

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

To: Sharon S. Schellin, Secretary
Zoning Commission

From: Kenneth G. Laden *KG Laden*
Associate Director for Transportation Planning

Date: October 16, 2006

Subject: ZC 06-24 – Planned Unit Development (PUD)
2400 14th Street, NW; Square 2661, Lot 219

RECEIVED
D.C. OFFICE OF ZONING
2006 OCT 27 PM 12:13

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, Level 2 Development, seeks approval of a PUD in order to develop a mixed-use condominium on the subject site that will include 200 to 250 dwelling units, 18,500 square feet of ground-floor retail and a two-level parking garage. The site is located on the west-side of Fourteenth Street, NW between Belmont Street, NW and Chapin Street, NW and is bordered by a 20' – wide public alley to the west. The site is currently occupied by a small shopping center and surface parking with 48 parking spaces that will be demolished prior to construction. The center has a total of 17,743 square feet of retail space, of which 11,767 square feet was leased and 5,976 square feet vacant at the date of the filing.

The new building will be oriented towards Fourteenth Street, NW where the main residential lobby and retail stores will be located; ground-floor entrances for individual condo units are placed along Chapin Street, NW. Access to the parking garage and loading facilities is provided by the public alley. To accommodate retail users, the applicant proposes constructing a surface parking lot towards the north end of the alley with 18 parking spaces with a walkway providing a link to the main retail entrances facing Fourteenth Street, NW. The loading docks are adjacent to the parking garage entrance placed towards the southern end of the alley. Delivery trucks will be instructed to enter the alley from Chapin Street, NW to the north and exit to the south onto Belmont Street, NW, allowing them to back into the loading bays adjacent to the alley. Two proposed car-sharing spaces are proposed to be located adjacent to the loading docks and bicycle parking spaces are placed in the garage.

ZONING COMMISSION
District of Columbia

CASE NO.

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

EXHIBIT NO.

ZONING COMMISSION
District of Columbia
CASE NO. 06-24
EXHIBIT NO. 26

ZC 06-24
2400 14th Street, NW
October 16, 2006
Page 2

A traffic impact study was prepared by a traffic consultant retained by the applicant, comparing the existing traffic conditions with the proposed future traffic conditions after project completion. DDOT supports the findings of the study that determined the proposed project will generate less AM peak-hour and PM peak-hour trips than currently generated by the existing shopping center. The project will have a negligible impact on the surrounding transportation network, thus DDOT has no objections to the project proposal.

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DISTRICT DEPARTMENT OF TRANSPORTATION



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Zoning Commission

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Associate Director for Transportation Planning

Date: October 16, 2006

Subject: ZC 06-24 – Planned Unit Development (PUD)
2400 14th Street, NW; Square 2661, Lot 219

2006 OCT 17 AM 10:34

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

ZONING COMMISSION
District of Columbia

CASE NO. 06-24
EXHIBIT NO. 24 (box)

ZC 06-24
2400 14th Street, NW
October 16, 2006
Page 2

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DISTRICT DEPARTMENT OF TRANSPORTATION★ ★ ★
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■■■■■**FAX TRANSMITTAL**

TO:	FROM:
Sharon S. Schellin	Lewis C. Booker
COMPANY:	DATE:
Zoning Commission	October 17, 2006
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
(202) 727-6072	5
PHONE NUMBER:	SENDER'S FAX NUMBER:
(202) 727-6311	(202) 671-0617
RE:	YOUR PHONE NUMBER:
ZC 06-24: 2400 14 th Street, NW	(202) 671-2309
ZC 06-35: 1227-1231 25 th Street, NW	

☐ URGENT ☐ FOR REVIEW AND COMMENT ☒ FOR YOUR INFORMATION ☐ PLEASE RETURN

NOTES/COMMENTS:

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