

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

SUPPLEMENTAL REPORT

TO: Zoning Commission for the District of Columbia
FROM: Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation, DC Office of Planning *JS*
DATE: February 11, 2008
SUBJECT: Zoning Commission Case 07-08A – Text Amendment to the parking regulations and to the CR and W-2 Districts to allow temporary parking lots as a permitted use on specific squares and portions of squares within those zones.

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1. RECOMMENDATION

The Office of Planning (OP) recommends approval of the text amendments to Chapters 6, 9, and 21 of the Zoning Regulations as advertised, to permit temporary parking lots as a permitted use on Squares 603, 605, 657, 658 Lot 7, 661, 662, 662E, and 664 within the CG/CR and CG/W-2 Districts.

2. BACKGROUND

At its October 15, 2007 meeting, the Zoning Commission took emergency action and set down for a hearing a proposal brought forward by the Office of Planning, to expand the list of squares and portions of squares on which temporary parking associated with the new ballpark would be permitted. This followed an earlier decision by the Zoning Commission in Order 07-08 (July 30, 2007) to allow temporary parking lots on 11 other squares in the vicinity of the Ballpark. The Order includes conditions to:

- Limit the cumulative total of all temporary surface parking lot spaces to 3,775 maximum.
- Establish April 1, 2013 as an expiration date for any parking lot certificate of occupancy issued pursuant to this subsection.
- Require District Department of Transportation approval of a traffic routing plan for each lot prior to issuance of a certificate of occupancy, which shall specifically ensure that no traffic to the parking lots is directed through I St., SW, P St., SW, or 4th St., SW.
- Allow additional temporary parking spaces, if the cap of 3,775 is reached, by special exception approval by the Board of Zoning Adjustment and subject to receipt of a traffic study assessing the impacts of the proposed additional parking spaces on local traffic patterns for referral to and comment by the District Department of Transportation
- Require any temporary parking lot to be available for the exclusive use of baseball game attendees from 1.5 hours prior to the scheduled start time of the event, to 3 hours after the event, and allow the lots to be used at other times for parking of non-commercial motor vehicles on a general basis, or seasonal market with non-permanent structures.
- Establish parking space sizes and drive aisle standards, as well as surface treatment, landscaping, and lighting requirements.

801 North Capitol Street, N.E., Suite 4000, Washington, D.C. 20002 202-442-7600, fax 202-535-2497

ZONING COMMISSION
District of Columbia
CASE NO.07-08A
EXHIBIT NO.7

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3. PROPOSAL – refer to Attachment I for Proposed Amendment Language

The proposed text amendment would:

- Extend the permission of temporary parking lots to include eight new sites in the CG/CR District – Squares 603, 605, 657, 658 Lot 7, 661, 662, 662E, and 664; and to one additional square in the CG/W-2 District – Square 664E, as identified by the owners of the Nationals. The sites are shown on map Attachment II.
- Subject the proposed new squares to all of the restrictions and requirements currently contained in Order 07-08, including the parking space limit of 3,775 for all of the possible squares. As such, the current proposal would not permit more parking spaces than what have already been approved by the Zoning Commission, but would provide additional flexibility in their location.

Any parking lot in Square 657 would also be subject to Zoning Commission review and approval pursuant to §1610 of the Capitol Gateway (CG) Overlay. Any parking lot constructed in the CG/W-2 District within 75' of the Anacostia River bulkhead would also require Zoning Commission approval, pursuant to §1603 of the CG Overlay.

- The Nationals have agreed to a requirement that a portion of the parking spaces be restricted to use by a car/ride-share program such as GoLoco (www.goloco.org) and to promote and publicize the use of this program on their website and other promotional materials. As noted on its website, GoLoco is “*a service that helps people and communities create their own personal public transportation network. Your cars, your friends, your trips, your expenses -- GoLoco puts them all together for a seamless way to share travel and expenses.*” It is a way for people to share rides, and thereby reduce traffic congestions and pollution associated with automobiles.

The Nationals have advised OP that, to date, no agreements with owners of individual lots have been reached so it is not likely that any of the temporary parking will be located on these sites prior to opening day in 2008, and no agreements with regards to the GoLoco provision have yet been reached.

4. ANALYSIS

As noted as part of Case 07-08, OP is generally not supportive of surface parking lots. In addition to being a poor use of the District’s valuable land base, extensive surface parking lots disrupt neighborhood fabric; can be a source of crime, noise, trash, and light-spill; encourage the use of the private automobile over other less environmentally damaging forms of transportation; and contribute significantly to storm water run-off water pollution problems facing our great river systems. OP would not support surface parking as a permanent use.

