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Marcel C. Acosta

**IN REPLY REFER TO:**  
**NCPC File No. Z.C. 07-08A**

**MAY 05 2008**

**Zoning Commission for the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210 South  
441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001**

**Members of the Commission:**

The National Capital Planning Commission, at its meeting on May 1, 2008, approved the enclosed action on the Text Amendment to the Zoning Regulations of the District of Columbia to permit temporary surface parking lots in the Capitol Gateway Overlay District. Also enclosed, for your information, is a copy of the Staff Recommendation for the project.

**Sincerely,**

A handwritten signature in black ink, appearing to read "Marcel C. Acosta".

**Marcel C. Acosta  
Executive Director**

**Enclosures**

**cc: Harriet Tregoning, Director  
D.C. Office of Planning**

**Anthony Hood  
Chairman  
Zoning Commission**

**ZONING COMMISSION  
District of Columbia**

**CASE NO. 07-08A**

**EXHIBIT NO. 18**

NATIONAL CAPITAL PLANNING COMMISSION

**ZONING COMMISSION  
District of Columbia  
CASE NO.07-08A  
EXHIBIT NO.18**

## COMMISSION ACTION

**NCPC File No. Z.C. 07-08A**



**TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT  
OF COLUMBIA TO PERMIT TEMPORARY SURFACE PARKING LOTS ON  
ADDITIONAL SQUARES IN THE CAPITOL GATEWAY OVERLAY DISTRICT**

**SQUARES 603, 605, 657, 658, 661, 662, 662E, 664, 664E, AND SQUARE 658, LOT 7**

**Southwest Washington, D.C.**

**Submitted by the Zoning Commission of the District of Columbia**

**May 1, 2008**

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***Commission Action Requested by Applicant***

Approval of comments to the District of Columbia Zoning Commission pursuant to 40 U.S.C. 8724(a) and D.C. Code 2-1006(a).

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***Commission Action***

**The Commission:**

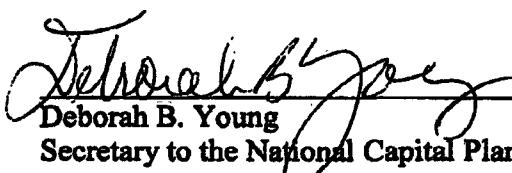
**Concludes that the proposed text amendment will not adversely affect the identified federal interests based on the District of Columbia's commitment to require storm water management measures for the permitting of the temporary parking lots and if:**

- Section 1603.3 of the Zoning Regulations is amended to include "temporary surface parking lots" so as to maintain the 75-foot setback along the Anacostia Waterfront.
- The final order for the text amendment clarifies that the existence of the parking lots beyond the April 1, 2013 time limit is not subject to Board of Zoning Adjustment Special Exception review.

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- The Zoning Regulations require that any request to the Board of Zoning Adjustment for exception to the 3,775 parking space cap be accompanied by documentation from the relevant District of Columbia permitting agencies that the project design conforms to the environmental design standards adopted by the Anacostia Waterfront Corporation as required by the National Capital Revitalization Corporation and Anacostia Waterfront Corporation Reorganization Act of 2008



Deborah B. Young  
Secretary to the National Capital Planning Commission

In addition to permitting these parking lots as matter-of-right, the amended regulations would establish a five year time restriction for use as a parking lot as well as an overall cap on the number of cumulative spaces developed on these squares.

### Proposal

The Zoning Commission's proposed action amends the Zoning Regulations to permit temporary surface parking lots on nine specific squares or portions of squares. The affected Squares include: 603, 605, 657, 658, 661, 662, 662E, 664, 664E. The majority of these squares are currently underutilized or used for parking purposes; it is anticipated that as new redevelopment projects are constructed on these lots, parking spaces within those developments will be available to ballpark patrons, phasing out the need for the temporary surface lots.

The text amendment to the Zoning Regulations alters the Mixed-Use (CR) (Chapter 6) and Waterfront (W) (Chapter 9) zone districts, as well as Off Street Parking Requirements (Chapter 21), to permit as matter-of-right "temporary surface parking lots accessory to the Ballpark" limited to the squares identified above. The zoning does not permit parking lots in these Districts, except for those squares approved for the same use in Zoning Case 07-08 (July 30, 2007).

