


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

MEMORANDUM

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

From: Karina Ricks 
Acting Associate Director for Transportation Planning

Date: February 1, 2008

Subject: ZC No. 05-15A; Modification of a Previously Approved PUD
318 I Street, NE, Lots 1,826, 827, 22, 23 and 32, Square 775

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D.C. OFFICE OF ZONING

RECEIVED

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. DDOT has no objections to the project.

The applicant, Broadway I Associates, LLC, seeks approval for the modification of 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 in a C-2-B District. The original PUD application proposed the development of a for-sale condominium with 125 to 140 units with a parking garage providing one parking space per unit and 12 additional visitor spaces. The modified PUD application seeks approval of a for-rent apartment building with 160 to 180 dwelling units and 140 to 180 resident parking spaces and 12 visitor spaces. DDOT had no objections to the initial PUD application. (Attachment)

The overall footprint of the building remains unchanged from the approved PUD site plan with parking and loading accessed via I Street, NE. DDOT held a Preliminary Design Review Meeting (PDRM) with the applicant's architect to review the proposed public space improvements along 4th Street, NE, I Street, NE and the public alley abutting the site to the west; the applicant has revised the site plans accordingly to address transportation-related concerns.

DDOT is encouraged by the 57 spaces bicycle parking spaces provided in the garage, however the large number of vehicular parking spaces raises concerns. With the proposed conversion from ownership to rental units, the number of parking spaces may be excessive given the sites proximity to the Union Station and New York Avenue Metrorail

ZONING COMMISSION
District of Columbia

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Stations, approximately a 10-minute walk to each. The C-2-B zoning district allows a minimum parking ratio of one (1) space per each three (3) dwelling units; the applicant's proposal far exceeds that ratio almost reaching a one-to-one level.

DDOT has no objections to the modified PUD with the recommendation that the applicant provide a maximum of 140 parking spaces for residents.

KR:lb


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

MEMORANDUM

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

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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.

ZONING COMMISSION
District of Columbia

CASE NO. 05-15A

EXHIBIT NO. 25

DISTRICT DEPARTMENT OF TRANSPORTATION



FAX TRANSMITTAL

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Sharon S. Schellin	Lewis C. Booker
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NOTES/COMMENTS

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