GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: January 23, 2006

Subject: **PUD (ZC No. 05-32) – Atlantic Plumbing North**

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 Atlantic One, LLC, seeks approval of two separate Planned Unit Developments (PUD) applications that will consist of the construction of four new residential building on four separate development parcels labeled Parcel-A through Parcel-D. The other PUD application, *Z.C. No. 05-17,* is for the portion of the project called *Atlantic Plumbing South* and consists of three new mixed used residential buildings all located near the intersection of Ninth and V Streets, NW on Parcels A, B and D. Combined, both projects will contain approximately 650 residential units, 650 parking spaces and 16,000 square feet of ground floor retail.

The subject of this application is Parcel C, located between Florida Avenue and Ninth Street, NW, across from the intersection of Florida Avenue and W Street, NW. The proposed residential lobby and retail storefronts for *Atlantic Plumbing North* are placed on Florida Avenue, NW with access to the parking garage and loading facilities provided from Ninth Street, NW to the rear. Commercial uses abut the subject site to the north and south. The new building will provide approximately 250 dwelling units, 4,00 square feet of ground floor retail and 250 garage parking spaces, which exceeds the minimum number of spaces required by the Zoning Regulations.

DDOT and the District Office of Planning (OP) are developing plans to establish a traffic circle at the intersection of Florida Avenue and Bryant Street, NW extended, as well as

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potentially extending W Street, NW from Georgia Avenue to Ninth Street, NW, and informed the applicant to include the proposed changes in their traffic analysis and design development. DDOT concurs with the findings of the transportation impact analysis submitted by the transportation consulting firm retained by the applicant that determined additional trips generated by the project can be adequately accommodated by the transportation network and the proposed construction of a traffic circle improves the overall future level-of-service.

Accordingly, DDOT has no objections to the project provided the applicant continues to work with DDOT and OP in the development of design plans for proposed modifications to the roadway network of the immediate area, and in development of streetscape plans for improvements on the public space abutting the site. DDOT also recommends that the applicant consider reserving several underground parking spaces for car-vehicles as a means of reducing demand for car ownership within the project.

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