

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Zoning Commission for the District of Columbia
FROM: *HSB*
Harris Tregoning, Director
DATE: March 2, 2007 #07-05
SUBJECT: Report for **Setdown** for a Text Amendment to Chapter 21, Section 2116, Location of Parking Spaces, to permit temporary parking facilities on Public Reservation 13 (Hill East Waterfront property), as requested by the Anacostia Waterfront Corporation.

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This report also serves as the Prehearing Filing required by 11 DCMR § 3013 as a prerequisite to the advertisement of this proposed text amendment.

RECOMMENDATION

On behalf of the Anacostia Waterfront Corporation (AWC), the Office of Planning (OP) recommends that the Zoning Commission setdown the following text amendment to DCMR Chapter 11 (Location of Parking Spaces) for public hearing:

1. Subsection 2116.1 is amended to read as follows (new language shown in bold and underlined).

2116.1 Except as provided in §§ 214, 510, 708, 730, 743.2(d), 753.1(c), 761.2, 803.1, 926, 2116.5, **2116.10** and 2117.9(c), all parking spaces shall be located on the same lot with the buildings or structures they are intended to serve.
2. Add new §§ 2116.10 and 2116.11 to read as follows:

2116.10 Notwithstanding § 2116.1, parking spaces serving the District of Columbia Correctional Facility and other uses and agencies currently on the site as of March 2, 2007, may be located anywhere within Public Reservation 13 tract.

2116.11 Subsection 2116.10 shall expire in seven (7) years.

ZONING COMMISSION
District of Columbia

CASE NO. 07-05

EXHIBIT NO. 1

BACKGROUND

The redevelopment of the 67-acre Public Reservation 13 (also known as Hill East Waterfront) is guided by a Master Plan for the site approved by the District of Columbia's City Council on October 15, 2002. The Anacostia Waterfront Corporation, in conjunction with the district of Columbia Property Management, is charged with the implementation of the Master Plan and redevelopment of the site. A critical aspect of implementing the Master Plan is the extension of Massachusetts Avenue through the site to the waterfront, the extension of other adjacent roadways through the site, and the relocation of some of the current uses on the site, such as paved parking lots in order to prepare the site for its overall redevelopment.

The property is currently unzoned, although a proposal for the creation of the Hill East Zoning District has been setdown by the Zoning Commission. The site is currently developed with the District of Columbia Correctional Facility (DC Prison) and other buildings which house other District agencies such as the Department of Mental Health, the Department of Health, and the Chief Medical Examiner's office, as well as the federal Court Services and Offender Supervision Agency (CSOSA).

PROPOSAL

The Master Plan calls for Massachusetts Avenue, S.E., Burke Road, S.E., C Street, S.E., 20th Street, S.E., and 21st Street, S.E., to be extended through the property. Some of these areas are now used as parking to serve the Correctional Facility and the other agencies. In order to begin construction of the streets and prepare the site for redevelopment, the parking lots will have to be relocated. The proposal is to temporarily relocate the surface parking lots to other areas on Reservation 13 until the redevelopment of the property is implemented and permanent parking locations are identified. Overtime, some of the agencies may be relocated off-site.

ANALYSIS

OP supports this proposal, noting that the parking lots already exist on the site and that the amendment would facilitate their relocation and the construction of Massachusetts Avenue as well as other roadways through the site. AWC notes that the temporary parking lots will include a variety of cutting edge stormwater management features that will significantly improve the quality and reduce the quantity of stormwater runoff. These features will vary by parking lot but will include some combination of permeable pavers in roadways, bioretention cells in green spaces, phytoremediation through strategic plantings, underground filtration systems and other low impact development techniques.

Providing for the parking as a temporary use ensures that, over the long term, area planning objectives and more appropriate land uses on the parking lot site will be possible. The redevelopment of the site in a timely fashion cannot happen without the implementation of the roadway improvement.

