthy, Director
Office of Planning

SUBJECT Waiver of Rules for Late Submittal of a Proposed Emergency Text Amendment to the Capitol Gateway Overlay District to permit a temporary WMATA bus parking facility at 98 R Street SW

#06-20

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DC OFFICE OF ZONING

RECEIVED

The attached report concerning a proposal made on behalf of the Office of Property Management minor text amendment to amend the Mixed Use (CR) District to permit a temporary WMATA bus parking facility at 98 R Street SW, is being submitted less than 10 days prior to the Zoning Commission's Public Meeting. The Office of Planning respectfully requests that the Commission waive its rule and accept the report into the record to consider emergency action on this proposal.

EM/jl

ZONING COMMISSION
District of Columbia

CASE NO. *06-20*

EXHIBIT NO. *06-20*

ZONING COMMISSION
District of Columbia
CASE NO. 06-20
EXHIBIT NO. 1

GOVERNMENT OF THE DISTRICT OF CO. BIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Zoning Commission for the District of Columbia
FROM: ^{Y.S.G.} Ellen M. McCarthy, Director, Office of Planning
DATE: April 18, 2006
SUBJECT: Report for **Setdown** for an Emergency Text Amendment to the Mixed Use Commercial Residential (CR) District to permit a temporary WMATA bus parking facility at 98 R Street SW, as requested by the Office of Property Management

This report also serves as the Prehearing Filing required by 11 DCMR § 3013 as a prerequisite to the advertisement of this proposed text amendment.

RECOMMENDATION

On behalf of the Office of Property Management (OPM), the Office of Planning (OP) recommends that the Zoning Commission adopt the following text amendment to DCMR Chapter 11 (Mixed Use Commercial Residential):

In §601 Permitted Uses, addition of a new §601 7 as follows

“601.7 Notwithstanding §602.1, a surface parking lot for Washington Metropolitan Area Transit Authority buses is permitted as a temporary principal use for a period of five (5) years maximum, which may be renewed by the Zoning Commission, on Square 703, Lot 53 if relocated from Square 661, Lot 805.”

OP recommends this action on an emergency basis so that the text amendment will be effective immediately upon setdown, and that the matter be set down for hearing. OP further recommends that the Commission authorize the issuance of a Notice of Proposed Rulemaking for the text and that the Commission allow the immediate advertisement of the text. This will allow for full consideration of the proposed rule within the 120-day length of the emergency.

OP has coordinated this proposal with (OPM) and the Office of the Attorney General (OAG)

BACKGROUND

WMATA bus parking associated with the WMATA Bus Garage located at M and Half Streets SE is currently located on the future ballpark site, at 60 O Street SE. As such, there is an immediate need for this bus parking facility to be moved to a new location in close proximity. Much of the surrounding land is either residential (to the north-east and to the west), or is already developed or proposed to be developed, so is not suitable or available for this use. Most of the undeveloped land in the vicinity is located in Buzzard Point and is zoned CR, which lists “parking lot” as a prohibited use (§602.1). As such, options for relocation are very limited. The entire area is also within the Capitol Gateway (CG) Overlay District, within which a vibrant new mixed use waterfront neighborhood is envisioned.

PROPOSAL (refer also to the letter from the OPM, Attachment II)

The Office of Property Management (OPM) has identified an existing vacant parking lot at 98 R Street SW, owned by PEPCO, which is of a size and in a location suitable for this use (refer to Context and Site Plans, Attachments I & II). Approximately 76 buses would be parked on the lot. The buses will use Potomac Avenue and First Street, SE (not residential streets) to access the bus garage and travel to and from bus routes. OPM advises that the lease would be for a 5 year period, during which time a permanent solution will be found, and during which time the WMATA bus garage on M Street is also anticipated to be relocated. No further improvements to the lot are anticipated, although some repairs to existing fencing may be required.

ANALYSIS

OP supports this proposal, noting that the site is already developed and utilized as a parking lot and that the amendment would facilitate a pressing baseball stadium related relocation effort. OPM has noted that no improvements to the facility are required, so lighting and security measures (fencing) already in place are considered adequate – this should minimize any potential direct impacts. Having the buses access the site via First Avenue SE and Potomac Avenue will ensure that they do not drive through existing residential areas to the north of the site. Providing for the bus parking as a temporary use ensures that, over the long term, area planning objectives and more appropriate land uses on the parking lot site will be possible. OP is also considering a future recommendation to amend either the CR District or to the Capitol Gateway (CG) Overlay to permit temporary parking lots in all or a portion of Buzzard Point.

