

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

★ ★ ★

██████████

██████████

Transportation Policy and Planning Administration

Memorandum

TO: Richard Nero, Acting Director
DC Office of Zoning

FROM: Karina Ricks *KR*
District Department of Transportation

DATE: July 22, 2009

SUBJECT: ZC #09-08 (Brookland Artspace Lofts, LLC)
3225 8th Street, N.E.

2009 JUL 22 PM 2:19

APPLICATION

Brookland Artspace Lofts, LLC (the "Applicant") seeks a PUD-related map amendment to rezone the property from the C-M-1 Zone District to the C-2-B Zone District. The Applicant proposes the construction of 41 artist studios and apartments. It will also develop the southern portion of the property as a dance studio. The buildings will have a maximum height of 50 feet and the gross floor area of the project will be 67,840 square feet or 2.7 FAR. The project will have a lot occupancy of 74%. The project requires flexibility from the rear yard, parking, and roof structure requirements of the Zoning Regulations.

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) received the Applicant's transportation assessment on Tuesday, July 21, 2009, and, as a result, has not had an opportunity to complete its review for the July 23, 2009 public hearing. DDOT requests the BZA to keep the case record open until Thursday, July 30, 2009 in order for DDOT to file comments and assist the Zoning Commission with its determination.

2000 14TH Street, N.W., 7th Floor, Washington, D.C. 20009
202 671-2730, Fax: 202 671-0617

ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

09-08
27