


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: March 14, 2016

SUBJECT: Second Supplemental Report for ZC Case No. 15-22 – 301 Florida Ave NE

This memorandum provides the District Department of Transportation's (DDOT) review of the Applicant's proposed designs for the N Street public space (Exhibit 35A). The proposed N Street conceptual plan as shown in Figure 1 includes widened sidewalks on both sides of the street, additional landscaping areas, parklets, and other pedestrian-scale improvements. The concept retains some curbside space that could be utilized for vehicle parking, loading, and other uses.

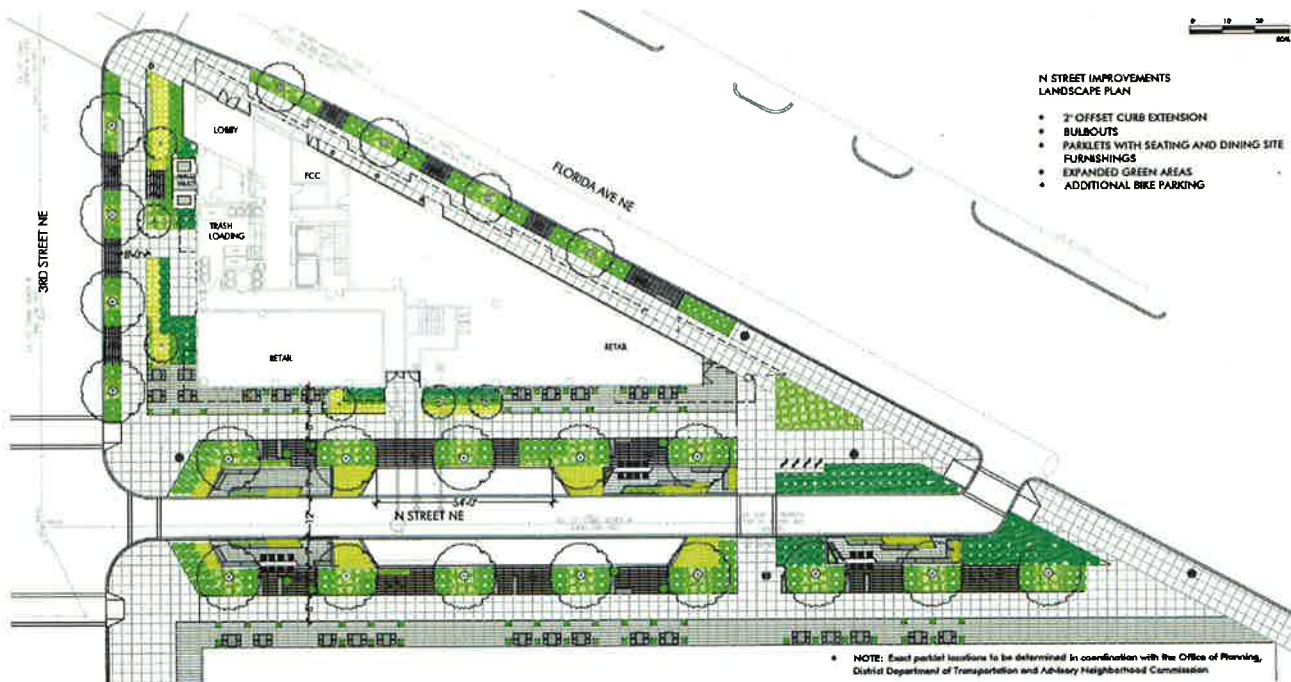


Figure 1 Applicant's Concept for N Street Public Space

All proposed elements in public space, including the N Street conceptual plan, require public space permits. As the plan has not received public space approval, DDOT considers the N Street improvements to be a conceptual plan that may need to be adjusted as it progresses through the public space permitting process. The elements shown in the conceptual plan are generally consistent with approved uses in public space. Additionally, the provision of curbside space allows for loading to take place from N Street, consistent with DDOT's preference for where loading should occur for the subject site. The commitment from the Applicant for ZC Case No. 15-28 (Exhibit 35B) to pursue a corresponding streetscape design for N Street for that project ensures that changes to N Street will be incorporated on both sides of the street.

Accordingly, DDOT has no objection to the proffered N Street changes as illustrated in the conceptual plan and looks forward to coordinating with the Applicant and the ZC 15-28 Applicant through the public space permitting process on the final design for N Street. As a result of this further coordination the conceptual plans may be adjusted, and DDOT requests that the Zoning Commission grant flexibility for the conceptual plan to change in order to accommodate changes identified during the public space permitting process.

SZ:jr