GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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**MEMORANDUM**

**TO:** Jerrily R. Kress, FAIA
Director
Office of Zoning

**FROM:** Kenneth Laden
Associate Director for Transportation Planning

**DATE:** June 10, 2003

**SUBJECT:** **BZA Application No. 17023 – Special Exception from Floor Area Requirements, Minimum Lot Area Requirements, and New Residential Development at 4214-4216 Martin Luther King Jr., Avenue, SE, 165 Danbury Street, SE 4021 South Capitol Street, and 132-152 Danbury Street, SE, Square 6201, Lots 819-843, and Square 6223, Lots 804-809**

The District Department of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation aspects of the proposal.

The applicant seeks to demolish existing apartment dwellings on the site to allow for the development of 119 new single-family townhouses. The applicant seeks several special exceptions to allow for the construction of the townhouses, however traffic considerations are not directly related to the special exceptions.

The proposed townhouses will be provided with a parking garage for each dwelling unit, with an additional 59 off-street spaces accessed by driveways or alleys, exceeding parking requirements. A traffic study conducted by the applicant provided information on the existing and proposed future changes to intersections on surrounding streets. Traffic generated from the proposed development will not significantly impact the level of service on adjacent streets and intersections, or cause objectionable traffic conditions.

Accordingly, DDOT has no objection to the application.

KL:lb

BZA
Case No. 17023
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.17023
EXHIBIT NO.30