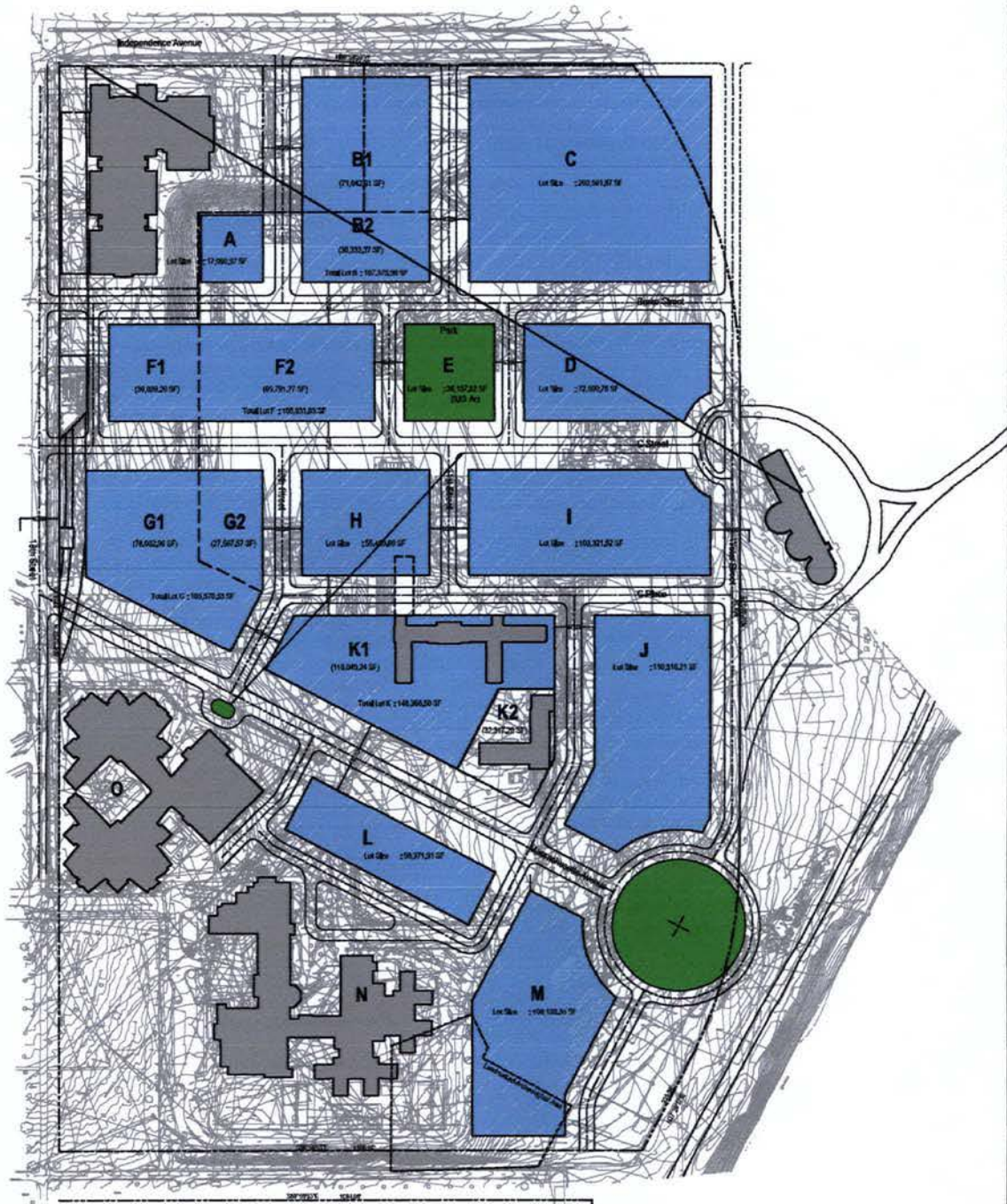
CONCLUSION

The proposed text amendment is consistent with District efforts to facilitate the redevelopment of Reservation 13. This text amendment would provide for suitable temporary parking lots which are needed to replace the current ones as the roadways are constructed. OP has coordinated this proposal with the Office of the Attorney General (OAG). The Office of Planning therefore recommends that the proposed amendment to 11 DCMR (ZONING) be set down and advertised for public hearing.

