GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

D.C. OFFICE OF ZONING
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To: Jerrily R. Kress, FAIA
Director
Office of Zoning

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: August 8, 2005

Subject: **ZC No. 05-15; PUD Located at 318 I Street, NE, Lots 1,826, 827, 22, 23 and 32, Square 775 in a C-2-B District**

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. DDOT supports the application, with a slight modification.

The applicant, Broadway I Associates, LLC, seeks approval of a Planned Unit Development (PUD) on the subject property located on the northwest corner of the intersection of 4th and I Street, NE. The development parcel totals 28,310 square feet and is occupied by a wholesale bakery with accessory surface parking. The site is bounded by 4th Street to the east, I Street to the south, a 15'- wide public alley to the west and residential uses to the north.

The site will be redeveloped with a new condominium building with a total of 140 for-sale units. Loading facilities are located to the rear of the new building in a courtyard area, accessed by the public alley. A total of 140 parking spaces, one parking space per dwelling unit, will be provided in a parking garage using a proposed new driveway entrance off I Street, NE for access.

The proposed new curb-cut for the parking garage entrance on I Street, NE is located adjacent to the 15'- wide public alley, creating a single curb-cut that exceeds the maximum driveway width of 25'. This area should be redesigned by installing a separate curb-cut for the parking garage with a minimum 6'- wide pedestrian buffer between the alley and parking garage entrance.

Accordingly, DDOT has no objection to the application provided the applicant modifies site plans to incorporate the pedestrian buffer area between the public alley and proposed parking garage.

District of Columbia
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14

ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.14