However, in this case, much of the neighborhood immediately surrounding the ballpark is changing from a low intensity warehouse and industrial area to a higher density mixed use neighborhood. Most of the land in question is currently underutilized and / or used for parking purposes – none of it is parkland or undeveloped. As new re-development projects are constructed, parking space within those developments (especially office buildings) will be

available to ballpark patrons, much the same way that parking in downtown office buildings is available to patrons of the MCI facility, which has virtually no on-site parking. Until those facilities are constructed, however, it is reasonable to provide a temporary parking solution which requires the minimum investment, namely surface parking lots. OP also anticipates that the 5 year time limit allows the Nationals organization additional time to educate, encourage, and develop incentives for ballpark patrons to use alternatives to the private automobile to get to and from the stadium, so the need or desire for surface parking would be phased out and eliminated within the 5 year time period.

The current proposal would not increase the number of parking spaces beyond that already approved by the Zoning Commission, but would provide greater flexibility in siting. All of the proposed sites are relatively flat and currently paved over. Most are unused or underutilized; the proposal does not include a row of residences in Square 658 on Q Street SW. The sites are all within easy and convenient walking distance of the ballpark, and, per the access limitations already placed in Order 07-08, will not be accessed through existing low density residential areas. DDOT has completed preliminary upgrades to the Potomac Avenue / South Capitol intersection, so access to the lots from South Capitol Street at Potomac Avenue is now viable.

If this text amendment is adopted by the Commission, OP is supportive of the use of permeable surfaces for the temporary parking lots where subsurface contamination conditions allow. In addition to reducing off-site storm water drainage, the use of advanced or experimental permeable surfaces for temporary parking lots could provide a valuable test case for new permeable surface technologies which could then be applied with greater certainty throughout the rest of District. Each individual parking lot proposal is subject to District Department of Transportation (DDOT) and District Department of Environment (DDOE) review for storm water management.

5. CONCLUSION

Although much of the parking needed to serve the Ballpark's patrons will eventually be accommodated by parking within nearby future buildings, these buildings will not yet be constructed when the Ballpark opens in 2008. OP strongly encourages the use of mass transit and encourages the Nationals to provide creative and meaningful incentives for the use of alternatives to the private automobile, a direction shared by the District Department of Transportation. However, OP acknowledges the concern that a short term shortage of parking available to patrons could lead to illegal parking on streets and private property in the surrounding area, and could have an impact on the short term success of this important District facility. This proposal would help to address the short term need for an interim parking solution.

OP therefore recommends that the Zoning Commission approve these text amendments.

ATTACHMENTS

1. Proposed Text Amendments
2. Site Map of approved and proposed sites

Proposed Text Amendments:

A. Chapter 6, MIXED USE (CR) DISTRICTS, § 601 is amended by adding the following new text (additions to the existing text are **bold and underlined**):

601.1 (dd) Notwithstanding § 602.1, temporary surface parking lot accessory to the Ballpark shall be permitted on Squares **603, 605, 657, 660, 661, 662, 662E, 664, 665, 700, 701, 882**; and on **Square 658, Lot 7**, 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 **603, 605, 657, 658, 660, 661, 662, 662E, 664, 665, 700, 701, 882**; and on **Square 658, Lot 7**, 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.B. Chapter 9, WATERFRONT (W) DISTRICTS, § 901 is amended by adding the following new text (additions to the existing text are **bold and underlined**):

B. Chapter 9, WATERFRONT (W) DISTRICTS, § 901 is amended by adding the following new text (additions to the existing text are **bold and underlined**):

901.1 (dd) Notwithstanding § 902.1, temporary surface parking lot accessory to the Ballpark shall be permitted on Squares **664E, 707, 708, 708E, 708S, or 744S**, 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 **664E, 707, 708, 708E, 708S, or 744S** shall be permitted as a special exception in a W-2 District if approved by the Board of Zoning Adjustment pursuant to § 2110.2.

