GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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Memorandum

TO: Ellen McCarthy, Director
Office of Planning

FROM: Kenneth Laden
Associate Director

DATE: September 30, 2005

SUBJECT: Zoning Commission Case No. 01-28TE – Modification to an Approve Planned Unit Development (PUD) located at 200 K Street, N.E.

The District Department of Transportation (DDOT) has reviewed the request for modification of an approved Planned Unit Development to construct three residential buildings in lieu of a mixed-use office/residential development on the subject site. The proposed phase I, building A consists of ten stories with approximately 202 residential units and the proposed phase II buildings B and C containing approximately 500 units.

The project will provide approximately 177 underground parking spaces for phase I and approximately 525 spaces for phase II. Access to the parking garage will be via the existing curb cut from Rhode Island Avenue. The anticipated trip generated by the proposed PUD modification will only be slightly greater than the existing land use, and will not adversely affect the surrounding transportation system. Access to the loading facility is from the 20-foot wide alley located on the property's southern boundary. The PUD project proposes a 2.5-foot set back from the west public alley. DDOT has no objection to the proposed access and circulation system.

DDOT is seeking to reduce the number of vehicles used for mid-day trips and is therefore encouraging the use of car sharing programs such as Zip car or Flex car. Therefore, we would encourage the applicant to consider setting aside approximately **five percent** of the proposed garage parking spaces for car sharing vehicles.

In summary, the proposed PUD modification will have a negligible impact on traffic circulation and will not create objectionable traffic conditions in the area. Accordingly, DDOT has no objection to the proposed PUD modification.

2000 14th Street, N.W., Washington, D.C. 20009 (202) 671-2730

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.85

CASE NO. 01-28TE
EXHIBIT NO. 85

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Phone: 202-671-2730/40 **Fax: 202-671-0677**

FAX SHEET

Send To: **Company name**	Office of Zoning	**From:**	A. Bakr
Attention	Jerilly R. Kress	**Date**	11-02-05
Office location		**Office location**	
Fax number	727-6072	**Phone number**	671-0494

If you did not receive all pages, please call 202-671-2730

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COMMENTS

District Department of Transportation

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