


**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF TRANSPORTATION**



**d. Policy Planning and Sustainability Administration**

**MEMORANDUM**

**TO:** Sarah B. Bardin  
Director, Office of Zoning

**FROM:** Samuel Zimbabwe   
Associate Director

**DATE:** November 13, 2013

**SUBJECT:** ZC Case No. 13-05 – Forest City Washington - DC Water Occupied Sites

On September 19, 2013, Forest City Washington, the Applicant, sought Zoning Commission approval for a First and Second Stage Planned Unit Development (PUD) and related Zoning Map amendments from CG/W-2 to CG/CR and CG/W1, for the property located in Square 744S on part of Lot 805 and Square 744SS on part of Lot 801 ("Subject Property"). The subject property, also known as "DC Water Occupied Sites" is bound by N Place, SE, to the north, 1st Street, SE to the west, Canal Street to the east, and Diamond Teague Park to the south. The proposed action would provide approval for a phased mixed-use redevelopment of the "DC Water Occupied Sites." The first phase would include development of Parcel F1 with a 95,000 sf. theater and 2,026 sf. of flex retail space served by a 331 space parking garage. The proposed movie theater would contain 16 screens and approximately 2,500 seats. Phase II would include development of parcels G1 and G2 with 600 residential dwelling units, 35,000 sf. of retail space and a 300 space parking garage. The third and final phase of the project would include development of Parcel G3 with 15,000 sf. of retail space and expansion of Diamond Teague Park.

DDOT submitted a report to the Zoning Commission on September 10<sup>th</sup> which provided the agency's findings and recommendations based on an analysis of the Applicant's original Comprehensive Transportation Review (CTR). Following the submission of this report, DDOT learned of the Applicant's proposal to permit daytime-use of the Phase I parking garage by area office workers during off-peak times for the proposed theater. DDOT was not opposed to this change but requested that the Applicant fully evaluate the potential impacts to the transportation network of this condition. At the zoning hearing DDOT provided testimony that a traffic signal would likely be necessary at the intersection 1<sup>st</sup> Street, SE and N Place, SE prior to the opening of the proposed theater but that a determination would be made after reviewing the Applicant's supplemental analysis. The Applicant provided an updated report on October 1<sup>st</sup> and the information below includes a summary of DDOT's findings and recommendations based on the updated CTR.

## **FINDINGS AND RECOMMENDATIONS**

DDOT concurs with the Applicant's updated CTR analysis noting that daytime use of the proposed Phase 1 parking garage will generate additional site trips. Based on an assumption that daytime office users are likely to occupy 1/3 of the Phase I parking garage, a minimum of 113 additional peak hour vehicle trips would likely be generated on the site as a result of the new parking demand. The analysis performed by the Applicant examined a potential worst case scenario that accounted for the increased travel demand from the availability of new daytime parking supply as well as a revision to the theater trip generation.

Based on the updated CTR analysis at the intersection of 1<sup>st</sup> Street, SE and N Place, SE approximately 90 motorists traveling southbound on 1<sup>st</sup> Street are expected to make a left turn onto N Place opposing approximately 460 motorists traveling northbound during the AM peak hour. Similarly during the PM peak hour approximately 150 southbound motorists would need to make a left turn onto N Place opposing approximately 150 vehicles traveling northbound. In addition, there are approximately 350 vehicles traveling westbound on N Place in the PM peak hour attempting to access 1<sup>st</sup> Street. While the analysis does not suggest that the system would fail, it does suggest the need for a signal.

As such, DDOT does not oppose the overall development concept granted the Zoning Commission require the Applicant to design and install a traffic signal at the intersection of 1st Street, SE and N Place, SE prior to the opening of the Phase I theater and parking garage. The traffic signal shall be designed under current DDOT specifications and installed with DDOT oversight, inspection, and approval.

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