

Using the criteria we suggested as the appropriate ones to determine whether the rezoning request should be approved, the “Rezoning Analysis Worksheet” could look something like this:

I. Long-Term Financial Impact

Question	Y	N	Discussion
1. Does the applicant present an analysis of the project’s long-term financial impact?			
2. Is the applicant’s analysis consistent with AED’s analysis of the County’s long-term financial projection for the sector/site?			
3. Does the staff believe that the long-term financial impact of the project justifies approving the requested rezoning?			

II. The Building’s Impact on Metro, traffic, and parking

Please consider the questions in below in the context of all current and approved construction in the sector.

Question	Y	N	Discussion
1. Does the applicant present an analysis of the project’s impact on:			
a. Metro usage?			
b. Traffic?			
c. Parking?			
2. Is the applicant’s analysis consistent with the Transportation Division’s analysis of Metro, traffic and parking for the sector/site?			
a. Metro usage?			
b. Traffic?			
c. Parking?			
3. Does the staff believe that the long-term impact of the project on Metro, traffic, and parking justifies approving the requested rezoning?			

The worksheet would continue by using each of the criteria suggested in our memo, i.e. assessing the building’s impact on neighboring buildings, and the needs of the affected local community in

the same manner, then provide a space for the staff to make its Yes or No recommendation on the rezoning request, and discuss why it made that recommendation.