

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration


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D.C. OFFICE OF ZONING

2007 OCT -3 PM 12:19

MEMORANDUM

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

From: Kenneth G. Laden 
Associate Director for Transportation Planning

Date: September 27, 2007

Subject: Supplemental Report: 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 revised application and materials for the subject site. DDOT has no objection to the project provided the applicant continues to coordinate with DDOT on public space and streetscape improvements for public areas surrounding the project site.

The applicant, Broadway I Associates, LLC, seeks to modify a previously approved Planned Unit Development (PUD) on the subject property located on the northwest corner of the intersection of 4th and I Street, NE. The applicant seeks to modify the design of the building by increasing the building height from 65 to 70 feet, reduce lot occupancy from 85% to 80% and providing a total of 160 – 180 rental apartment units in comparison to the 140 condominium units in the original application.

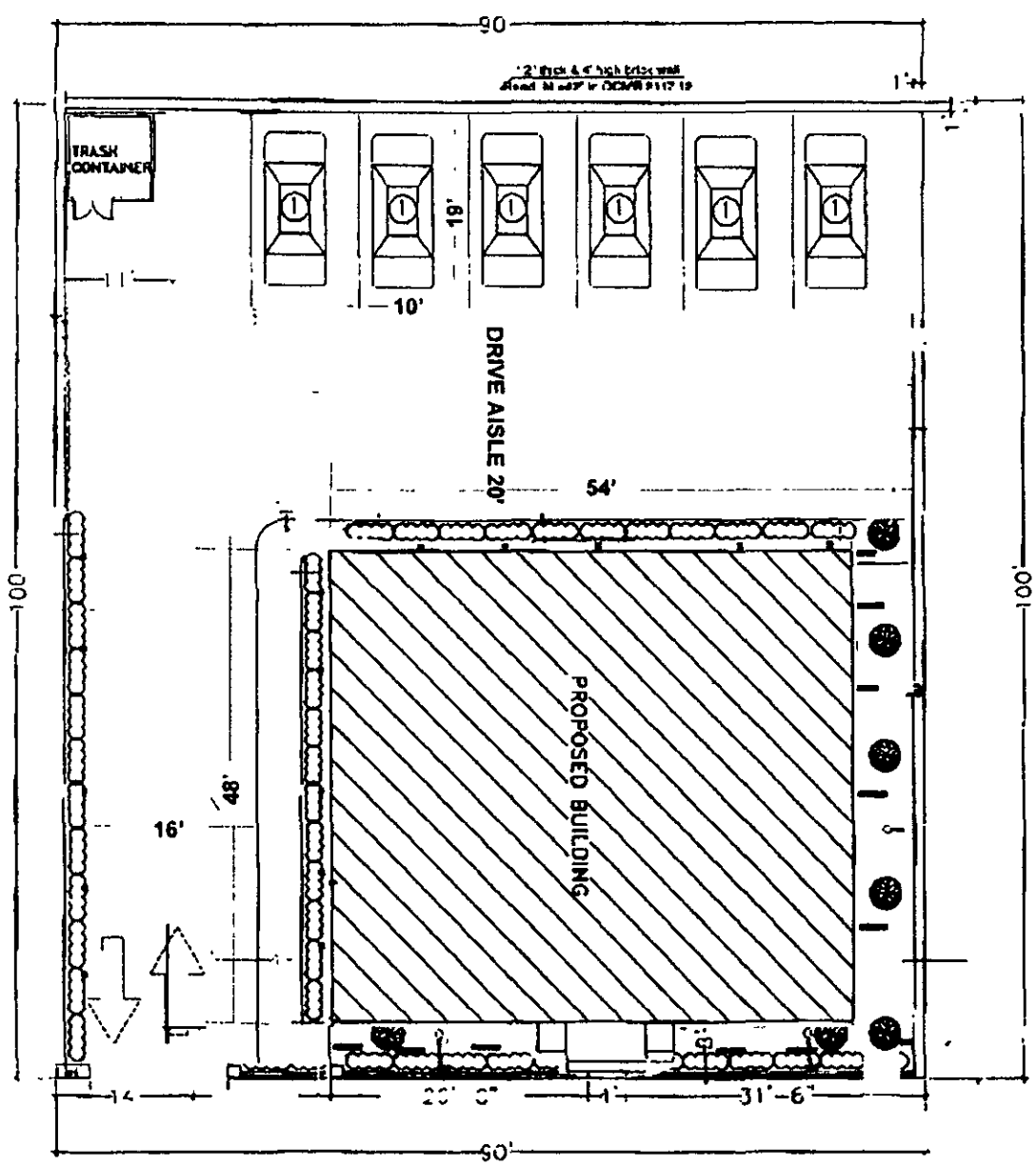
The transportation aspects of the project remain unchanged, parking and loading facilities will still be placed at the rear of the new building, accessed by an existing public alley and driveway. A total of 140 parking spaces will be provided in the parking garage, reducing the parking ratio from one parking space per dwelling unit to one space per three dwelling units, but still satisfying the minimum number required by the Zoning Regulations.

The proposed modifications to the project will have a negligible impact on vehicular and pedestrian traffic. DDOT has no objection to the project provided the applicant continues to coordinate with DDOT on public space and streetscape improvements for public areas surrounding the project site.

KL:lb

ZONING COMMISSION
District of Columbia

CASE NO. 05-15A
ZONING COMMISSION
District of Columbia
CASE NO. 05-15A
EXHIBIT NO. 11 (UK+G)



LEGEND

- TREE AND BUSHES
- GREEN
- LAMP POST
- PARKING
- BUSH

LANDSCAPE/PARKING
5106 Drake PL SE

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2000 14th Street, N.W., Washington, DC 20009 (202) 671-2730

ZONING COMMISSION
District of Columbia

CASE NO.

05-15A

EXHIBIT NO.

11

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