

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: January 26, 2015

SUBJECT: ZC Case No. 14-17 – 2911 Rhode Island Avenue NE – AE Tower LLC

APPLICATION

AE Tower LLC, (the “Applicant”) requests a portion of Lot 808 of Square 4310 located at 2911 Rhode Island Ave be rezoned from the R-1-B District (low-density residential) to the C-2-A District (low-density commercial).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, the proposed map amendment will have no adverse impacts on the travel conditions of the District’s transportation network. According to analysis provided by the Office of Planning, the proposed map amendment will allow for commercial uses on the property, and an increase of 10 feet in height with a total maximum Floor Area Ratio of 3.0 with Inclusionary Zoning. The proposed map amendment may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. Despite this potential increase in travel demand, DDOT has no objection to the approval of the requested map amendment.

DDOT expects that any future development project will utilize the existing public alley for access and loading needs. This review pertains only to zoning issues and does not consider potential impacts to District owned public space. If any portion of a future 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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