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OFFICE OF PLANNING



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Office of the Director

SUPPLEMENTAL REPORT

TO: Zoning Commission for the District of Columbia
FROM: Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation
DATE: July 18, 2007
SUBJECT: Zoning Commission Case 07-08 – Supplemental Report for an amendment to the zoning regulations and to allow temporary parking lot as a permitted use on specific squares within the CR, W-2, C-3-C, and R-5-B Districts.

On May 21, 2007, the Zoning Commission held a public hearing to consider a proposal to amend the zoning regulations to permit temporary (5 year maximum) parking lots on specified squares within walking distance of the Ballpark, currently under construction on South Capitol Street.

Prior to final action, the Office of Planning is recommending an amendment to clarify that the provision would not apply to the portions of Squares 767, 768, and 769 which are designated for the Washington Canal Park (currently used for school bus parking) – Reservations 17b, 17c, and 17d. Currently, all three squares are bisected in a north-south direction by 2nd Street SE, with the future park on the west side between 2nd and 1st Streets SE, and future mixed use development (part of the Arthur Capper / Carrollsburg redevelopment), between 2nd and 3rd Streets SE. As shown on the attached map, Lots 767, 768 and the north portion of 769 are within the CR District, while the southern portion of Square 769 (along M Street SE) is within the CG/C-3-C District.

This proposed amendment would state which lots within these squares would permit this temporary use (Lots 44 to 47 in Square 767; Lots 19 to 22 in Square 768; and Lots 18 to 21 in Square 769), as shown on the attached map. Future Washington Canal Park lots are not included in this list, so temporary parking would not be allowed.

Amended text for the relevant sections, with the new proposed text shown in **bold**, follows.

1. Chapter 6, Mixed Use (CR) Districts § 601 Permitted Uses is amended by adding the following new provision:

“601.1 (u) Notwithstanding § 602.1, temporary surface parking lot accessory to the Ballpark shall be permitted on Squares 660, 665, 700, 701, and 882; **and Square 767 Lots 44 - 47; Square 768 Lots 19 - 22; and Square 769 Lot 19 and those portions of Lots 18 and 20 within the CR District;** in accordance with § 2110. In the event that the cumulative parking limit established in § 2110.1 (a) is met, additional temporary surface parking spaces accessory to the Ballpark on Squares 660, 665, 700, 701, and 882; **and Square 767 Lots 44 - 47; Square 768 Lots 19 - 22; and Square 769 Lot 19 and those portions of Lots 18 and 20 within the CR District;** shall be permitted as a special exception if approved by the Board of Zoning Adjustment pursuant to § 2110.2.”

ZONING COMMISSION
District of Columbia

CASE NO. 07-08
EXHIBIT NO. 21
ZONING COMMISSION
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CASE NO. 07-08
EXHIBIT NO. 21

2. Chapter 7, Commercial (C) Districts § 741 Uses as a Matter of Right (C-3) is amended by adding the following new provision:

“741.5 d) Temporary surface parking lot accessory to the Ballpark shall be permitted on Square 769 Lot 21 and those portions of Lots 18 and 20 within the C-3-C District, in accordance with § 2110.1. In the event that the cumulative parking limit established in § 2110.1 (a) is met, additional temporary surface parking spaces accessory to the Ballpark on Square 769 Lot 21 and those portions of Lots 18 and 20 within the C-3-C District, shall be permitted as a special exception if approved by the Board of Zoning Adjustment pursuant to § 2110.2.”

