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: January 19, 2005

Subject: **ZC Case No. 04-22 – 220 H Street, NE**

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

The applicant, Abdo Development, L.L.C, seeks PUD approval and a zoning map amendment for new residential development at the project site, formerly home of the Capital Children's Museum. The site is located near Union Station and is bounded by H Street, I Street, 2nd Street and 3rd Street, NE and is split zoned with the western half of the site in a C-3-B District and the eastern half in a C-3-A District. The applicant requests a zoning map amendment have the entire site re-zoned to C-3-C.

The project calls for refurbishing a portion of the existing historic buildings on site and constructing two new residential buildings with an underground parking garage. Approximately 500 residential units will be created by the development, the existing buildings will be converted into 55 residential units and the new buildings, proposed to be 110' high, will consist of 435-445 units arranged around a landscaped courtyard.

Numerous access points are proposed for the site with pedestrian and vehicular movements separated by design. The main pedestrian entrance will be located on Third Street, NE, aligned with the existing Children's Museum driveway. This entrance leads to a landscaped central courtyard, which included an "amenities building" serving the entire complex, that will provide meeting and common rooms, recreational space, and an attendant's desk. H Street, NE borders the site to the south at the Hopscotch Bridge, which intersects the existing building at approximately the second-story. The applicant will provide as many as two pedestrian access points directly from H Street to the site.

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EXHIBIT NO. 27

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The parking garage, containing 500 parking spaces, will be provided with a driveway entrance on Second Street, NE. The building design allows residents to access their units directly from the parking garage using an elevator and stairwells. Bicycle storage is provided in the garage level, and is accessed using the same elevator. In addition, DDOT encourages the applicant to install at-grade bicycle racks near the main entrances for visitors.

To accommodate visitor and resident vehicular drop-off and pick-up activities, the applicant plans to construct a circular drive on I Street, NE that leads to the central courtyard area. The design of the circular drive prevents vehicles from blocking I Street, NE. Loading facilities will also be provided on Second Street, NE, south of the parking garage entrance.

The applicant proposes a number of private and public space improvements for the site and abutting areas including replacing dead or diseased street trees, replacing broken sidewalk pavers, and providing substantial landscaping improvements on site. The applicant has been in contact with DDOT staff and will coordinate public space improvements with DDOT plans for the area, including the proposed rehabilitation of Second Street, NE adjacent to the project site.

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 proposal, provided the applicant continues to coordinate public space improvements with DDOT staff.

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DISTRICT DEPARTMENT OF TRANSPORTATION

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TO.	FROM:
Jerrily R. Kress	Lewis C. Booker
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Zoning Commission	January 19, 2005
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ZC No. 04-22 **Children's Museum Site Project**	(202) 671-2238

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NOTES/COMMENTS:

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