

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

Memorandum

TO: Richard Nero, Acting Director
DC Office of Zoning

FROM: Karina Ricks [Signature]
District Department of Transportation

DATE: March 16, 2009

SUBJECT: Zoning Commission Case # 03-12G, H, I/13G, H, I

- Application by Capper/Carrollsborg Venture LLC and the District of Columbia Housing Authority (DCHA).
- Request for Approval of 2nd Stage Hope VI PUD for Squares 882 and 769.
- Second stage PUD, PUD modifications, Time Extensions

SUMMARY

In Order No. 03-12/03-13 the Zoning Commission gave preliminary approval to a mixed use PUD and HOPE VI project for 15 Squares in southeast Washington, DC, as well as approval to a Consolidated PUD on six squares within the Preliminary PUD. Since then, the Commission has also taken final action for a second-stage PUD for portions of Square 799, Square 800 and Square 800W. The overall PUD includes the demolition of all but one of the existing Capper/Carrollsborg buildings, retention of one elderly housing building, and construction of approximately 1,700 new housing units, 702,000 square feet of office space and approximately 51,000 square feet of retail space. The residential construction includes one for one replacement of public housing units with new public units and approximately 800 moderate and market rate units.

PARKING

DDOT supports modification of:

ZONING COMMISSION
District of Columbia

CASE NO. 03-12G/03-13G
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 27
CASE NO. 03-12G/03-13G
EXHIBIT NO. 27

- Order No. 03-12/03-13, Condition 11 (as modified by Order No. 03-12A/03-13A) to permit a reduction of parking spaces required for the PUD, from 1,845 to 1,780.
- Order No. 03-12D/03-13D, Condition 6, to no longer require 37 off-site parking spaces for the existing residential building in Square 825S.

DDOT supports the reduction in parking requirements based on the proximity to rail and bus transit service and since the reduction is in sync with DDOT's parking management goals.

Square 769 is located approximately two blocks from the Navy Yard Metro station and Square 882 is located approximately 6 blocks from the Navy Yard Metro station.

LOADING & DELIVERIES

DDOT urges the applicant to demonstrate that delivery and trash service traffic will not negatively impact pedestrian, bike, and vehicle traffic operations when entering and exiting the private alley system contained in development plans.

DDOT recommends the following items be included in the zoning order:

- Restriction of freight delivery and trash removal to between designated hours only in order to maintain quality of life for building and neighboring residents and provide a means of relief for residents should building operations cease to be compliant with the zoning order.
- Building management to retain the services of a dock manager to oversee freight, delivery, trash, and building related operations; provide dock manager contact information to residents and businesses; and post signs indicating dock hours of operation in a public area.

ROUTING AND TRANSMITTAL SLIPS				DATE:	
TO: (Name, office symbol, room number, building, Agency/Post)			Initials	Date	
1.	DONNA Hanousek				
2.	727-6072				
3.					
4.					
5.					
	Action		File	Note and Return	
	Approval		For Clearance	Per Conversation	
	As Requested		For Correction	Prepare Reply	
	Circulate		For Your Information	See Me	
	Comment		Investigate	Signature	
	Coordination		Justify		
REMARKS:					
FROM: (Name, org. symbol, Agency/Post)				Room No. - Bldg.	
				Phone No.	
				(202) 671-0597	