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The Honorable Vincent C. Gray

**Executive Director**

Patricia E. Gallagher, AICP

IN REPLY REFER TO:  
NCPC File No. Z.C. 07-05

**JUL 30 2007**

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:**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed map amendment to Chapter 21, to permit accessory parking lots on Reservation 13 (also known as Hill East Waterfront), in southeast Washington, D.C., set to expire in seven years, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP  
Executive Director

Enclosure

RECEIVED  
D.C. OFFICE OF ZONING  
2007 AUG -2 11:10:13

ZONING COMMISSION  
District of Columbia  
CASE NO. 07-05  
EXHIBIT NO. 10



**TEXT AMENDMENT TO CHAPTER 21 OF THE  
ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA  
TO PERMIT TEMPORARY ACCESSORY PARKING LOTS ON RESERVATION 13  
Southeast Washington, D.C.**

**Delegated Action of the Executive Director**

**JUN 29 2007**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and D.C. Code §2-1006(a), I find that the proposed text amendment to Chapter 21, to permit accessory parking lots on Reservation 13 (also known as Hill East Waterfront), in southeast Washington, D.C., set to expire in seven years, would not be inconsistent with the Comprehensive Plan for the National Capital, nor adversely affect any other federal interests.

\* \* \*

The Zoning Commission of the District of Columbia has taken a proposed action to approve a text amendment to 11 DCMR, Chapter 21, "Off-Street Parking Requirements" §2116, to allow the temporary relocation of parking lots serving the District of Columbia Correctional Facility (DC Jail). The amendment would facilitate implementation of the Master Plan for the 67-acre Public Reservation 13, which calls for Massachusetts Avenue, Burke Road, C, 20<sup>th</sup>, and 21st Streets, SE, to be extended through the property. Currently, some of these areas are used as parking to serve the DC Jail and other agencies located nearby. In order to begin construction of the streets and prepare the site for redevelopment, the parking lots will need to be relocated. The proposed amendment would allow the temporary relocation of parking lots serving the DC Jail while the redevelopment proceeds. The site's Master Plan was approved by the District of Columbia's City Council on October 15, 2002.

The proposed text of new § 2116 includes the following new provisions:

**2116.10**      **Notwithstanding §§ 106.7 and 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 the Public Reservation 13 tract.**

**2116.11**      **Subsection 2116.10 shall expire in seven (7) years after its effective date.**

Proposed new provisions above would be followed by the following amendment:

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.

I find that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor adversely affect any other federal interests.



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Patricia E. Gallagher, AICP  
Executive Director