


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  
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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 4<sup>th</sup> 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 4<sup>th</sup> 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

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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