GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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To: Jerrily R. Kress, FAIA
Director
Office of Zoning

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: July 13, 2004

Subject: **Zoning Case No. 04-04 – G.W. Carver Senior Apartments PUD and Map Amendment Application Located at 4800 East Capitol Street, NE. Square 5140, Lots 78 and 79 in a R-5-B District**

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. This memorandum addresses the transportation impacts of the application.

The applicant, Carver 2000 Tenants Association, Inc. is a nonprofit association comprised of the residents of the existing George Washington Carver Apartments. The project consists of constructing a 103 unit apartment building for seniors on the vacant lot. Additionally, the applicant seeks a zoning map amendment from the current R-5-A designation to a R-5-B District. The change in zoning status will allow the site building to have four stories instead of three, provides a maximum height of 60' instead of 50', and the maximum permitted density increases from 1.8 FAR to 3.0 FAR.

East Capitol Street bounds the project site to the south, Central Avenue to the north, 47th Street to the west and 49th Street, NE to the east. The site is well served by mass transit. The Benning Road Metro Rail station is located directly across the street on Central Avenue, NE and several bus routes serve the site. The project will comply with ADA requirements for access and provide pedestrian pathways between the site and 47th Street, Central Avenue and East Capitol Street, NE.

A surface parking lot will be provided on site with parking access from 49th Street and Central Avenue, NE. A total of 20 parking spaces are proposed, with two reserved for handicapped vehicles, and exceeds the zoning requirement of one parking space for each

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CASE NO. 04-04
EXHIBIT NO. 22

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six dwelling units, or 18 parking spaces. The project will generate a low level of vehicular traffic as the housing is for elderly residents Loading and trash pick-up access will be from Central Avenue, NE. The trash enclosure and parking lot will be screened from Central Avenue, NE and East Capitol Street, NE by planting dense shrubs and shade trees.

The project will have a negligible impact on existing traffic volumes and will not create dangerous or objectionable traffic conditions. Accordingly, DDOT has no objection to the application.

KL:lb

DISTRICT DEPARTMENT OF TRANSPORTATION

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NOTES/COMMENTS

See attachments

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