GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

Office of the Director

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Memorandum

TO: Andrew Altman
Director Office of Planning

FROM: Kenneth G. Laden
Associate Director

DATE: FEB 11 2004

SUBJECT: Zoning Commission Case No. 03-29 (The George Washington University-New Residence Hall)

The District Department of Transportation (DDOT) has reviewed the application and other material accompanying your memorandum of January 8, 2004. This report addresses the transportation elements of the proposal.

The applicant, the George Washington University (GWU), requests a consolidated review and approval of a Planned Unit Development (PUD) under the existing R-5-D zoning. If the application is granted, the University proposes to construct a new residence hall containing approximately 380 beds to include about 1,000 square feet of retail space in the first floor.

The site is located on the north side of F Street, NW, between 20th and 21st Streets, and consists of 28,669 square feet of land area. We note that the site is presently used as a parking lot containing approximately 60 parking spaces. This project will eliminate the current surface parking spaces, to be replaced with approximately 88 spaces in Square 43. Accordingly, the University will continue to maintain the required minimum of 2800 parking spaces on campus.

The applicant is providing on-campus housing for students who otherwise would be living off-campus. Thus, the project will have a positive impact from a transportation standpoint; that is, the 50 to 60 vehicle trips which would have been generated by undergraduate students living off-campus would be eliminated. Therefore, the proposed residence hall will help to ease present and future traffic and parking conditions on streets surrounding the campus. This represents benefits to the surrounding neighborhoods.

Case 03-29
ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.35

The PUD did not provide an off-street loading area as would be required normally by the Zoning Regulations for an apartment building. However, DDOT notes that this project is adjacent and contiguous to the GWU support building designed to provide a centralized service delivery facility for the campus. The support building includes four loading berths with access from the 16 foot public alley. In our judgment, the existing support facility will accommodate the service delivery needs of the new residence hall and loading and unloading activities for the new residence hall should be provided through this facility, not on "F" Street.

The Department supports the proposal as it increases on-campus housing in compliance with DDOT recommendations on BZA No.16553 dated April 21, 2000 (Foggy Bottom Campus Plan for a period of 10 years).

KL:ab

Government Of The District Of Columbia
Office Of Planning

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Facsimile Transmittal Sheet

To: Alberto Bastida	**From:** John Fondersmith, AICP Office of Planning
Company: DZ	**Date:** 2/19/04
Fax Number: 727-6072	**Number Of Pages Including Cover:** 3
Phone Number: 727-0338	**Sender's Phone Number:**(202) 442-8802
Re: ~~Office of Planning Report on~~ DDOT Report on ZC 03-29	

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Here is DDOT report

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