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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Jamison L. Weinbaum, Director
DC Office of Zoning

FROM: Karina Ricks 
District Department of Transportation

DATE: April 20, 2010

SUBJECT: ZC case # 09-03 (Application of Skyland Holdings, LLC)
Intersection of Naylor, Good Hope Road and Alabama Avenue, S.E.

In addition to the comments the District of Columbia, Department of Transportation (DDOT) has previously provided on December 7, 2009 and February 17, 2010, DDOT wishes to provide the additional following information discussed during the February 4, 2010 Zoning Commission hearing.

DDOT ANALYSIS

DDOT has discussed and reviewed the Applicant's proposal for the pedestrian improvements at the intersections adjacent to Skyland. DDOT and the Applicant have agreed that two (2) intersections need to be improved to better serve the needs of all transportation users in the vicinity of Skyland, and improve pedestrian safety and access. The Applicant has agreed to build an additional vehicle travel lane, on Good Hope Road, with oversight from the DDOT Infrastructure Project Management Administration (IPMA) staff members. The new travel lane will compensate for removal of the existing vehicle service lane the Applicant has agreed to close to vehicular travel. The infrastructure work will include all DDOT and Americans with Disabilities Act (ADA) standards.

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The Applicant will improve the future 4-way intersection, where the existing vehicle access point to the Good Hope Marketplace presents challenges to pedestrians crossing safely. DDOT has reviewed the Applicant's proposal to install a break in the median on Alabama Avenue. The improvement will increase the safety of pedestrians crossing Alabama Avenue from Skyland to the retail located on the east side of Alabama Avenue, and vice versa.

DDOT TRAFFIC VOLUME MAP

DDOT testified that it would provide its own data associated with traffic volumes in the neighborhood of the proposed project.

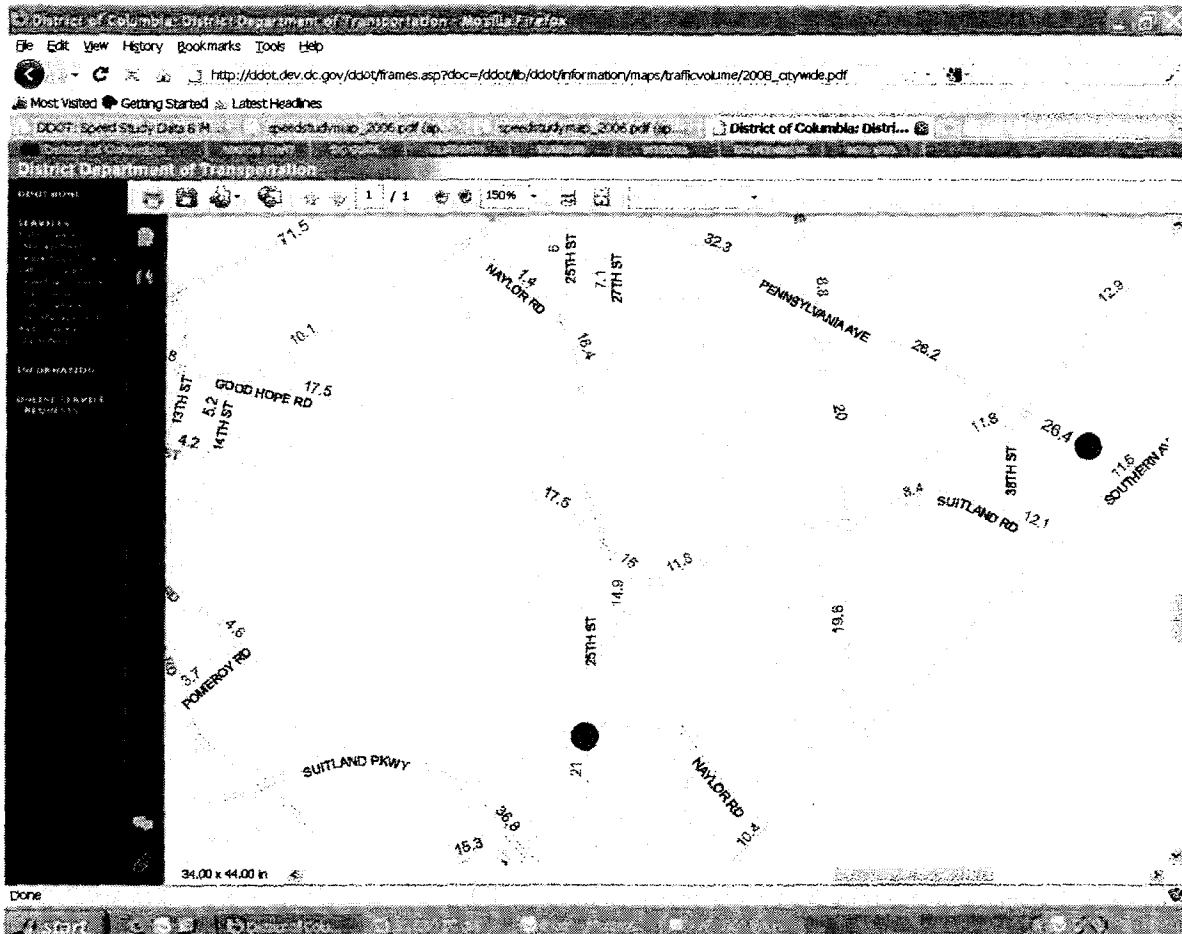


Figure 1 -- 2008 DDOT Volume Study map shows the average annual weekday volumes, expressed in thousands, rounded to the nearest 100.

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Good Hope Road – 17,500 vehicles per day

Naylor Road (directly adjacent to Skyland) – 15,000 vehicles per day

Alabama Avenue – 11,800 vehicles per day

Branch Avenue (north of Alabama Avenue) – 20,000 vehicles per day

Branch Avenue (south of Alabama Avenue) – 19,600 vehicles per day

KR:jj