


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

MEMORANDUM

TO: Sharon Schellin
Office of Zoning

FROM: Kenneth G. Laden 
Associate Director

DATE: February 26, 2007

SUBJECT: Z.C. No. 5-38, Marina View Towers
Supplemental (Traffic Analysis)

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In accordance with the District Department of Transportation (DDOT) request for additional traffic analysis the applicant has submitted a revised traffic analysis that include the impacts of Marina View and surrounding known future developments in the study area. The horizon for this additional analysis is 2012 and covers the following developments:

- Waterside Mall
- USDOT
- Re-distribution of traffic due to 4th Street Improvement
- Monumental Realty @ Ballpark, Phase I
- The Southeast Federal Center, Parcels E1, M, K, D1, D2, L1, O1, N1, O2
- Capper Carrollsbury
- Florida Rock, Phase 1 and 2

The result of the analysis indicates that most of the intersections leading to and from the Marina View would operate at level of service D or better. The intersection of 4th and M Streets would operate at level of service E during the p.m. peak hour in year 2012. However, the operational improvement to this intersection that carries substantial commuter traffic is beyond the capability of the proposed Marina View Towers. DDOT will continue to evaluate traffic congestion at this and other locations to mitigate congestion as it occurs.

In addition, the applicant has submitted a trucking diagram indicating the location and the size of the loading area. The diagram also shows the Waterfront Mall loading facility. In our judgment, the shared private drive is adequate to accommodate the loading needs of both developments.

By previous letter, we concurred with the applicant's transportation demand management operational plan, therefore we have no objections to the planned development.

ZONING COMMISSION
District of Columbia

2000 14th Street, N.W., Washington, D.C. 20009 (202) 671-2737

CASE NO.

05-38

EXHIBIT NO.

49 (EAK)

District of Columbia
CASE NO.05-38
EXHIBIT NO.49