The requested amendment also requires the subject lots to meet Section 2110, established as a result of Zoning Commission Order 07-08A (Case 07-08) which provides standards for these lots. These standards address cumulative spaces, time, use, functional requirements, and exceptions. These standards are summarized below:

Cumulative Spaces – The amendment seeks to cap the total number of spaces developed on these squares at 3,775. Once this cap has been reached, no additional surface lots can be approved as matter-of-right. According to the Office of Planning report, the 3,775 number is derived from the D.C. Major League Baseball Park Transportation Management Plan which was prepared for the DC Sports and Entertainment Commission. That plan estimated that the highest level of peak parking demand for a baseball game will be 4,900 spaces. As there will be 1,225 spaces provided on-site, this leaves 3,775 spaces required in off-site spaces.

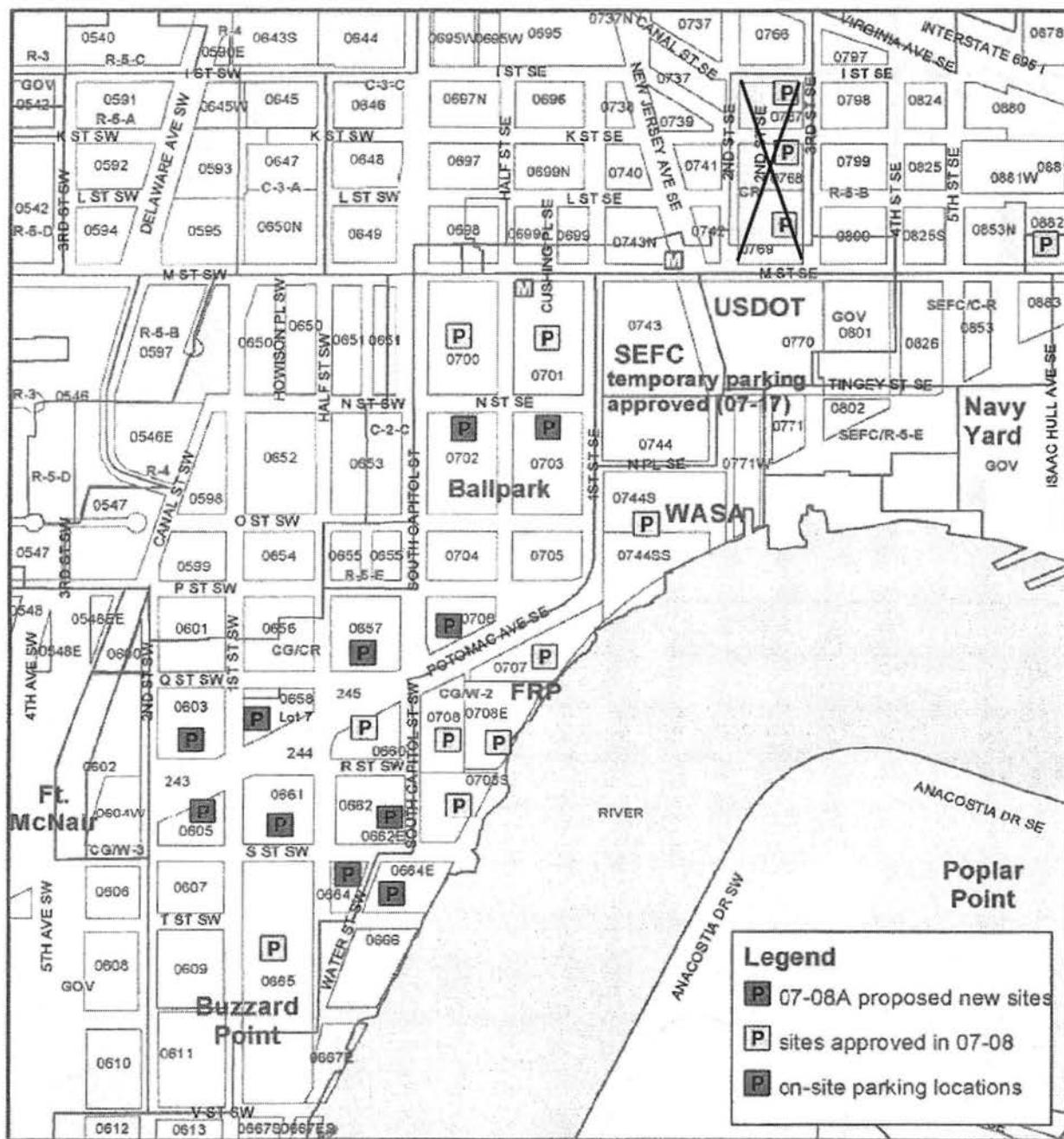
Time – The amendment requires that any certificate of occupancy issued for these surface lots shall expire no later than April 1, 2013. Given the anticipated April 2008 opening of the new Ballpark, this establishes a five year approval period for these lots.

