

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

MEMORANDUM

TO Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM Kenneth Laden *KG Laden*
Associate Director for Transportation Planning

DATE July 19, 2007

SUBJECT Zoning Commission Application NO ZC 06-30

The District Department of Transportation (DDOT) has reviewed the application and other materials accompanying your memorandum dated June 2007. This memorandum addresses the transportation elements of the application.

District of Columbia Housing Authority (DCHA) and the United States Park Services filed the application. The property is located in the northeast quadrant of the District of Columbia and is bounded by Anacostia Avenue, Hayes Street, Barnes Street, Grant Street, which are local streets and Kenilworth Park in Square. The property is located in Square 5040 and Lot 804, part of parcels 170/27 and 170/28 in the area that is partly zoned R 5 A and partly un-zoned. The property is presently undeveloped and vacant.

The Applicants are requesting consolidated review and approval of a planned unit development (PUD) and also requesting that the un-zoned portion of the property be zoned R 5 A District.

The property has an area of approximately 257,976 square feet. The proposed development includes 125 units in 104 residential buildings. The property will be owned and operated by the District of Columbia Housing Authority (DCHA), the public parks will be owned and maintained by the District of Columbia Government.

The project will include at least one off-street parking space for each of the 125 units, in compliance with the zoning regulation requirements. In addition, there will be 150 on-street parking spaces.

ZONING COMMISSION
District of Columbia
CASE NO. 06-30
EXHIBIT NO. 45

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The new development will add 24 AM peak hour trips and 28 PM peak hour trips to the public street system upon project completion. DDOT has reviewed the traffic study provided by the applicants. The result of the analysis indicates that all the four intersections in the study area currently operate at level of service (LOS) "C" or better during both the AM and PM peak hours.

The net additional trips that are generated by the proposed residential project will not have an adverse impact on traffic conditions in the study area. In close proximity to the project are the Minnesota Avenue Metro Station, Metro bus stops, and network of connected sidewalks. The applicants are required to provide 7 bicycle racks, spaces, and has indicated that they will provide car sharing spaces. As such, residents have other transportation options other than the use of their private vehicles.

Therefore, from the transportation standpoint, the proposed use will not have an adverse traffic or parking impact on the neighboring residential area. Accordingly, District Department of Transportation has no objection to the proposal.