CONCLUSION

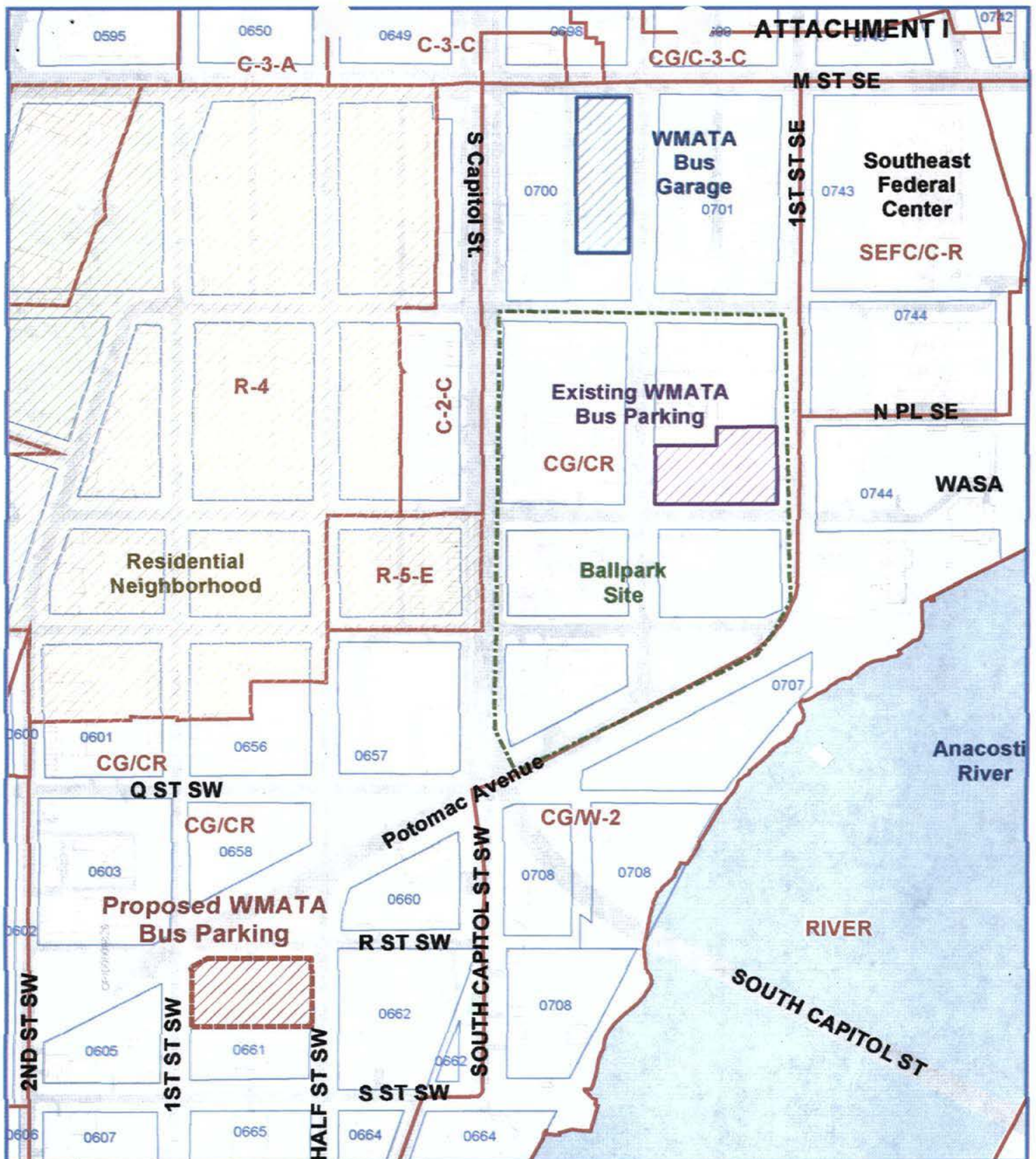
The proposed text amendment is consistent with District efforts to facilitate the construction of the new baseball stadium and to ensure efficient WMATA operations. This text amendment would provide for a suitable temporary WMATA bus parking lot which is needed immediately to replace the current one location on the site of the future baseball stadium (which is also zoned CG/CR so no longer permits a parking lot as a principal use), pending a long term resolution to WMATA bus parking needs in general. Delaying the effective date of this amendment would seriously hinder WMATA operations and the ability of OPM to find a suitable location for the bus parking. As such, the Office of Planning recommends that the proposed amendment to 11 DCMR (ZONING) be set down and advertised for hearing, and that the text amendment be effective immediately upon setdown.

OP recommends that WMATA ensure that all buses accessing the site do so via First Street SE / South Capitol Street and Potomac Avenue to avoid having buses pass through the existing residential neighborhood generally north of Q Street SW and west of South Capitol Street. WMATA is also encouraged to work with the District Department of Transportation to ensure adequate and non-disruptive access during planned DDOT street reconstruction in the area, including South Capitol Street, First Street SE, and Potomac Avenue.

EM/jl

Attachments.

