

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Policy, Planning and Sustainability Administration

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Memorandum

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

FROM: Karina Ricks *KR*
District Department of Transportation

DATE: September 3, 2010

SUBJECT: BZA Application #18096 (Application of Vision of Victory CDC)
2513-2547 Alabama Avenue, S.E.

APPLICATION

Vision of Victory CDC (the "Applicant") pursuant to 11 DCMR § 3104.1 seeks a special exception under section 353, to allow the construction of a new ninety one (91) unit residential apartment building under section 353, in the R-5-A District at premises 2513-2547 Alabama Avenue, S.E. (Square 5730, Lots 38, 923, and 924).

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) recommends support of the Applicant's request for a special exception under section 353.

The Applicant has met with DDOT for purposes of comprehensively reviewing the transportation impacts of the project. According to the plans provided, access to the site can occur without substantial infringement on the public space. DDOT expects the building management, upon complete build-out, to properly schedule all deliveries and move-in/move-out of the building.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18096
EXHIBIT NO. 26

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The Applicant has agreed to the following:

- The public alley located to the south of the land use development will continue to function as a public alley.
- Provide DDOT approved lighting and illumination along the front of the land use, upon complete build-out, that will meet the City's lighting standards. The Washington Globe lighting along the front of the completed building will adhere to the established streetscape standards for the Hillcrest neighborhood.
- The proposed vehicle service lane, as shown in the original plans, shall be removed.
- The proposed curb cut, located on Alabama Avenue to access the surface parking lot, shall be regarded as concept and will undergo final determination through the DDOT Public Space Committee.

SUMMARY

DDOT concerns have been adequately mitigated by measures the Applicant has inserted or removed from the site plan. DDOT supports the request and believes the special exception shall be granted.