

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, February 21, 2007, @ 6:30 p.m.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 07-08A – (Text Amendments – Temporary Ballpark Accessory Surface Parking Lots)

THIS CASE IS OF INTEREST TO ANC 6D

On October 12, 2007, the Office of Zoning received an application from the District of Columbia Office of Planning for a text amendment to the Zoning Regulations to permit temporary surface parking lots on additional squares and portions of squares in the South-west neighborhood, namely Squares 603, 605, 657, 658, 661, 662, 662E, 664, 664E, and Square 658, Lot 7.

This amendment to the zoning regulations follows a previously approved amendment (Zoning Commission Order No. 07-08) which permits temporary parking lots on 11 separate squares in the vicinity of the new Washington Nationals ballpark.

This proposed text amendment allows temporary parking lots to also be located on Squares 603, 605, 657, 658, 661, 662, 662E, 664, 664E, and Square 658, Lot 7. These parking lots would be subject to all conditions and regulations adopted for temporary parking lots in Order 07-08 noted above, including the overall cap of 3,775 spaces.

The proposed amendment would also require that 5% of the spaces 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; to be located in premium, visible, bannered locations.

At its regular public meeting held October 15, 2007, the Zoning Commission setdown this case for a public hearing and authorized a thirty-day notice period. The Commission also took action to adopt the amendment on an emergency basis and issue a notice of proposed rulemaking.

The proposed amendments to the Zoning Regulations are as follows, with addition to existing provisions shown in **bold and underlined** text:

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- 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**):

901.1 (dd) Notwithstanding § 352.3, 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.

Proposed amendments to the Zoning Regulations of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797); D.C. Official Code § 6-641.01.

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of Section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C., 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR., PETER G. MAY, AND MICHAEL G. TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.