

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Samuel Zimbabwe 
Associate Director

DATE: December 4, 2014

SUBJECT: **ZC Case No. 07-26F – City Market at O Condo**

APPLICATION

City Market at O Condo, LLC and Roadside Development (the “Applicant”) proposes a modification to the approved Planned Unit Development (PUD). The site is located in the block bounded by 7th, 9th, O, and P Streets, NW (Square 398, Lot 32) and is zoned C-3-C. The proposed modification pertains to physical improvements to Residential Building A and the reallocation of approximately 4,266 square feet of commercial floor area to residential use. The proposed modification would not increase the number of residential units above the approved range, nor will it change the number of parking spaces or loading.

RECOMMENDATION

DDOT has reviewed the Applicant’s request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District’s transportation network. These modifications will not significantly impact vehicular, transit, pedestrian, and bicycle trips as reviewed under the previously approved PUD. Thus, DDOT has no objection to the approval of the proposed modification.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the zoning variance should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT’s Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT’s Public Realm Design Manual.

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