

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



MEMORANDUM

TO: Zoning Commission
FROM: Jennifer Steingasser, Deputy Director *JS*
DATE: July 17, 2007
SUBJECT: Zoning Commission Case #07-17, Review of Four Temporary Parking Lots within the Southeast Federal Center (SEFC), pursuant to the SEFC Overlay District and Section 3104.1 Special Exceptions.

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RECOMMENDATION-IN-BRIEF

The Office of Planning recommends approval of Zoning Commission Case Number 07-17, a Special Exception to construct four temporary parking lots at the Southeast Federal Center.

APPLICATION-IN-BRIEF

Location: Southeast Federal Center, Parcels H and I; L, O, and Q
Ward 6; ANC 6D
Applicant: Forest City SEFC, LLC on behalf of the US General Services Administration
Zoning: SEFC/CR, SEFC/R-5-D and SEFC/R-5-E
Proposal: Four Temporary Parking Lots for a total of 957 parking spaces.
Review Sought: In accordance with DCMR 11 Section 1803.2 and 1804.2 (g), Zoning Commission review of proposed temporary parking lots within the SEFC Overlay District.

EXECUTIVE SUMMARY

Within the SEFC/CR, SEFC/R-5-D, and SEFC/R-5-E districts temporary parking lots are allowed for a period of up to five years and may be renewed. However, the SEFC Overlay District provides for mandatory review of any proposed temporary parking lots within these districts pursuant to the provisions set forth in sections 1803.2(o), 1804.2(g), and 3104.1. The review of the temporary parking lots is pursuant to standards set forth in section 1808.

The development of the SEFC neighborhood will take place over several years. In the interim, the applicant seeks to use portions of the site for parking by employees of the Navy Yard, the National Geospatial Intelligence Agency and the U.S. Department of Transportation, visitors to these federal facilities and patrons and employees of the new baseball stadium.

Upon the construction or redevelopment of buildings within the SEFC by Forest City for office, retail and residential use, the applicant intends to make some of the parking lots available for use by the tenants and visitors to such buildings.

