GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY -6 PM 5:06

Memorandum

TO: Ellen McCarthy
Interim Director
Office of Planning

FROM: Kenneth Laden
Associate Director
Office of Transportation Planning

DATE: May 6, 2005

SUBJECT: Zoning Commission Case No. 04-37 Request for Consolidated Approval of a Planned Unit Development (PUD) and related Amendment from R-5-A to R-5-B, Square 5409 in Southeast.

The District Department of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This memorandum addresses the transportation elements of the proposal.

The applicant, the District of Columbia Housing Authority DCHA) in partnership with A&R Development, requests a consolidated review and approval of a Planned Unit Development (PUD) to construct an apartment building containing approximately 100 one bedrooms to house low to moderate-income senior citizens. The property is currently zoned R-1-A The applicant seeks a Zoning Map Amendment to rezone the site to R-1-B. The project will provide 19 parking spaces compared to 17 spaces required by the Zoning Regulations.

The property is triangular in shape and bounded by Anacostia Road to the north, B Street to the south and Ridge Road to the west. Other streets in the vicinity of the site are Minnesota Avenue and East Capitol Street. They are respectively minor and principal arterial streets in the area.

CASE NO. 04-37
EXHIBIT NO. 24

ZONING COMMISSION
District of Columbia
CASE NO.04-37
EXHIBIT NO.24

To determine the potential impact of the site development, we have examined the proposal with regard to trip generation level, parking, loading, circulation and the availability of public transportation to service the development.

With regard to trip generation, the applicant's transportation assessment indicates that the development will generate approximately eight vehicle trips during the morning peak hour and 11 vehicle trips during the evening peak hour. We concur with the applicant's conclusion that the additional traffic generated by this project will have no significant impact in terms of capacity and level of service on the surrounding intersections. There will be some visitor trips, during the average weekday; however, none of these trips are anticipated to occur during the peak period.

With regard to parking, the applicant will provide 19 parking spaces compared to 17 spaces required by the Zoning Regulations. We believe the proposed parking supply will be adequate to accommodate the project with little or no parking overflow into the adjacent neighborhood.

The applicant will provide a loading berth of 33 feet deep in lieu of the 55 feet deep required by the Zoning Code. According to the applicant, the loading berth for this development will be used mostly during the initial occupancy and only periodically afterwards. In addition, there will be a service delivery space of 20 feet as required by the Zoning Regulations. Access to the parking facility is via both B Street and Anacostia Road. Access to the loading facility is off Anacostia Road. DDOT has no objection to the proposed access and circulation. We note that the applicant proposes a circular driveway for drop-off/pick-up in front of the main entrance to the building entrance off B Street. The design of the driveway is not acceptable as it does not meet DDOT standards.

With regard to mass transit, we note that several Metrobus routes serve the site. These routes operate along Ridge Road and Minnesota Avenue providing connecting service to both the Minnesota Avenue and the Benning Road Metrorail Stations. We conclude that the site is well served by public transportation.

From a transportation standpoint, the Department supports the proposed senior citizen development with the recommendation that the developer coordinates all construction, streetscape and design elements within the public space with the Department and assumes their costs.

Cc: Jerrily R. Kress, FAIA, ZO

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of Transportation
2000 14th Street, N.W., 7th Floor
Washington, D.C. 20009

Fax # 202-671-0617 · Phone # 202-671-2730/40

TRANSPORTATION POLICY & PLANNING ADMINISTRATION

FAX SHEET

Send To: (Person)	Beverly Bailey	**From:**	A. Bah
Company Name	OZ.	**Date:**	5/6/05
Office Location			A. Bah
Fax Number	727-6072	**Phone Number**	671-0494

If you did not receive all pages, please call 202

☐ **Urgent** ☐ **Reply ASAP** ☐ **Please Comment** ☐ **Please Review** ☐ **FYI**

Total Pages, including this cover page: _____

COMMENTS: ZC. No. 04-37

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY -6 PM 5:06

d.
District Department of Transportation