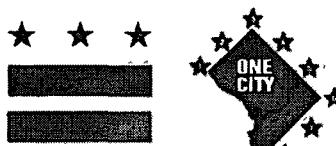


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

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MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Samuel Zimbabwe *SZ*
Associate Director

DATE: October 6, 2014

SUBJECT: Zoning Commission Case No. 14-05 – Forest City Washington Text Amendment

APPLICATION

Forest City Washington (the "Applicant"), requests a text amendment to the SEFC Overlay to allow for increased density and height to residential properties within the SEFC area. The Applicant seeks approval for a 1.0 FAR bonus and 130 ft. height for future residential projects within the Overlay.

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided, this proposed text amendment may lead to a slight increase in vehicular, transit, pedestrian, and bicycle trips in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested text amendment with the condition that future projects complete a Comprehensive Transportation Review as part of their Zoning Commission design review, in order to address and mitigate any impacts to the surrounding transportation network.

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 text amendment should not be viewed as approval of public space elements. If any portion of future projects have elements in the public space, the Applicant may be required to pursue a public space permit through DDOT's permitting process. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SZ|ac