ZONING COMMISSION
District of Columbia

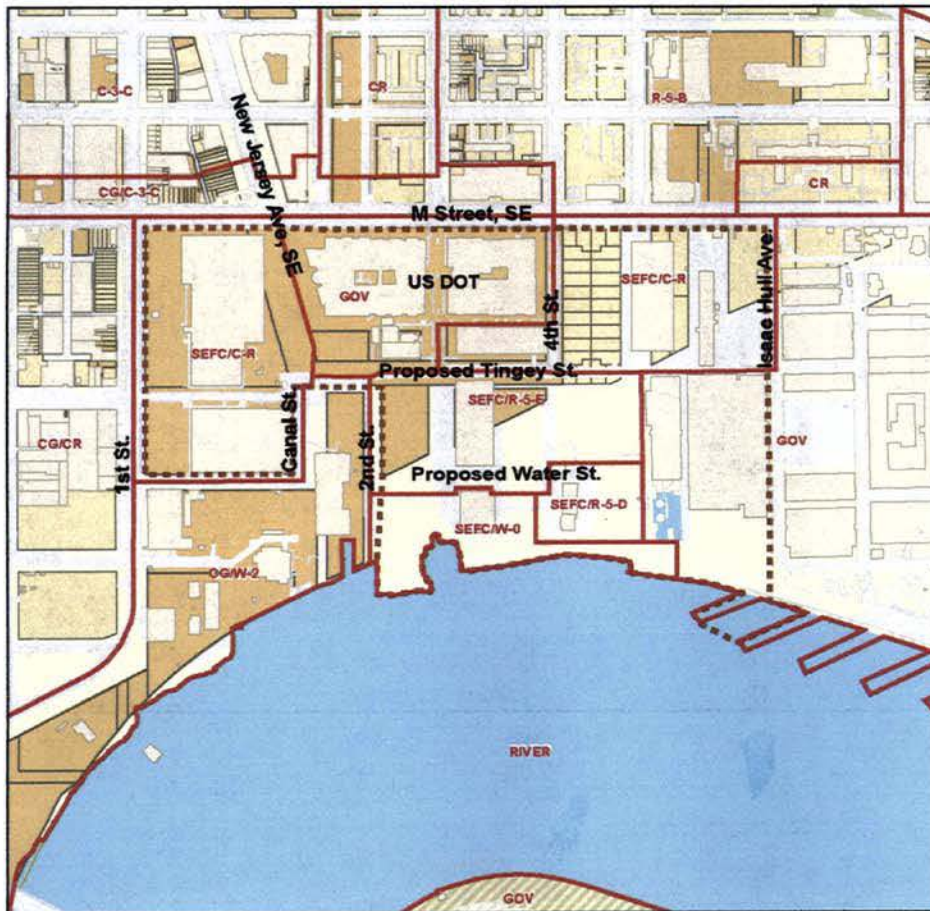
CASE NO. 07-17

EXHIBIT NO. 24
ZONING COMMISSION
District of Columbia
CASE NO. 07-17
EXHIBIT NO. 24

AREA AND SITE DESCRIPTION

The property is identified as the Southeast Federal Center, which is located in southeast Washington, D.C. along the Anacostia River. The property was previously known as Reservation 14, and was previously used as an annex to the Navy Yard. The property is a forty-two (42) acre site. Specifically, the boundaries of the property are M Street S.E. and Tingey Street, S.E. to the north, 1st Street, S.E. to the west, the existing Washington Navy Yard to the east and the Anacostia River to the south (the "Property"). A District of Columbia Water and Sewer Authority Pumping Station facility lies adjacent to the south and west sides of the property. Also adjacent to the property is the new U.S. Department of Transportation Headquarters building located at the corner of M Street and New Jersey Avenue, S.E. The Arthur Capper/Carrollburg Project, a mixed income residential development, is located in the vicinity of the property, on the north side of M Street, S.E. The new baseball stadium is located across 1st Street, S.E. and directly abuts the SEFC site.

The new SEFC neighborhood planned by the applicant will provide over 5.5 million square feet of new development including over 2,800 units of residential housing, 1.8 million square feet of office space, and up to 400,000 square feet of retail and cultural amenities, including a new park and river esplanade. The neighborhood, known as The Yards, will include thirty (30) buildings and will generate substantial benefits for the District, including over \$50 million in annual new tax revenues, over 3,700 new residents, sustainable design including the adaptive reuse of historic buildings; and thousands of jobs for District residents.



