GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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MEMORANDUM

To: Jerrily Kress
Director, Office of Zoning

From: Kenneth Laden
Associate Director, District Department of Transportation

Date: June 18, 2003

Subject: Zoning Commission Application #02-50C (St. Luke's Condominium)

The District Department of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation aspects of the proposal.

The applicant, St. Luke's Condominium, LLC, requests approval for Planned Unit Development that consists of a new residential project that will include 44 units on the northeast corner of Wisconsin Avenue and Calvert Streets, NW.

DDOT believes that the number of peak hour trips anticipated to be generated by the proposed development would have a negligible impact on the existing traffic conditions. DDOT agrees with the developer's estimate that approximately 20% of all AM and PM peak hour external person-trips will be made by means other than private automobiles such as metrobus, metrorail, or walking.

Additionally, the applicant has agreed to provide two parking spaces for each unit and additional guest parking. Therefore there will be minimal, if any, parking impact on the surrounding neighborhood. This parking for the residents and their guests is to be located below-grade.

DDOT did request that the developer study the possibility of including a lay-by. This element was deemed impractical for the following reasons:

- Such a lay-by would misalign the sidewalk
- The lay-by would have to be constructed too close to Wisconsin Avenue and cause queues of two or more cars to block access to the lane

ZONING COMMISSION
District of Columbia
Case 02-50
Exhibit 32

ZONING COMMISSION
District of Columbia
CASE NO.02-50
EXHIBIT NO.32

- Left-hand turns onto southbound Wisconsin Avenue would be required to make an abrupt maneuver that is potentially unsafe

Since deliveries can be made from the loading dock driveway that is located a short distance to the east of the potential lay-by lane, the potential safety hazards drivers turning left, DDOT agrees with the developer and advises that the lay-by not be constructed. DDOT encourages the developer to implement landscaping that would discourage disembarkation from vehicles along Calvert Street.

This project will have a negligible impact on existing traffic conditions while providing substantial amount of parking. Accordingly, DDOT does not oppose the approval of this project.