

Freeman, Kyrus L (WAS - X75978)

From: Freeman, Kyrus L (WAS - X75978)
Sent: Thursday, April 02, 2009 2:44 PM
To: 'Jennings, Jeffrey (DDOT)'
Cc: Dan McCabe; 'Smith, David'
Subject: DDOT Report regarding Capper
Attachments: Zoning Case Comments 03 12GHI 13GHI.PDF

Jeff-

Further to our conversation of earlier today, and in response to DDOT's report attached hereto, I have confirmed with my clients that they are willing to restrict freight delivery and trash removal to between 7am and 9pm (as set forth in Section 2806.2 of the DC Noise Regulations) for the residential building in the northern portion of Square 769, the residential building in the northern portion of Square 882, and the office building in the southern portion of Square 882. They are also happy to work with DDOT in the future to determine whether these hours need to be adjusted once the buildings in Squares 769 and 882 are constructed and we have input/data from the occupants to determine whether these times need to be further restricted.

In addition, the Applicants have also agreed that the residential building in the northern portion of Square 769 and both buildings in Square 882 will each have a property management company or other person on-site to coordinate freight, delivery, trash and building related operations, and that the contact information for these people will be provided for building occupants.

I believe this is responsive to your memo, but please confirm.

Thanks!

Holland + Knight

Kyrus L. Freeman

Attorney

Holland & Knight LLP

2099 Pennsylvania Avenue, N.W.

Suite 100

Washington, D.C. 20001

Direct: 202-862-5978

Main: 202-955-3000

Fax: 202-955-5564

Email: kyrus.freeman@hklaw.com

www.hklaw.com

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ZONING COMMISSION
 District of Columbia
 CASE NO.03-12G/03-13G
 EXHIBIT NO.87

4/6/2009

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Richard Nero, Acting Director
DC Office of Zoning

FROM: Karina Ricks 
District Department of Transportation

DATE: March 16, 2009

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

- Application by Capper/Carrollsbury 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/Carrollsbury 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:

- 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.