

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION**



d. Policy, Planning & Sustainability Administration

February 16, 2012

Christine Shiker
Holland & Knight, LLP
2099 Pennsylvania Ave, NW
Suite 100
Washington, DC 20006

Dear Ms. Shiker:

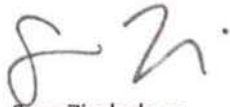
Thank you for taking the time to meet with DDOT staff on February 1, 2012 to review the proposed building plans for 33 New York Ave, N.E. DDOT is encouraged to see high-quality development added to this corridor.

DDOT is committed to building and maintaining a sustainable urban transportation system that can accommodate continued growth and development within the District, while at the same time improving safety and mobility. Accomplishing this means acknowledging the urban nature of the District and managing our major roadways and public space to encourage an ever increasing number of trips to be made on foot, bike and transit; minimizing conflict points between modes; and managing the number of public space access points to facilitate person through-put. To facilitate this vision, DDOT's practice is to manage access points such that access to a property is provided from the lowest volume transportation facility. Typically this means access should be provided from an alley. If an alley is not available, then access should be provided from the lowest volume adjacent street.

DDOT has evaluated your development proposal, and has determined that the curb cut your project proposes for New York Ave is not consistent with this vision and practice. New York Avenue is a critical traffic artery, classified as a principal arterial, a US highway, and an emergency evacuation route. DDOT expects the proposed curb cut would adversely affect the operations and streetscape of New York Ave and potentially the health and safety of District residents and visitors.

DDOT notes that only the Public Space Committee (PSC) can approve curb cuts. Thus, this letter serves solely as notification that the DDOT report to the PSC will reflect a negative view of the proposed New York Ave curb cut. If the Applicant wishes to pursue another option for access to the proposed site, it should coordinate with DDOT staff for further review.

Should you have any questions regarding the project review, please do not hesitate to call.

A handwritten signature in black ink, appearing to read 'S. Zimbabwe'.

Sam Zimbabwe,
Associate Director

CC: Transportation Operations Administration
Public Space Operations Project