

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

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Memorandum

TO: Jamison L. Weinbaum, Director
DC Office of Zoning

FROM: Karina Ricks
District Department of Transportation

DATE: May 4, 2010

SUBJECT: ZC case # 09-15 (Application of G.D.K. 1412 Chapin Street, LLC, et al.)
Supplemental Comments

DDOT kindly requests the public record for Zoning Commission case # 09-15 be reopened to accept the following supplemental comments.

APPLICATION

G.K.D. 1412 Chapin Street, LLC, et al. (the "Applicant") seeks approval of a consolidated PUD and related map amendment to rezone the subject property from the R-5-B Zone District to the C-2-B Zone District. The property that is the subject of this application consists of approximately 9,000 square feet of land area and is located at 1412 Chapin Street, N.W. (Square 2661, Lot 152). The subject property is zoned R-5-B. The Applicant proposes to construct a 48,258 square-foot building with five stories (57 feet in height), that will provide 44 units of workforce housing. The density of the building will be a 5.36 floor area ratio ("FAR") and the lot occupancy will be up to 100% on the ground floor. The project will provide 16 vehicle parking spaces, one loading/delivery space, and 41 bicycle parking spaces in an indoor garage. The Applicant proposes to rezone the subject property from the R-5-B Zone District to the C-2-B Zone District.

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ZONING COMMISSION
District of Columbia

CASE NO. 09-15
EXHIBIT NO. 54

In addition to the comments the District of Columbia, Department of Transportation (DDOT) has provided on February 8, 2010 DDOT wishes to provide the additional following information discussed during the April 1, 2010 public hearing testimony.

DDOT ANALYSIS

The Applicant has responded to DDOT's concerns associated with the public space projections into the alley. The building design adjacent to the north-south alley shows less of a projection from four to two feet. The cantilever design that includes the building balconies has been revised to reflect two larger sections, per recommendation by DDOT.

While DDOT reviewed the April 26, 2010 amended building design for the east elevation, the south elevation also needed to show less of a projection into public space. The Applicant has changed that portion of the building design to show it has a two foot projection.

DDOT appreciates the willingness of the Applicant to change the building design to better comply with the DC Building Code. The Applicant is cognizant the public space projections are a resource that demand full compliance especially when the design may offer additional residential square footage while occupying public space.

KR:jj