GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

Memorandum

TO: Andrew Altman, Director
Director Office of Planning

FROM: Kenneth G. Laden
Associate Director

DATE: MAR - 2 2004

SUBJECT: Zoning Commission No. 03-03 – Application by A&R/THC LLC for the DC Housing Authority

The District Department of Transportation (DDOT) has reviewed the application and other material accompanying your memorandum dated February 2, 2004. This memorandum addresses the transportation elements of the proposal.

The applicant, the District of Columbia Housing Authority and the A&R/THC LLC requests a second stage PUD review to develop several housing types to include detached and semi-detached single family homes, townhouses and "Grand Houses" for a total of 224 dwelling units The development will also provide 15,000 square feet for a community center with a child development center. It should be noted that the proposal will replace an existing development which comprised of 580 dwelling units. The PUD will provide one parking space per dwelling unit and 31 parking spaces for the Community Center.

The subject properties are located at the north and south sides of East Capitol Street between 56th Place and 58th Street SE. The project is a part of a larger PUD located at the confluent of two major arterial streets namely East Capitol Street and Southern Avenue, SE, a gateway entrance to the District from Prince Georges County, MD.

The PUD proposes new roadway and alleyways for internal circulation and access to parking areas. These roadway improvements have not been submitted to the Department for review and comments. However, if the new streets are to be dedicated, they must meet all pertinent codes, regulations and standards as employed by the Department including roadway design and paving, streetlight, curbs and gutters and sidewalk.

ZONING COMMISSION
District of Columbia
Case 03-03
Exhibit 29

FAX

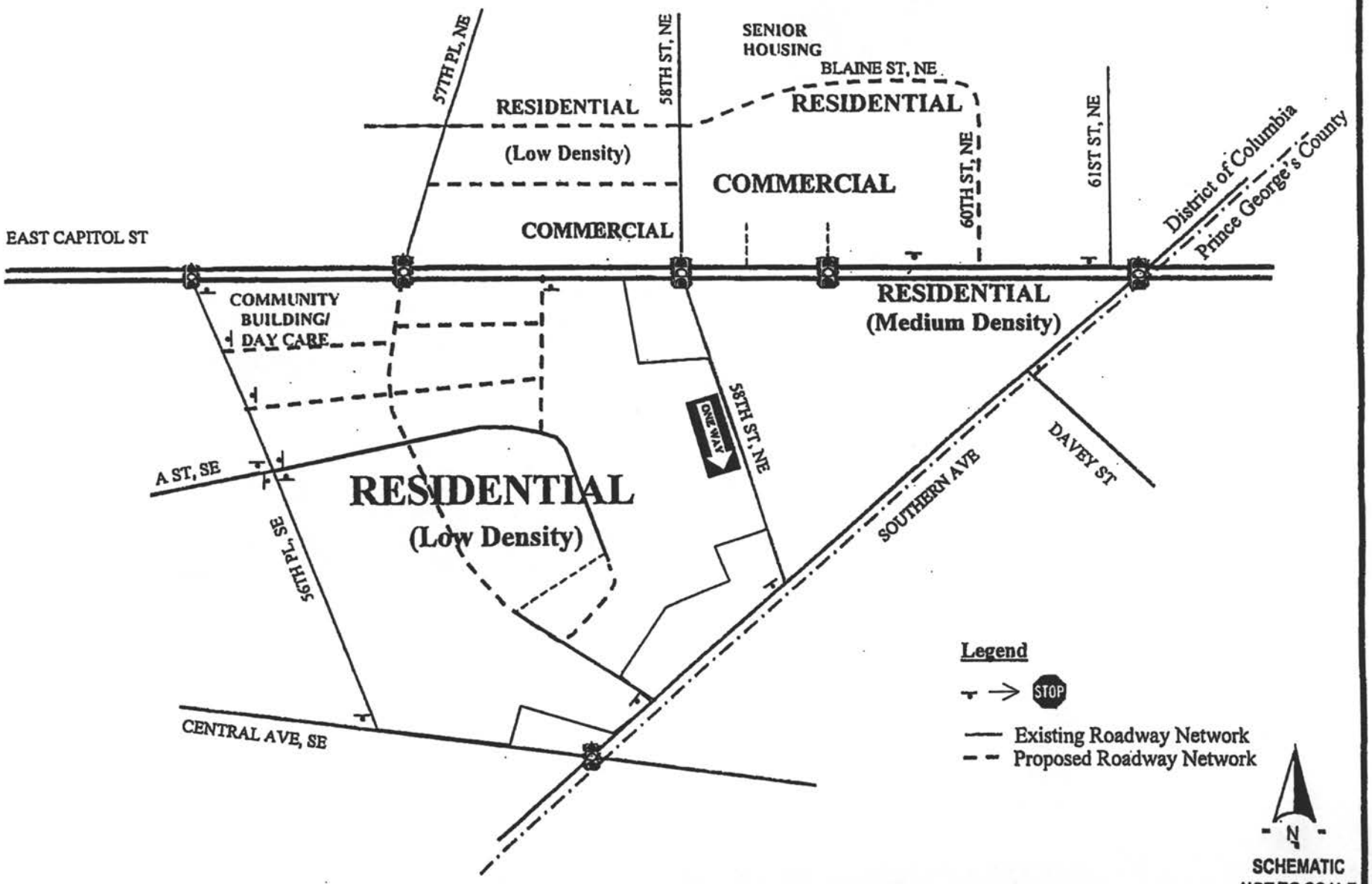
ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.29

In support of the proposed project, a traffic study was performed to determine the needs for any improvements to the adjacent and nearby transportation system to maintain a satisfactory level of service, safety, and access to the proposed development. Trip generation rates recommended by the Institute of Transportation (I.T.E.) and adjusted to the local availability of public transportation facilities and services (Buses and Metrorail) were used for this study. The resultant rates are comparable to DDOT derived rates for similar residential development. Accordingly, the proposal will generate approximately 156 vehicle trips to and from the site during the A.M. peak hour and 183 during the P.M. peak hour. DDOT concurs with the applicant's capacity analysis and the level of service (LOS) computation at the pertinent intersections in the vicinity of the project.

The results of the analysis indicate that all intersections leading to and from the project will operate at level of service D or better during both the A.M. and the P.M. peak hours. The development proposal calls for the implementation of some roadway and traffic improvements to enhance vehicular and pedestrian access, circulation and safety within the study area. These improvements include the following:

a) Signalization, pedestrian crossing, and exclusive eastbound and westbound left-turn lane at the East Capitol Street/57th Place intersection; and
b) Traffic calming measures, including four-way stop signs and speed bumps along 57th Place, south of East Capitol Street, to minimize cut-through traffic.

DDOT will work and cooperate with the developer to ensure that all necessary improvements will be in place in accordance with the phasing of the project.



O. R. GEORGE &ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

EXHIBIT 4:
PROPOSED SITE LAYOUT AND ACCESS SITUATION
New East Capitol Development, Washington, DC

3- 2-04;10:06AM; ;2026710617 # 4/ 4

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Division of Transportation
2000 14th Street, N. W., 7th Floor
Washington, D. C. 20009

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TRANSPORTATION POLICY & PLANNING ADMINISTRATION

FAX SHEET

Send To: Company name	Office of Zoning	**From:**	A. Bastida
Attention	Jerilyn Kress	**Date**	12/04
Office location		**Office location**	
Fax number	727-6072	**Phone number**	671-0494

If you did not receive all pages, please call 202_____

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Total pages, including this cover page 4

COMMENTS ZC-02-03

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