Site Location and Zoning

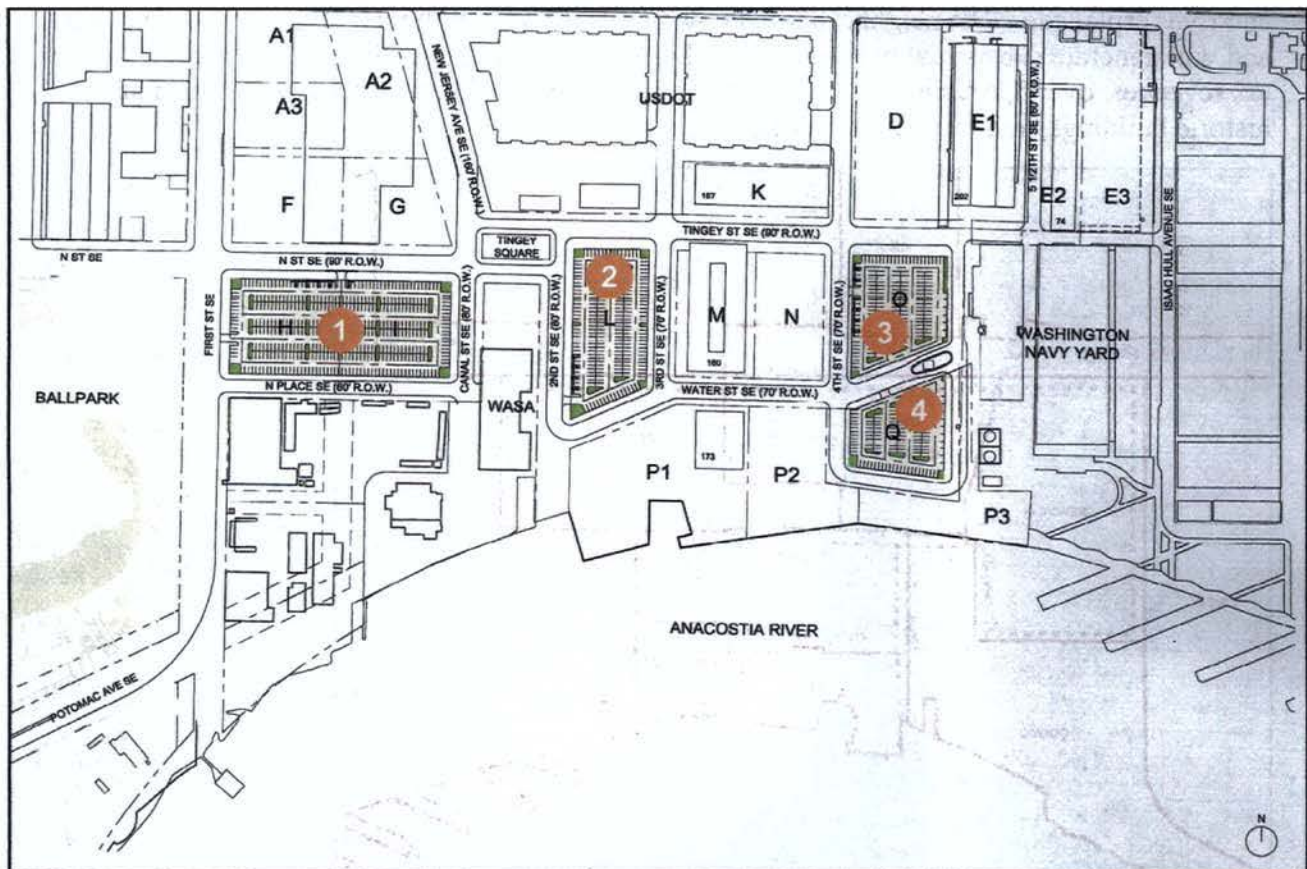
PROJECT DESCRIPTION

The development of the SEFC neighborhood will take place over several years. In the interim, the applicant seeks to use portions of the site for parking by employees of the Navy Yard, the National Geospatial Intelligence Agency and the U.S. Department of Transportation, visitors to these federal facilities and patrons and employees of the new baseball stadium.

Upon the construction or redevelopment of buildings within the SEFC by Forest City for office, retail and residential use, the applicant intends to make some of the parking lots available for use by the tenants and visitors to such buildings. Ultimately, however, these temporary parking lots are planned for development.

Each parking lot will be heavily landscaped around the perimeter and will include stormwater management to control runoff.

The location of each proposed parking lot is illustrated and described below.



Site Location Map

1. Parking Lot No. 1 is located along the south side of N Street, S.E. between 1st and Canal Streets, S.E., on two parcels of land known as "Parcel H" and "Parcel I", as shown on the Site Location Map above. It consists of approximately 126,725 square feet and will provide 424 parking spaces. Parking Lot No. 1 is located in the SEFC/CR zone district.
2. Parking Lot No. 2 is located on the southeast corner of Tingey Street, S.E. and 2nd Street, S.E., on a parcel of land known as "Parcel L", as shown on the Site Location Map above. It consists of approximately 69,283 square feet and will provide 164 parking spaces. Parking Lot No. 2 is located in the SEFC/R-5-E zone district. In the event that an interim marketing trailer is placed on the site of Parking Lot No. 2, the parking lot will provide 132 parking spaces.
3. Parking Lot No. 3 is located along the south side of Tingey Street, S.E., on the southeast corner of Tingey Street and 4th Street, S.E., on a parcel of land known as "Parcel O", as shown on the Site Location Map above. It consists of approximately 61,510 square feet and will provide 133 parking spaces. Parking Lot No. 3 is located in the SEFC/R-5-D and SEFC/R-5-E zone districts.
4. Parking Lot No. 4 is located along Water Street, between 4th Street, S.E. and 5th Street, S.E., on a parcel of land known as "Parcel Q", as shown on the Site Location Map above. This parcel consists of approximately 46,467 square feet and will provide 236 parking spaces. Parking Lot No. 4 is located in the SEFC/R-5-D and SEFC/R-5-E zone districts.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

Comprehensive Plan Generalized Policy Map

The SEFC site is within the Central Employment Area which is the business and retail heart of the District and the metropolitan area and has the widest variety of commercial uses, including but not limited to major government and corporate offices; retail, cultural, and entertainment uses; and hotels, restaurants, and other hospitality uses.

