


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Samuel Zimbabwe 
Associate Director

DATE: December 16, 2014

SUBJECT: ZC Case No. 03-12Q and 03-13Q – Capper Carrollsburg

APPLICATION

Capper Carrollsburg Venture, LLC and the D.C. Housing Authority (jointly, the “Applicant”) requests a modification the first-stage Planned Unit Development (PUD) and zoning map amendment approved for Squares 739, 767, and 768 to reallocate the location and distribution of the required Annual Contributions Contract (ACC) units. 30 ACC units will be reallocated to Square 737, Lot 77, which is owned by a separate entity and is not included in the PUD.

RECOMMENDATION

DDOT has reviewed the Applicant’s request and determined that based on the information provided, this proposed modification will have no adverse impacts on the travel conditions of the District’s transportation network. Specifically, the reallocation of the 30 ACC units to the separate entity will not adversely impact the transportation network because there is no change to the total number of units and parking at each site, including Square 737, Lot 77. Additionally, access to each site will not change.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the PUD modification should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT’s Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT’s Public Realm Design Manual.

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