3. Chapter 21, Off Street Parking Requirements is amended by adding the following new section:

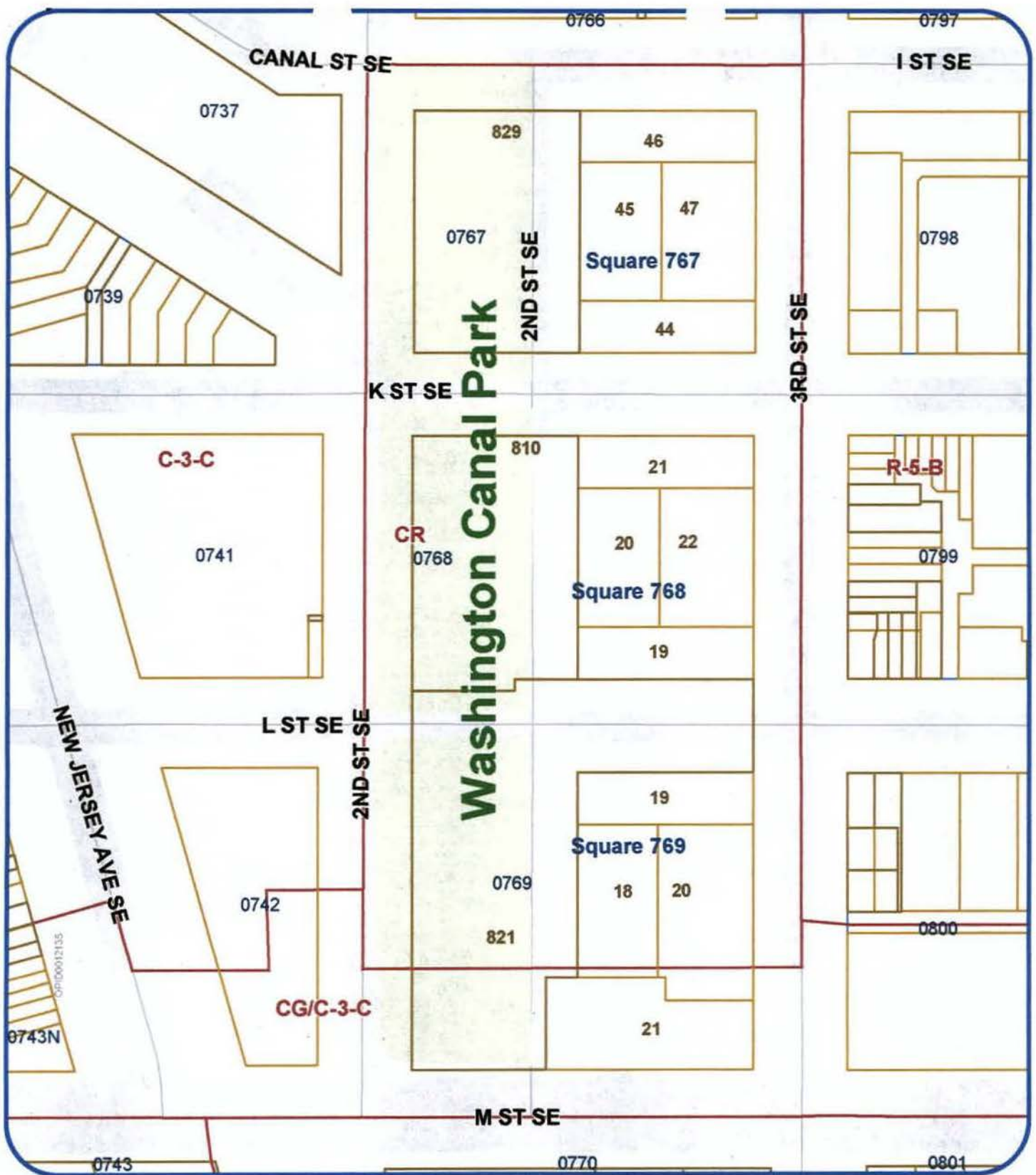
“2110 Temporary Surface Parking Lots and Spaces for the Ballpark

2110.1 Permitted Use - Notwithstanding §§ 602.1 and 902.1 and not subject to any otherwise applicable proximity requirement, a temporary surface parking lot accessory to the Ballpark shall be permitted as a temporary use on Squares 660, 665, 700, 701, 707, 708, 708E, 708S, 744S, and 882; and Square 767 Lots 44 - 47; Square 768 Lots 19 - 22; and Square 769 Lots 18 - 21, (“the subject squares”) in accordance with §§ 2110.3 through 2110.5 and the following provisions:

In summary, this amendment would not add any additional lots or squares to the original proposal, but rather clarifies the original intent that the temporary parking use would not be located on the site of the future Washington Canal Park.

No other changes to the text are proposed by OP at this time.

JLS/jl



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Zoning Commission Case 07-08, Temporary Parking Lots

★ ★ ★ Government of the
District of Columbia
Adrian Fenty, Mayor
Office of Planning ~ July, 2007

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.