

BEFORE THE DISTRICT OF COLUMBIA ZONING COMMISSION

**Petition of the District of Columbia
Housing Authority for a Zoning Text Amendment
To Amend Subtitle C, §§ 718.3 and 718.7(a)**

Z.C. No. 07-08_

STATEMENT OF THE APPLICANT

This Statement of the Applicant (“Statement”) is submitted on behalf of the District of Columbia Housing Authority (“Applicant”), in support of Applicant’s updated petition to amend Subtitle C, §§ 718.3, and 718.7, to extend the expiration date for certificates of occupancy for temporary surface parking lots in Square 767, Lots 44-47, Square 768, Lots 19-22, and Square 882, Lot 77 (collectively, the “Properties”) until December 18, 2028.

I. BACKGROUND

The Properties are part of the mixed-use Arthur Capper/Carrollsbury HOPE VI site that is subject to a Planned Unit Development ZC 03-12/03-13, and modifications thereto to permit temporary parking on the Properties pursuant to ZC 03-12E/03-13E, 03-12O/03-12O), 03-12W/12-13W and 03-12Y-12-13Y(the “PUD”). The PUD is comprised of the Properties as well as others in additional parcels within Squares 737, 739, 769, 798, 799, 800, 824, 825, 825S, N853, and 880. The PUD entails the redevelopment of the Arthur Capper/Carrollsbury complex into various mixed-income, mixed-use buildings that will include 1,650 residential units (707 of which are replacement public housing units), 732,000 square feet of commercial space, and other public improvements (the “Development”).

Zoning History of Parking Use of the Properties

In 2007, the Zoning Commission approved, in Case No. 07-08, amendments to the Zoning Regulations to permit temporary surface parking lots the Properties as well as other properties within the vicinity of the Ballpark (Ballpark Parking Zoning Text). In doing so, the Zoning

Commission capped the total number of matter of right parking spaces in the temporary lots at 3,755; established access, surface treatment, landscaping, and lighting requirements for the temporary lots; and, applied an expiration date of April 1, 2013 for all certificates of occupancy issued for the temporary lots. In Case No. 07-08A, the Commission expanded the scope of the Ballpark Parking Zoning Text to include additional land and impose car/ride-share requirements, and subsequently, in Case No. 07-08B, extended the expiration date for certificates of occupancy for the temporary lots for a period of five (5) years until April 1, 2018. Finally, in 2018, in ZC Case No. 07-08C, the Commission again extended the authorization for the temporary lots until April 1, 2023.

The PUD provides for Squares 767 and 768 to be improved with mixed-use buildings containing residential and other uses and Square 882 was approved for office use. However, changed market conditions and financing difficulties have required a reassessment of the previously approved development plans for the Properties. As a result, the Zoning Commission has extended the first-stage PUD in 03-12I/03-13I, 03-12R/03-14R, 03-12X/03-13X and most recently, in ZC 03-12Z/03-13Z for five (5) years until December 18, 2028. In the interim, parking use, although not originally contemplated in the PUD, has been permitted on the Properties pursuant to modifications to the PUD in ZC 03-12E/03-13E, 03-12O/03-13O, 03-12W/03-13W and ZC 03-12Y/03-13Y.

DCHA now has filed a PUD modification (ZC 03-12__/03-13__) to further extend the parking use of the Properties until December 18, 2028 consistent with the first -stage PUD. In conjunction with 03-12__/03-13A__, this Application seeks to modify the text of the Zoning Regulations to align it with the request to modify the PUD to permit continued parking use of the Properties until December 18, 2028.

The Ballpark relies on the parking provided on the Properties. The parking provides convenient access to the Ballpark for people who are unable or willing to use alternatives means of transportation and convenient alternative parking resources are not adequate to meet demand. The parking also generates income that DCHA can use in furtherance of its mission.

II. PROPOSED TEXT AMENDMENT

Applicant proposes the following changes to Subtitle C, Section 718 of the Zoning Regulations: (additions in **bold and underlined** text; deletions in **bold and strikeout** text):

718.3 Any certificate of occupancy issued pursuant to this subsection shall expire no later than April 1, 2018, except that, with respect to Square 767, Lots 44-47, Square 768, Lots 19 - 22, and Square 882, Lot 77, any certificate of occupancy issued pursuant to this subsection shall expire no later than December 18, 20238

718.7

Any certificate of occupancy issued pursuant to this subsection shall expire no later than April 1, 2018, except that, with respect to Square 767, Lots 44-47, Square 768, Lots 19-22, and Square 882, Lot 77 any certificate of occupancy issued pursuant to this subsection shall expire no later than December 18, 20238 and

As indicated above, the purpose and objective of the proposed text amendment is to extend the term limit for temporary parking on the Properties until December 18, 2028. The temporary use of the Property for surface parking in Zoning Commission Case No. 03-12E/03-13E) was already determined not to be inconsistent with the Comprehensive Plan, and an extension of the use of the Property for surface parking will not adversely impact City planning objectives for the Property.

III. PURPOSE AND NEED FOR TEXT AMENDMENT

At the time the surface parking was originally approved on the Properties in the PUD, it was expected that adequate parking within PUD and vicinity (particularly underground parking facilities in mixed use and office projects) would be available to patrons of the Ballpark within the originally approved term. However, all of the anticipated development has not occurred as planned

and market conditions may now require a reassessment of some of those development plans. However, use of the Property for surface parking continues to be necessary to support the Ballpark. The purpose of this extension request is to allow the parking to continue for the same amount of time as the first stage PUD approval. The extension may reduce the need for multiple extension requests and streamline the process for allowing temporary parking use of the Properties until DCHA can develop them.

Thank you in advance for your time and consideration.

CERTIFICATE OF SERVICE

I hereby certify that on September 4, 2024, electronic copies of the foregoing Petition for
a Text Amendment was served on the following:

Jennifer Steingasser
Joel Lawson
D.C. Office of Planning
1100 4th Street, SW – Suite E650
Washington, DC 20024
Jennifer.steingasser@dc.gov
Joel.lawson@dc.gov

Advisory Neighborhood Commission 6D
1101 4th St SW # W130
Washington, DC 20024
6d@anc.dc.gov

Advisory Neighborhood Commission 6B
703 D St SE
Washington, DC 20003
6b@anc.dc.gov

Advisory Neighborhood Commission 8F
8F03@anc.dc.gov



Cynthia A. Giordano