

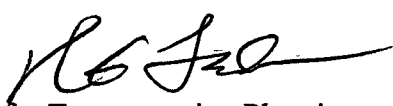
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



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 9, 2005

Subject: ZC No. 05-18 – Hope 7 Monroe Street PUD, Located at 1020 Monroe Street, NW, Square 2840, Lot 820, in a C-2-A 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 has no objection to the proposed project.

The applicant, Hope 7 Inc., seeks approval of a Planned Unit Development (PUD) on the subject property located on the southeast corner of 11th and Monroe Street, NW. The site is bounded by Monroe Street to the north, a 15' – wide public alley to the south, 11th Street to the west and an apartment building to the east.

The project consists of fully renovating the mixed-use four-story apartment building on site, including the existing 22 residential units and six retail units, and constructing two additional stories above. The proposed fifth-floor addition will provide for five new residential units for a total of 27 dwelling units; the sixth floor addition will provide an exclusive recreational area including a fitness center and rooftop terrace. Existing residential tenants will remain after project completion.

The residential lobby will be constructed on Monroe Street, NW including a proposed new elevator. Access to the six ground-floor retail units is from 11th Street, NW. The proposed loading and parking facilities are placed to the rear of the site, accessed by the

ZONING COMMISSION
District of Columbia

CASE NO. 05-18
EXHIBIT NO. 18

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

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public alley. For the new apartment units, the applicant is required to provide two parking spaces, one for every two dwelling units. A total of three parking spaces are proposed, meeting the parking requirement for the new apartment units of one parking space for each two dwelling units.

The project will have a negligible impact on on-street parking supply and traffic circulation. Accordingly, DDOT has no objection to the proposed project.

KL:lb