- | | |
|--------|------------------------|
| I & II | Context and Site Plans |
| III | Letter from OPM |

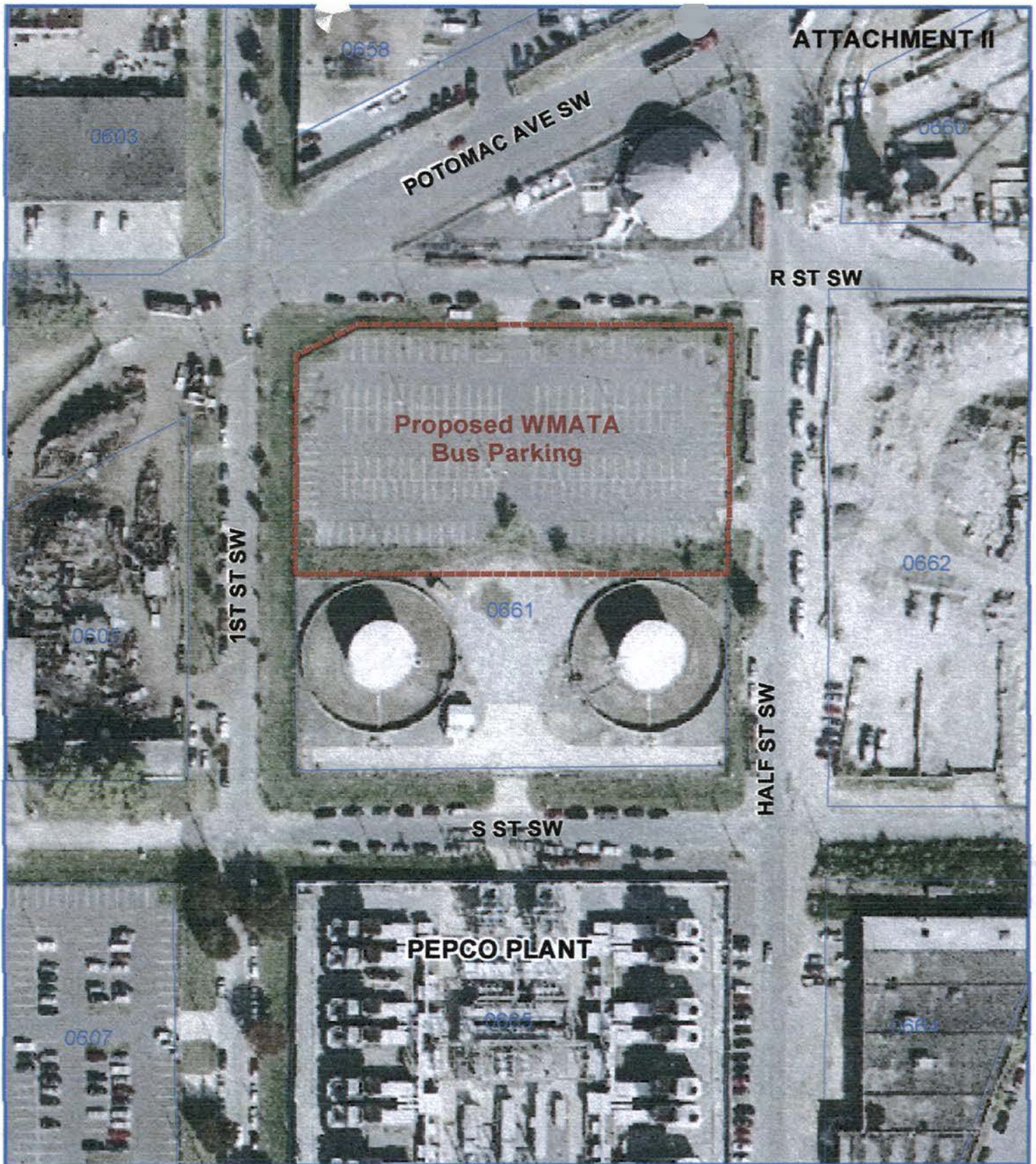


Emergency Text Amendment to the CR District - WMATA Bus Parking

★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor
Office of Planning ~ April, 2006

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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**Emergency Text Amendment to
the CR District -
WMATA Bus Parking**

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District of Columbia
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**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT**



April 14, 2006

District of Columbia Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: Zoning Text Amendment Regarding Temporary Parking Lots in the Capitol Gateway
Overlay District**

Dear Commissioners:

I am writing in support of the proposed emergency text amendment that would allow the Washington Metropolitan Area Transit Authority (WMATA) bus parking operation now located at 60 O Street, SE, Square 703, Lot 53, to temporarily relocate as a matter-of-right to 98 R Street, SW, Square 661, Lot 805. The lot at 98 R Street, SW, is controlled by Pepco and is zoned CG/CR.

The lot at 98 R Street, SW, has been used as a parking lot for many years, but an existing Certificate of Occupancy for that use cannot be located. Improvements have been made to the lot that would make it suitable for bus parking. No further improvements are anticipated. Approximately 76 buses would be parked on the lot. The lot would operate on a 24-hour, 7-days-per-week basis. The buses will use Potomac Avenue and First Street, SE, to access the bus garage and travel to and from bus routes.

By approving this emergency action, the Zoning Commission will be facilitating baseball stadium project relocation efforts. The Commission will also be creating the opportunity for an interim use in an area that is not yet ripe for redevelopment. The Office of Property Management requested that the Office of Planning initiate this text amendment and respectfully requests that the Zoning Commission take emergency action and also set down this text amendment for inclusion in the Capitol Gateway Overlay District

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Peter May', is written over the typed name and title.

Peter May
Deputy Director of Operations