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DISTRICT DEPARTMENT OF TRANSPORTATION

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To: Jerrily R. Kress, FAIA
Director
Office of Zoning

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: March 16, 2005

Subject: **ZC Case No. 04-35 – The Salvation Army East of the River Corps Community Center PUD, Square 5805, Lots 222-226**

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site.

The applicant, The Salvation Army, seeks a consolidated one-step review and approval of a PUD at the subject site. The project site is located on the southeast corner of the intersection of Martin Luther King Jr. Avenue and Morris Road, SE. The applicant plans to construct a mixed-use community center designed to serve area needs. The facility will provide a health and wellness center, child-care facility, family development program, job training, office space, ground-floor retail, worship space and underground parking garage with 34 parking spaces.

The main building entry will be located on Martin Luther King Jr. Avenue, SE with parking and loading access provided by a new drive aisle accessed off Morris Road, SE. The combined parking and loading entrance abuts a 15' wide unpaved public alley that borders the site to the rear. The site has an approximate 15' grade change sloping down from the rear of the site and the grade of the public alley is several feet below the elevation of the rear of the site. To separate the site from the public alley a retaining or masonry wall should be constructed.

Several improvements are proposed for the public space abutting the site including constructing a new sidewalk on Morris Road, SE abutting the project site; presently there is no sidewalk. The parking and loading area has been designed to accommodate the different types of uses on site. The entrance driveway was designed with a lay-by, this

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allows for vehicles entering the site to be separated from the main travel lane on Morris Road, SE. The drive aisle provides access to the underground parking garage and was designed with a roundabout to allow for convenient drop-off and pick-up of children at the daycare facility. The drive aisle provides ample room for the maneuvering of loading vehicles 17' to 35' in length. In the event a larger truck, for example a tractor-trailer, is required, loading will occur on Martin Luther King, Jr. Avenue, SE during off-peak hours. A 200-spaced overflow parking lot for special events, totaling 200 parking spaces, will be provided at Union Temple Baptist Church.

The applicant retained a consultant to prepare a Traffic and Transportation Analysis Study of the impact of the proposed project on the surrounding transportation network. DDOT concurs with the determinations of the analysis; the signalized intersections under study currently operate at acceptable Levels of Service and would continue to after project completion. The traffic consultant suggested improvements be made to the signal timing at the intersection of Morris Road and Martin Luther King Jr. Avenue during the PM Peak to allow for more green time to Morris Road traffic, as traffic queues were observed on several days.

The proposed project will provide a multi-use community center and retail space to an area of the District that is underserved. Improvements will be made to the currently vacant site and abutting public space, providing immediate benefits to the community. The project will not create dangerous or objectionable traffic conditions. Accordingly, DDOT has no objections to the proposal.

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