


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:** November 22, 2017

**SUBJECT:** ZC Case No. 17-12 – Yards West Text and Map Amendments

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**PROJECT SUMMARY**

Forest City SEFC, LLC (the “Applicant”) seeks Text and Map Amendments to the approved Southeast Federal Center (SEFC) Master Plan to provide flexibility with the locations of non-residential uses and increase density and height bonuses. The area covered by these amendments is generally bounded by 1<sup>st</sup> Street SE to the west, M Street SE to the north, the Anacostia River to the south, and the Washington Navy Yard to the east (excluding the USDOT and DC Water headquarters sites).

It is DDOT’s understanding that the Applicant’s proposal would make the following changes to the SEFC zone (District of Columbia Municipal Regulations, Title 11, Subtitle K, Chapter 2):

- Eliminate the Combined Lot Development (CLD) process and instead, identify which parcels will be developed with commercial office, residential, or a mix of uses;
- Through the conversion of the SEFC-1 zone into two sub-zones (SEFC-1-A and SEFC-1-B), allow for more non-residential uses on Yards West parcels, consistent with the Master Plan;
- All unbuilt parcels would be required to go through a Design Review with the Zoning Commission if seeking a density or height bonus. DDOT will require a Comprehensive Transportation Review (CTR) study for each parcel at that time;
- Overall matter-of-right development in the amendment area would increase slightly from 4.61 million SF (existing zoning with CLDs) to 4.78 million SF (new zoning) for a potential increase of approximately 170,000 SF matter-of-right development; and
- With all density bonuses granted through a Zoning Commission Design Review, the maximum likely achievable density in the Yards area is estimated at 5.11 million SF, which is below the 6.01 million SF originally envisioned and theoretically achievable under existing zoning.

**RECOMMENDATION**

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined that based on the information provided, this proposed action will have minimal impacts on the travel conditions of the District's transportation network. Since the Applicant will be required to obtain Design Review approval from the Zoning Commission for each parcel seeking a density or height bonus, DDOT will work with the Applicant as each parcel develops to evaluate impacts to the transportation network and the public space design. As such, DDOT has no objection to the approval of these Text and Map Amendments.

JS:az