

November 3, 2006

VIA HAND DELIVERY

D.C. Zoning Commission  
Suite 210  
441 4<sup>th</sup> Street, N.W.  
Washington D.C. 20001

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ZONING COMMISSION  
District of Columbia

CASE NO.

EXHIBIT NO.

Re: Capitol Gateway Overlay District  
Request for Emergency Text Amendment  
To Relocate an Existing Parking Lot  
Case No. 06-44

Dear Members of the Commission:

This letter is written on behalf of MR N Street Southeast LLC, MR Ballpark 5 LLC (which are Monument Realty entities) and the Washington Metropolitan Area Transit Authority (WMATA) and supplements our previous letter dated October 27, 2006. In that letter, we requested that the Commission act on an emergency basis to allow the relocation of a parking lot in the CG/CR District from Square 701 to another property in the CG/CR District.

It has come to our attention that, earlier this year, the Commission adopted a text amendment on an emergency basis to allow a surface parking lot also in a CG/CR District for WMATA on Square 661 (Case No. 06-20). In that case, the Commission adopted the following language for a new §601.7:

601.7 Notwithstanding § 602.1, and not subject to any otherwise applicable proximity requirement, a surface parking lot accessory to the Washington Metropolitan Area Transit Authority garage facility located on Square 700, Lot 857, is permitted as a temporary use for a period of five (5) years maximum on Square 661, Lot 805, from the date of the issuance of the certificate of occupancy for such use.

It is our understanding that, following a hearing on July 24, 2006, the Commission voted to adopt the language set forth above as a proposed action. A notice of proposed rulemaking has not yet been published.

In order to conform the present request with the action already taken by the Commission, Monument and WMATA suggest that, in lieu of the language set forth in the October 27, 2006, letter, the Commission revise proposed §601.7 to read as follows:

601.7 Notwithstanding § 602.1, and not subject to any otherwise applicable proximity requirement, a surface parking lot accessory to the Washington Metropolitan Area Transit

# Holland+Knight

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Authority garage facility located on Square 700, Lot 857, is permitted as a temporary use for a period of five (5) years maximum ~~on Square 661, Lot 805~~, from the date of the issuance of the certificate of occupancy for such use on the following properties:

(a) Square 661, Lot 805; and

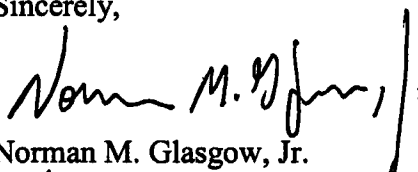
(b) Square 700, Lot 46.

Language deleted ~~struck through~~; language added underlined

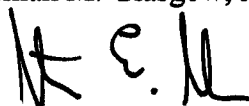
We have attached a plat of Square 700, showing the location of the lot on which the parking lot would be located. The basis for the action and the basis for acting on an emergency basis are as set forth in the previous letter.

Monument and WMATA continue to respectfully request the Zoning Commission to take emergency action at the earliest possible date and to thereafter follow the normal process to adopt the amendment. Monument and WMATA appreciate the Commission's attention to this request and are prepared to answer any questions or to provide such additional information as the Commission may require to act on this matter.

Sincerely,



Norman M. Glasgow, Jr.



Steven E. Sher

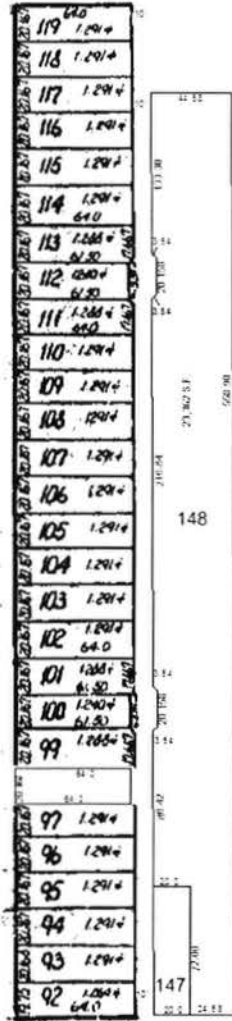
Director of Zoning and Land Use Services

Attachment

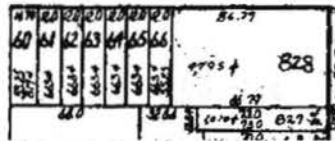
cc: Monument Realty, LLC  
Washington Metropolitan Area Transit Authority  
Jennifer L Steingasser, Office of Planning  
Joel Lawson, Office of Planning  
Alan Bergstein, Office of Attorney General  
Advisory Neighborhood Commission 6D

M St SW

Carrollburg Pl SW



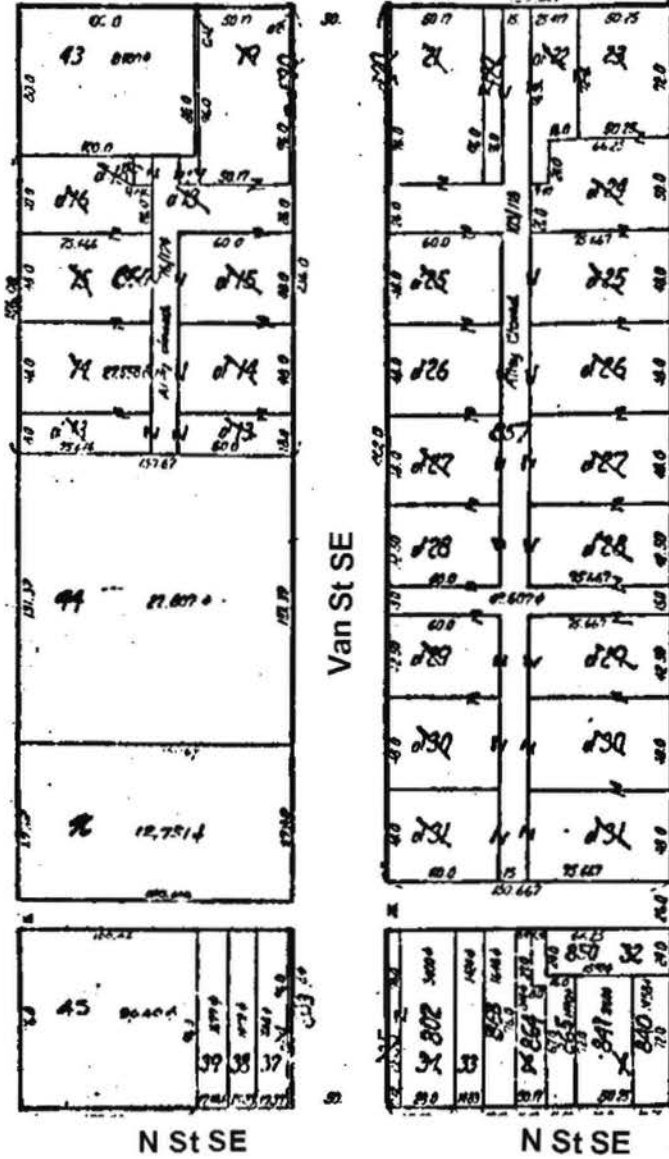
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