Comprehensive Plan Future Land Use Map

The Future Land Use Map for the SEFC site indicates mixed-use High-density Residential and High-density Commercial as well as a separate area along the waterfront that is designated Parks, recreation, and Open Space.

The proposed temporary parking lots are not inconsistent with the Comprehensive Plan Generalized Policy Map and the Comprehensive Plan Future Land Use Map. Due to the temporary nature of the parking lots, the sites will remain available for future development but in the interim would serve the parking needs of not only the new baseball stadium but other nearby developments when not used for stadium events. In addition, the newly paved and landscaped lots will improve the access and views to the Anacostia River and will improve stormwater runoff control.

The proposed temporary parking lots would also further numerous elements of the Comprehensive Plan including: ensuring the efficient use of land resources in Chapter 3; utilizing plant materials and bio retention, among other measures, to provide stormwater management quantity and quality control in Chapter 6; improving access to parks and open space

in Chapter 8; improving the public realm in Chapter 9; and, preserving and enhancing the unique cultural heritage and historic physical form of the city addressed in Chapter 10.

The proposal would also be consistent with the general policies and actions included in the Lower Anacostia Waterfront/Near Southwest Area Element (Chapter 19) including minimizing the visual and accessibility impacts of surface parking; ensuring that waterfront sports and recreation destinations are served by adequate transportation systems and infrastructure; and improving public space and street corridors.

Due to the temporary nature of the parking lots they will not interfere with the goals of the Anacostia Waterfront Initiative which seeks to promote a clean, vibrant, and accessible waterfront, and to revitalize neighborhoods, enhance and protect park areas, improve water quality and environment, and, where appropriate, increase access to maritime activities. The proposed temporary parking lots would not appear to have aspects which are contradictory to this vision.

ANALYSIS

The applicant has requested Zoning Commission review pursuant to the Southeast Federal Center (SEFC) Overlay District Section 1800. The following is an analysis based on the review standards set forth in Section 1808 of the SEFC Overlay District.

Section 1808: 1 In addition to proving that the proposed uses, buildings, or structures meet the standards set forth in § 3104.1, the applicant for Zoning Commission approval of a use or structure within the SEFC Overlay District shall further demonstrate conformance to the following standards:

(a) The use, building, or structure will help achieve the objectives of the SEFC Overlay District as set forth in § 1802;

The proposed temporary parking lots would allow for baseball stadium event parking and when not devoted to such uses would be available for use by the exiting residential, commercial, and office uses within the Southeast Federal Center and uses nearby. The parking lots would have significant landscaping thereby improving the appearance of the area until such time as the parcels are developed according to the planned use.

(b) The proposed building or structure shall be designed with a height, bulk, and siting that provide for openness of view and vistas to and from the waterfront and, where feasible, shall maintain views of federal monumental buildings, particularly along the New Jersey Avenue, S.E. corridor;

Not Applicable.

(c) On or above-grade parking adjacent to, or visible from, the street shall be limited. Where parking cannot be placed underground, other uses such as retail or residential shall separate parking areas from the street, or where this is not possible, green

landscaping or architectural treatment of facades shall adequately screen parking from the street and adjacent development.

The proposed temporary parking lots are landscaped around the perimeter of the site and are adequately screened from the street and adjacent development.

Section 1808.2: In evaluating the application, the Commission also may consider:

(a) Compatibility with buildings in the surrounding area through overall massing, siting, details, and landscaping;

The proposed landscaping includes a variety of trees, shrubs, perennials, roses, and grasses that will screen the parking lots and provide four-season interest through the use of color, foliage and textures.

(b) Use of high standards of environmental design that promote the achievement of sustainable development goals;

Most of the plant materials proposed are native to the region and should provide a relatively low-maintenance landscape screen and provide a minimum of heat and glare reduction. In addition, stormwater management for sites L, O, and Q will be through the use of bioretention areas for water quality control and for Sites H and I a volume storm filter will be used for quantity control. During construction a sediment and erosion control plan has been provided.