Attachments:

- 1 Site Plan
2. Letter from AWC
3. Letter from Office of Property Management

HT/mbr



Note: Drawing based on the survey provided by Air Survey and A. Morton Thomas and Associates, Inc. Lot lines located at St. Colletta are drawn based on the dimensions from the recorded documents

DRAFT

Hill East
Washington, DC
Block and Street Plan - Option 1

AMBER REAL ESTATE, L.L.C.
Development Board/Corporate Officers

SCALE 0' 100' 200'
1" = 100'-0"

DATE
June 29, 2006





March 2, 2007

Maxine Brown-Roberts
DC Office of Planning
801 North Capitol Street, N.E.
Suite 400
Washington, DC 20002

Dear Maxine:

This letter summarizes AWC's request for a text amendment to the DC Code to allow for the location of temporary parking surface parking spaces throughout the Reservation 13 tract. These temporary spaces will serve the District of Columbia Correctional Facility and other District and Federal agencies that are assigned spaces by the District's Office of Property Management.

Introduction

The redevelopment of the 67-acre Hill East Waterfront property (legally known as Reservation 13) is guided by the Master Plan for the site approved by the District of Columbia's City Council. The Anacostia Waterfront Corporation, in conjunction with the District's Office of Property Management, is charged with the implementation of the Master Plan and redevelopment of the site. The Office of Planning will drive and lead the final approvals process for the zoning and design guidelines for the site. A critical aspect of implementing the Master Plan is the relocation of some of the current uses on the site, such as paved parking lots, to prepare the site for overall redevelopment and to provide uninterrupted parking to current District and Federal users of the site.

Executive Summary

The relocation of current parking lots and the construction of temporary parking lots must occur to free up two of the first parcels slated for redevelopment. In addition these actions will make available the land that AWC will use to construct the new extension of Massachusetts Avenue, S.E. The process to get these interim improvements and parking lot relocations in place can be commenced in early 2007. An amendment allowing these temporary improvements and parking lot relocations will allow construction of these improvements to begin in 2007. It will also be the most efficient way of phasing the redevelopment of the site in accordance with the Master Plan.

Description of Temporary Improvements

I have attached the block and street plan for the entire site. The development parcels are identified by letter on the plan.

Replacement parking lots: Replacement parking lots will be built in the near term on Parcels C, M and possibly B1 and B2. These paved parking lots will be built to temporarily replace: 1) Parking spaces currently found on Parcels F1 and G1; 2) Parking spaces located along the land on the site where the extension of Massachusetts Avenue, S.E. will be built; and 3) Other parking spaces currently located on the site as the redevelopment proceeds forward. These temporary parking lots will include a variety of cutting edge stormwater management features that will significantly improve the quality and reduce the quantity of stormwater runoff. These features will vary by parking lot but will include some combination of permeable pavers in roadways, bioretention cells in greenspaces, phytoremediation through strategic plantings, underground filtration systems and other low impact development techniques. The square footage of each of these parcels is identified on the attached street plan.

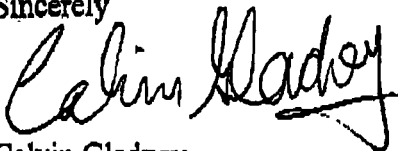
Rationales for Adopting the Text Amendment

There are a couple of reasons why the Office of Planning should recommend the appropriate text amendment:

- 1) Each of the improvements is temporary and will be followed by the actual development of buildings which will go through a full zoning review. Accordingly, it is inefficient to go through a zoning process on temporary improvements followed by a second review of the actual developments;
- 2) The redevelopment of the site in a timely fashion cannot happen without the swift construction of the temporary parking lots. The timeline of the zoning process to get these interim improvements approved would significantly delay the current timing for completion of these improvements and the future redevelopment;
- 3) It is not an efficient use of taxpayer monies and District resources to go through a full zoning review of temporary parking lots that which will be followed in short order by another zoning review of the actual developments on the property.

Let me know if you have any questions.

Sincerely



Calvin Gladney
Vice President

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT**



Office of the Director

MEMORANDUM

**TO: Harriet Tregoning
Director, Office of Planning**

**Jerrily R. Kress, FAIA
Director, Office of Zoning**

FROM: Lars Etkorn, Director

DATE: March 2, 2007

**SUBJECT: Text Amendment to Permit Temporary Parking Facilities on
Reservation 13**

The Office of Property Management is in support of the proposed amendment to Chapter 21 of Title 11 of the District of Columbia Municipal Regulations that would permit temporary parking facilities on Reservation 13. The amendment would facilitate implementation of the Master Plan for the property by allowing existing parking lots to be relocated and Massachusetts Avenue to be extended toward the waterfront.

cf: Maxine Brown-Roberts, OP