

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

Memorandum

TO: Arthur Jackson, Development Review Specialist
Office of PlanningFROM: Kenneth Laden
Associate Director

DATE: September 26, 2005

SUBJECT: Zoning Commission Case No. 02-51A - Modification of a Planned Unit
Development (PUD) located at 1616 Rhode Island Avenue, NW. Square 183 Lot 82

The District Department of Transportation (DDOT) has reviewed the request for modification of an approved Planned Unit Development to construct an office building in lieu of a hotel development on the subject site. The proposed building consists of ten stories with approximately 130,870 square feet of gross floor area.

The project will provide approximately 90 underground parking spaces. DDOT notes that, presently, the site is used as a surface parking lot with approximately 70 to 75 parking spaces with access from Rhode Island Avenue. 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.

District of Columbia

CASE NO. 02-51A

EXHIBIT NO. 23

**Government Of The District Of Columbia
Office Of Planning**



Facsimile Transmittal Sheet

To: Elaine Booth

From: ARTHUR JACKSON *AJ.*

Company: OFFICE OF ZONING

Date: SEPTEMBER 27, 2005

Fax Number: 727-6072

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Re: AGENCY RESPONSE CONCERNING ZC 02-25A

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Please add the attached agency response to the public record. Contact me at 442-8309 with questions.

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