

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF TRANSPORTATION**



**d. Policy, Planning and Sustainability Administration**


**MEMORANDUM**

**TO:** Sara Bardin  
Director, Office of Zoning

**FROM:** Jamie Henson  
Systems Planning Manager

**DATE:** December 5, 2016

**SUBJECT:** **Zoning Commission Case No. 15-02 – Brookland Townhomes Supplemental Report**



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MHI-Brookland, LLC (the “Applicant”) seeks approval of a Planned Unit Development (“PUD”) and related map amendment to allow construction of a townhome and residential conversion project at the site of the existing Redemptorists’ Building at 3112 7th Street NE. Since the October 29, 2015 hearing, the program for this project has been reduced from 39 townhomes and up to 46 residential units in the Redemptorists’ Building to 22 townhomes and up to 23 residential units. This report provides an update to DDOT’s prior report, dated October 19, 2015, reflecting the change in program for this case.

**SUMMARY OF DDOT REVIEW**

As noted in the previous report, DDOT did not object to the proposed PUD, contingent on adherence to the proposed TDM plan and requisite bicycle parking. The new proposal reduces the generated trips due to the smaller program, and as such impacts are lessened. The Applicant proposes the same TDM plan.

DDOT notes that there have been some shifts in the site design and access due to the modified program. These changes are noted in the following section, and it is anticipated that the Applicant will continue to work with DDOT during the public space permitting process to finalize the entrance and driveway design. DDOT does not object to the updated PUD proposal.

Updated Site Access

This Site is located at the southwest corner of the intersection of 7th Street NE and Jackson Street NE, encompassing the grounds of the existing Holy Redeemer College. The Site currently contains the existing Redemptorists’ Building, which will remain and be renovated for the new dwelling units, with the 22 new townhomes constructed on the south side of the building. The updated proposed site plan is shown in the following figure.

Vehicular access will continue to occur via driveways from 7<sup>th</sup> Street and from Jackson Street, but the Jackson Street entrance is modified from the prior plan. The 7<sup>th</sup> Street entrance remains unchanged from the prior proposal. Small private alleys are proposed behind the townhomes providing access to the vehicular parking spaces. The existing lot behind the Redemptorists' Building with 23 spaces will remain and one-way southbound access to this lot is proposed. Thus, access to the lot will be from the Jackson Street driveway only, and the Jackson entrance now partially utilizes an existing driveway on the site. Any loading access would also occur via these driveways. Two curb cuts for this project remains appropriate.

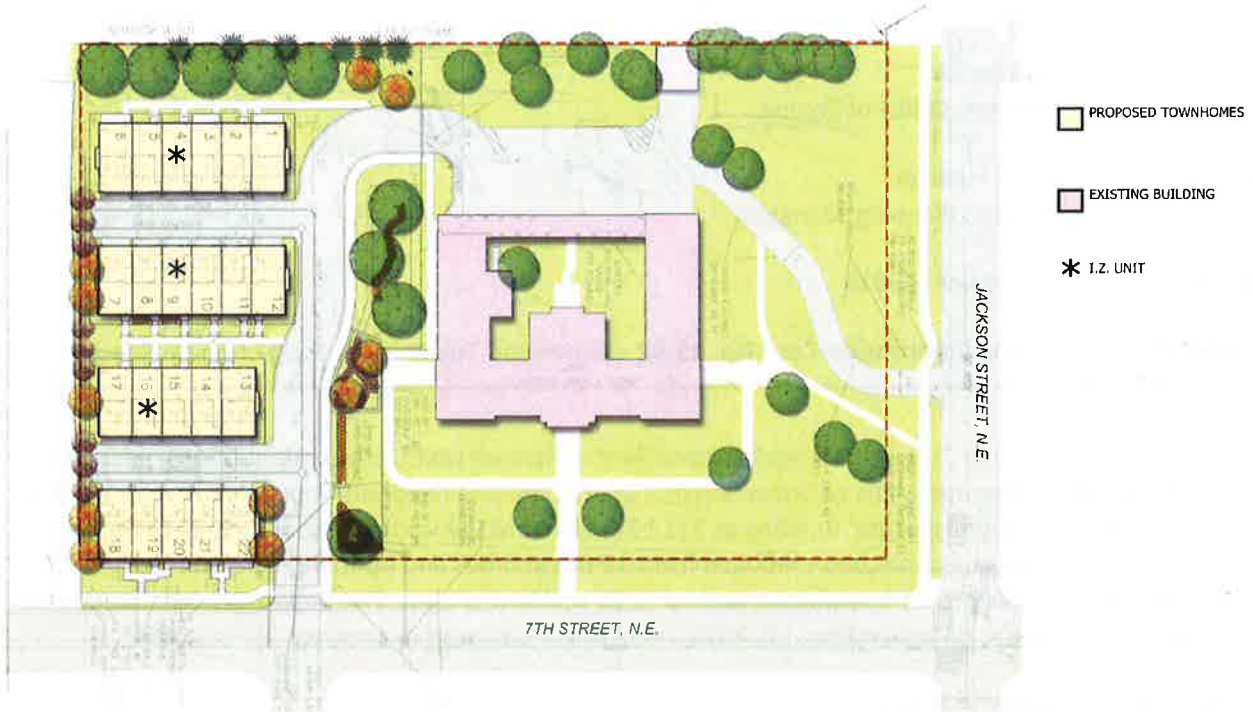


Figure 1. Updated Site Plan (Source: Applicant)

**Continued Coordination**

DDOT is continuing to work with the Applicant on the Jackson driveway entrance design to run the requisite AutoTurn analyses, to minimize impacts to onsite as well as street trees, consider stormwater impacts, and to provide as straight an alignment as possible, ensuring a safe design. It is important to DDOT that the driveway provides perpendicular access at Jackson, and direct and predictable access to the property. It is anticipated that the Applicant will continue to work with DDOT during the public space permitting process to finalize the entrance and driveway design, which may further modify this proposed entrance.

JH:rw