

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

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

From: Kenneth G. Laden
Associate Director



Date: September 12, 2007

Subject: ZC 07-07 – Planned Unit Development (PUD) Located on 7th Street,
NW between S and T Streets, NW, Lots 21, 66, 97, 814, 815 and 854

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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 project.

The applicant, Broadcast Center Partners, LLC, proposes to develop a new mixed-use residential, office and retail building containing approximately 319, 917 gross square feet above-grade with two levels of underground parking (approximately 177 spaces). The project will provide 192, 511 gross square feet of residential space (180 dwelling units); 24,323 gross square feet of retail/arts space; and 103,083 gross square feet of office space; and a building height of 90 feet-nine floors. The residential portion will be 9 floors, while the office portion will be 7 floors.

The proposed project currently consists of approximately 51,062 square feet of land area with frontage on 7th Street, NW. It occupies most of the length of the eastern side of 7th Street, NW, between S. Street, NW and T. Street, NW. A series of underutilized structures front 7th and T Streets on the northern half of the property. The property is in the Greater U Street Historic District and is a part of the Great Streets Plan. The Howard University/Shaw Metro Station Metrorail Station abuts the project site to the south.

The public alley to the east of the site will also provide access to trucks for loading as well as to cars for parking. The design of the parking garage has one point of entry and exit from the alley behind the building. The applicant proposes that the alley operate with two-way traffic south of the garage entrance and one-way northbound traffic north of the entrance. The site is well served by a number of Metrobus routes with accessibility to the Howard University/Shaw Metro Station directly below the project.

2000 14th Street, NW, 7th Floor, Washington DC 20004 ZONING COMMISSION
District of Columbia

CASE NO. 07-07

EXHIBIT NO. 34

The existing sidewalks and public space for all of the adjacent streets will be enhanced by the project. A sidewalk plaza area between the office portion of the project and Metrorail entrance will be established and streetscape improvements on 7th Street, NW will be consistent with the Design Guidelines of the Georgia Avenue Great Street Plan. The public alley will be reconstructed and resurfaced with scored concrete and will include a stamped brick pattern placed within the property line.

The project is expected to generate 140 AM peak hour vehicular trips and 176 PM peak hour vehicular trips. The development would account for approximately 6% of the total AM and PM peak hour traffic volumes at the intersection of 7th and S Streets. The signalized intersections in the study area currently operate at Level-Of-Service C (LOS-C) or better, and were determined to operate at LOS-C or better after the proposed project completion in 2009.

The project will preserve the architectural traditions of the local historic district by incorporating the rehabilitated façade's of the front of the existing historical buildings, maintaining a minimum depth of 40 feet of the existing structure. The project will combine an elegant glass and steel office structure with a traditional brick residential building. The project will emphasize the historical elements.

Several issues have to be resolved as the project plans are refined including the location of new Pepco vaults to serve the building, placement of bike racks, alley improvements and streetscape improvement plans for 7th Street, S. Street and T. Street, NW. The applicant and their representative have met several times with DDOT staff and have been responsive to our questions and concerns. Accordingly, DDOT has no objections to the project provided the applicant continues to coordinate with DDOT staff.

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FAX SHEET

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