GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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Memorandum

TO: Andrew Altman, Director
Office of Planning

FROM: Kenneth Laden, Associate Director
Transportation Policy and Planning Administration

DATE: NOV 5, 2002

SUBJECT: Zoning Commission No. 02-22

The Department of Transportation (DDOT) has reviewed the petition to rezone the Lots 103-106 and 109 in Square 754 located on the east side of Second Street, NE between E and F Streets, from CAP (R-4) to CAP (C-2-A). Our review considers the maximum potential development under existing and proposed zoning. The land area of the site is approximately 8,684 square feet.

Under the existing CAP (R-4), approximately 18 apartment units could be developed. Traffic generated under this scenario (approximately 8 vehicles) would have a negligible impact on the surrounding street.

Under the proposed CAP (C-2-A), the site could be developed either as an office or retail space. Under this scenario, the retail space would generate approximately 26 vehicles during the P.M. peak hour compared to 19 vehicles by the office component. This amount of trip generation level would not have a significant traffic impact on the surrounding street system.

From a transportation standpoint, the proposed rezoning will not result in an adverse traffic impact in the area. Accordingly, DDOT has no objection to the proposal.

Cc: Alberto Bastida
Office of Zoning

ZONING COMMISSION
District of Columbia
Case 02-22
Exhibit 27

ZONING COMMISSION
District of Columbia
CASE NO.02-22
EXHIBIT NO.27