

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT



April 14, 2006

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DC OFFICE OF ZONING

2006 APR 18 AM 8:40

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

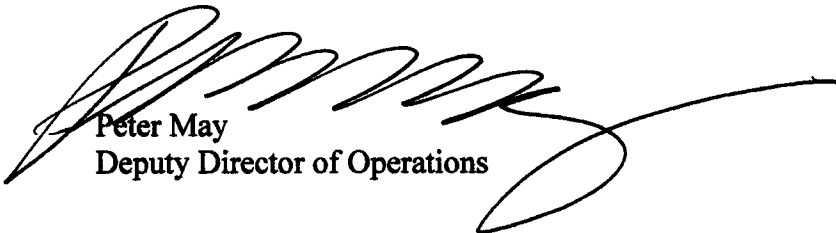
Dear Commissioners:

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,



Peter May
Deputy Director of Operations

ZONING COMMISSION
District of Columbia

CASE NO.

06-20

EXHIBIT NO.

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