

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Meredith Soniat *MS*  
Acting Associate Director

**DATE:** February 13, 2025

**SUBJECT:** BZA Case No. 21229 – 62-64 Forrester Street SW

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#### APPLICATION

WC Properties, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exception from the screening requirements for surface parking of Subtitle C § 714.2 and a Use Variance from the matter-of-right uses of Subtitle U § 201 to combine two (2) lots and construct a 3-story, 11-unit apartment building. The site is in the R-2 Zone at 62-64 Forrester Street SW (Square 6239, Lots 59 and 60) and is served by a 15-foot public alley.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Moreover, while the public alley is subject to the screening requirements for surface parking, DDOT is supportive of the Applicant’s proposal to provide parking from the public alley as it will minimize curb cuts on public streets, reduce pedestrian-vehicle conflicts, and is in line with DDOT policy. Despite the minor impacts outlined above, DDOT has no objection to the approval of this application.

#### STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way or the building restriction area, such as the retaining walls and lead walk, require the Applicant to pursue a public space construction permit. It is noted that the site has a 10-foot Building Restriction Line (BRL) along the Forrester Street SW frontage. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain “park-like” with landscaping.

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DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the public space comments in this report.

## **HERITAGE AND SPECIAL TREES**

According to the District's [Tree Size Estimator map](#), the property has no Heritage or Special Trees but may have one (1) off-site Special Tree with a critical root zone that overlaps with the northeast portion of the site. DDOT expects the Applicant to coordinate with the Ward 8 Arborist regarding the preservation and protection of existing Special Trees, as well as the planting of new street trees.

Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by UFD, a Tree Protection Plan (TPP) will be required. [include only if Heritage and/or Special Trees are on site]

MS:pj