(c) Facade articulation that minimizes or eliminates the visibility of unarticulated blank walls from public spaces;

The sites currently do not contribute to the overall appearance of the surrounding areas with the mix of crumbling asphalt and concrete pavement, weeds, chain link fencing, and small utilitarian buildings in disrepair. The proposed parking lots would provide new asphalt paving and landscaping that will enhance the appearance of the area and articulate the perimeter of the parking lots through the use of plant materials of varying color, texture and heights.

(d) Landscaping which complements the building;

Although these are temporary parking lots, the applicant proposes perimeter landscaping as well as some internal landscaping. The plant materials and design will enhance the area surrounding the parking lots. As adjacent sites are developed the variety of landscape materials and the landscape design will complement the future buildings.

(e) For buildings that include preferred uses in accordance with §§ 1803.3 or 1804.3, the Commission may consider the balance and location of preferred uses;

Not Applicable.

(f) In connection with its review pursuant to § 1804.2, the Commission may consider the effect of the proposed use on the predominantly residential character of the R-5-D and/or R-5-E portion of the SEFC; and

The development of the SEFC neighborhood will take place over several years. In the interim, the parking would be available for the new baseball stadium as well as other existing uses in the area. With the development or redevelopment of these sites, as well as other sites in the SEFC, the applicant intends to make some of the parking lots available for use by the tenants and visitors to such buildings. Ultimately, however, these temporary parking lots are planned for development. Until these sites develop the landscaped parking lots should have a positive effect on the area and on the new developments as they are constructed.

(g) For development within or adjacent to the SEFC/W-0 District, the Commission may consider whether the project is consistent with the following goals:

- (i) Providing a wide variety of active and passive recreational uses;*
- (ii) Encouraging uses that open to, overlook, and benefit the waterfront park;*
- (iii) Utilizing siting and design of buildings and uses to improve the natural ecology, to illustrate the importance of natural systems, and/or to interpret the historically important maritime context of the site.*

Not Applicable.

Sections 2115 SIZE OF PARKING SPACES; 2117 ACCESS, MAINTENANCE, AND OPERATION; and, 2301 PARKING LOTS

The proposed temporary parking lots comply with all provisions of §2115, §2117, and §2301. The full-sized parking spaces are 19' x 9' (§2115.7) with the compact spaces being 16' x 8' (§2115.3). A maximum of 40% of the parking spaces on each lot would be compact spaces (§2115.2) and would be located in groups of at least five spaces and clearly marked (§2115.4). Each drive aisle width would be a minimum of 20' (§2117.6).

In addition, the parking lots will be paved with an all weather surface; will be designed so that no vehicle or part of a vehicle extends over any lot line or building line; no entrance or exit is within 40' of a street intersection; and, lighting would be arranged so that all direct rays of lighting are confined to the surface of the parking lot (§2301.1).

Section 3104.1: DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TEST?

Will the special exception be in harmony with the general purpose and intent of the Zoning Regulations and Maps?

Yes. The proposed parking lots are temporary parking lots as allowed in the SEFC Overlay District. Temporary parking lots are allowed for a maximum of five years at which time they may be renewed by the Zoning Commission. The use of the subject properties as temporary

parking lots will be in harmony with the general purpose and intent of the Zoning Regulations and Maps.

Will the special exception tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps?

No. The subject properties have historically been used for parking and industrial purposes. The parcels will be repaved to current standards and will have significant landscaping that will improve the appearance of the parcels and general area of the SEFC having a positive effect on the surrounding properties. Based on this plan of action, granting this special exception will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps.

ADVISORY NEIGHBORHOOD COMMISSION (ANC) COMMENTS

ANC 6D reviewed this proposal at its meeting on July 9, 2007.

DISTRICT AGENCY COMMENTS

As of the date of this report, OP has not received comments from any other District agency or department. The applicant has informed OP that they have met with the Anacostia Waterfront Corporation.

CONCLUSION

The proposal fully meets the goals and objectives for the SEFC Overlay, the parking standards and regulations, and Section 3104.1. The proposal for the four temporary parking lots, in fact, exceeds the requirements for temporary parking lot landscaping and in the interim before the parcels are redeveloped according to the SEFC Plan, will improve the appearance of the parcels and surrounding area. In addition, the four temporary parking lots will provide parking for stadium events as well as other uses in the area. As such, the Office of Planning recommends approval of this application.

JLS/djw