

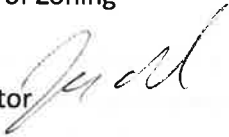
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Jim Sebastian
Associate Director 

DATE: April 23, 2018

SUBJECT: ZC Case No. 13-16A – Yards Parcels F, H/I, and Q Temporary Parking Lots

PROJECT SUMMARY

Forest City SEFC, LLC (the “Applicant”) seeks Design Review approval to extend Zoning Orders 13-16, 13-03, and 07-17 for five (5) years to use Parcels F, H/I, and Q of The Yards, respectively, as temporary vehicle parking lots. These parcels are located on Square 743-Lot 94, Square 744-Lot 806, and Square 827-Lot 1 in the SEFC-1 or SEFC-3 zones.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential impacts of the proposed action on the District’s transportation network and, as necessary, propose mitigations that are commensurate with the action.

After review of the case materials submitted by the Applicant, DDOT finds:

- Parcel F currently contains 201 spaces, Parcels H/I contain 394 spaces, and Parcel Q contains 199 spaces;
- Surface lots on these parcels are paved, striped, landscaped, lit and contain small parking attendant booths. No changes to parking lot design or operations are proposed;
- The Applicant envisions phasing out the surface lots on Parcels F, H, and I between 2019 and 2023. There are no current plans for phasing out the lot on Parcel Q, however it is anticipated to be developed toward the end of the five-year renewal period (around 2023);

- The public space surrounding Parcel F (N Street and 1st Street SE) has been previously upgraded to DDOT standards;
- The public space on two sides surrounding Parcels H and I (N Street and 1st Street SE) has been previously upgraded to DDOT standards. The portion of public space on the Canal Street SE side is currently fenced off for DC Water use;
- The N Place SE frontage of Parcels H and I, between 1st Street and Canal Street SE, currently has temporary or missing pedestrian facilities;
- The Applicant has stated that the public space along N Place SE will be reconstructed when Parcel I is developed. Currently, the Applicant anticipates Parcel I will be reviewed by the Zoning Commission in 2018 and construction to commence in 2019;
- DDOT concurs that public space along N Place SE should be reconstructed in conjunction with development of Parcel I. However, there should be a contingency plan in place if development of Parcel I has not commenced by the end of 2019 to ensure that quality pedestrian facilities are available for use;
- The only public space touching Parcel Q is along the northern side where a future roadway connection will be made. The ultimate public space design along this segment will be constructed in conjunction with the Water Street SE extension to 5th Street; and
- The portion of 4th Street SE south of Water Street, adjacent to Parcel Q, is on private property and contains a sidewalk connection along the west side connecting to Yards Park.

DDOT has no objection to the approval of the requested parking lot time extensions on the condition that the Applicant upgrade the public space along the northern side of N Place SE between 1st Street and Canal Street SE to DDOT standards in conjunction with development of Parcel I or by December 31, 2019, whichever occurs first. Specifically, DDOT expects the Applicant to upgrade the existing pedestrian infrastructure including sidewalks, tree boxes, street trees, crosswalks, curb ramps, and street lights. DDOT will also work with the Applicant during the public space permitting process on the final design of the pedestrian realm on N Place SE.

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