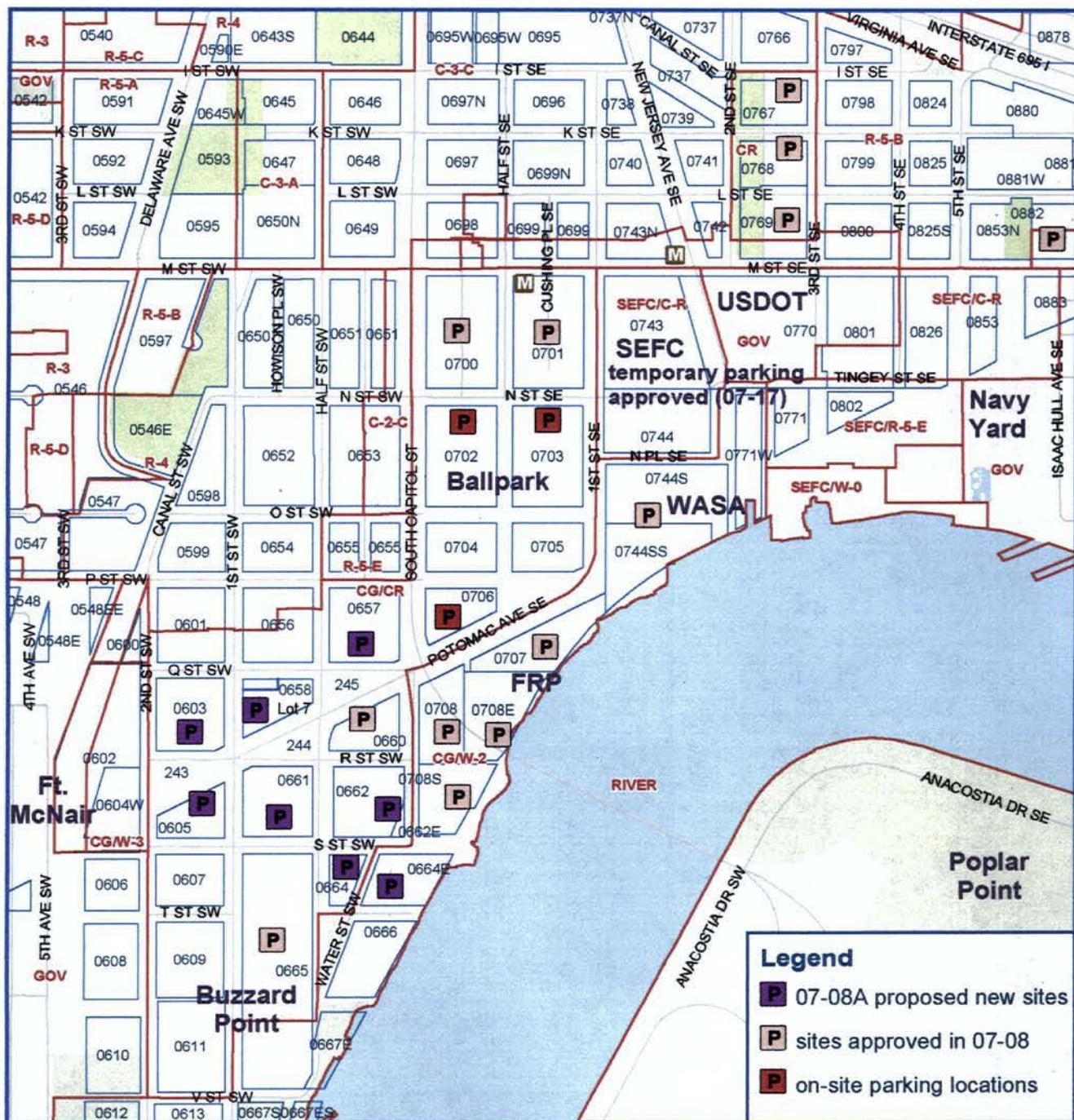
C. Chapter 21, OFF STREET PARKING REQUIREMENTS, is amended by adding the following new text (additions to the existing text are **bold and underlined**):

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 **603, 605, 657, 658, 660, 661, 662, 662E, 664, 664E, 665, 700, 701, 707, 708, 708E, 708S, 744S, and 882**; and **Square 658, Lot 7**, 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:

D. Chapter 21, OFF STREET PARKING REQUIREMENTS §2110.5 is amended by adding the following new subsection:

2110.5 (j) A minimum of 5% of parking spaces shall be reserved for a registered and recognized, publicly accessible car/ride-share program with a significant District user base and a mandate that is not commuter-oriented, such as GoLoco. These car/ride share spaces shall be located in premium, visible, bannered locations and will be available, for a fee, exclusively for this use until the start of the event on that day.

Site Map Showing Approved And Proposed Temporary Parking Lot Locations07-08A - Existing and Proposed
Ballpark Temporary Surface Parking Lot Locations

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 Government of the
 District of Columbia
 Adrian M Fenty, Mayor
 Office of Planning ~ January, 2008

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.