Baseball Park Transportation Management Plan – Each surface lot must also demonstrate its conformance with the Baseball Park Transportation Management Plan, which establishes specific routing and timing for parking on game days. Specifically, the Plan prohibits the routing of traffic through I, P, or 4<sup>th</sup> Streets, SW.

Non-Baseball Use – The amendment permits these surface lots to be used for non-baseball parking events as well. This includes the parking of "non commercial motor vehicles" on a general basis and also the use of the lots for produce and craft markets or non-permanent structures. However, the amendment requires that the lots be used for baseball parking both for ninety minutes prior to an event and three hours after.

Functional Requirements – The proposal establishes basic standards for the design of the surface lots, including 9 X 19 feet stall spaces, 20-foot drive aisles, landscaping, and surface materials.

Exception – Additional spaces and length of time for existing or new lots can be granted by the Board of Zoning Adjustment (BZA) through a Special Exception process. Under this process, the BZA evaluates the request for its consistence with the intent of the zoning regulations as well as impact to the use of neighboring properties.



LOCATION MAP

## STAFF RECOMMENDATION

NCPC File No. Z.C. 07-08A



### TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA TO PERMIT TEMPORARY SURFACE PARKING LOTS ON ADDITIONAL SQUARES IN THE CAPITOL GATEWAY OVERLAY DISTRICT

SQUARES 603, 605, 657, 658, 661, 662, 662E, 664, 664E, AND SQUARE 658, LOT 7

Southwest Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

April 24, 2008

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#### Abstract

The Zoning Commission of the District of Columbia has taken a proposed action to amend the District of Columbia Zoning Regulations to permit temporary surface parking lots on certain squares in Southwest Washington, D.C. The lots on these squares are to be used for additional surface parking for the Washington Nationals Ballpark on an interim basis. Unless subsequently extended or modified by the Board of Zoning Adjustment, the parking lots are permitted for a maximum of five years and the cumulative number of spaces permitted for all Ballpark surface lots combined cannot exceed 3,775. The squares are located in the Capitol Gateway Overlay District, adjacent to the Anacostia River and the South Capitol Street corridor. This proposal follows ZC 07-08, reviewed by the Commission at its July 12, 2007 meeting; staff recommendations for this proposal are consistent with the Commission Action on case ZC 07-08.

#### Federal Interests

Federal interests include the Comprehensive Plan for the National Capital, the Capitol Gateway Overlay, the Anacostia Waterfront Initiative, and the South Capitol Street Corridor.

#### Commission Action Requested by Applicant

Approval of comments to the District of Columbia Zoning Commission pursuant to 40 U.S.C. 8724(a) and D.C. Code 2-1006(a).

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### **Executive Director's Recommendation**

The Commission:

**Concludes** that the proposed text amendment will not adversely affect the identified federal interests based on the District of Columbia's commitment to require storm water management measures for the permitting of the temporary parking lots and if:

- Section 1603.3 of the Zoning Regulations is amended to include "temporary surface parking lots" so as to maintain the 75-foot setback along the Anacostia Waterfront.
- The final order for the text amendment clarifies that the existence of the parking lots beyond the April 1, 2013 time limit is not subject to Board of Zoning Adjustment Special Exception review.
- The Zoning Regulations require that the Board of Zoning Adjustment assess any request for exception to the 3,775 parking space cap for specific impacts to the Anacostia River and the Washington Nationals Baseball Stadium by adding the following language to Section 2110.2 of the proposed amendment:

In reviewing requests for Special Exception, the Board of Zoning Adjustment will evaluate the proposal for its impacts to the Anacostia Waterfront and its affect on the use of public transit to the Washington Nationals Baseball Stadium.

\* \* \*

### **PROJECT DESCRIPTION**

#### **Background**

The proposed text amendment was initiated by the District of Columbia Office of Planning (DCOP) to allow for temporary surface parking lots to be permitted in the general area around the new Washington Nationals Ballpark. According to the Office of Planning, the intent of these parking lots is to accommodate overflow parking for the Ballpark while permanent below-grade parking is created in the surrounding developments. The spaces to be permitted on these lots are not part of the 1,225 spaces the District of Columbia government is required to provide for the Ballpark, as those spaces will be accommodated in parking structures adjacent to the stadium. The proposed temporary spaces will fulfill a need of 3,775 off-site spaces identified in the D.C. Major League Baseball Park Transportation Management Plan.

The text amendment applies to nine squares or portions of squares located within Southwest. The affected Squares were rezoned in 2002 to mixed-use through the mapping of the Capitol Gateway Overlay (CR and W-2 Districts), which has spurred redevelopment activity along the South Capitol Street corridor.