

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



2007 MAR 21 PM 12:47
D.C. COMMISSION ON ZONING

Transportation Policy and Planning Administration

To: Sharon S. Schellin, Secretary
Zoning Commission

From: Kenneth G. Laden *KG Laden*
Associate Director for Transportation Planning

Date: March 19, 2007

Subject: ZC 06-34 - Planned Unit Development (PUD) Application and Related Zoning Map Amendment from R-4 District to an R-5-B District for a New Residential Development Located at 1705-1729 East Capitol Street, SE, Square 1096, Lots 51-55

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. DDOT has no objections to the project.

Project Description

The applicant, Comstock East Capitol, L.L.C., seeks consolidated PUD approval and a Zoning Map amendment to change the proposed classification of the site from R-4 to R-5-B in order to develop a four-story residential building with a building height of 60 ft., the maximum building height allowed in an R-4 district is 40 ft. The site is located on East Capitol Street, SE between Seventeenth Street, SE and Eighteenth Street, SE and borders a twenty-foot wide public alley to the rear and apartment buildings to the east and west. The proposed new building will contain approximately 115,000 ft² of gross floor area, 136 dwelling units and 117 garage parking spaces.

The applicant retained a traffic consultant firm to prepare a traffic impact and parking study, analyzing existing traffic conditions and the proposed future impacts caused by the development. The project is projected to generate approximately 33 AM peak-hour trips, 39 PM peak-hour trips and a total of 412 average daily trips. DDOT supports the findings of the study that the observed intersections in the study area currently operate at an acceptable Level-of-Service C (LOS-C) or better during the AM and PM peak hour; and are projected to operate at LOS-C or better after project completion, and the project will have a negligible impact on traffic conditions on nearby streets.

ZONING COMMISSION
District of Columbia
CASE NO. 06-34(0215)
EXHIBIT NO. 34

The applicant proposes to use the existing public alley for access to the parking garage and loading facilities. The applicant exceeds the minimum number of parking spaces required if the R-4 District of the R-5-B District standards were applied. Zoning Regulations require the applicant provide a minimum of 68 parking spaces using the R-5-B zoning district standards of providing one space per every two dwelling units; the minimum requirement using the R-4 standard of one parking space per three dwelling units is 45 parking spaces.

Zoning Regulations requires a loading berth depth of 55 ft. and a 20 ft. deep service delivery space for an apartment building that exceeds fifty dwelling units. The project proposal calls for a combined loading and delivery berth of 45 ft., able to accommodate two delivery vans or one single-unit 30 ft. truck and a 34 ft. garbage truck. The loading berth entrance will be located at the southwestern corner of the site accessed by the public alley. The traffic consultant does not anticipate a demand for tractor trailer deliveries for a project of this size, in the rare event a resident uses a tractor trailer for moving activities, a temporary "no parking" permit adjacent to the site along East Capitol Street, SE can be obtained from DDOT.

The applicant presented the development plan to local residents and received positive feedback regarding proposed improvements to the public alley at the rear of the site. The public alley serves as a drive aisle for surface parking spaces for the residential properties located south of the alley, as well as providing to a private drive aisle that accesses the residential properties. The applicant seeks to change the circulation patterns of the east-west running alley from two-way traffic to one-way traffic heading westbound. This change allows for the parking garage to have right-in and right-out turning movements and reduces potential conflict with the surface parking lot located just south of the alley, as all vehicle movements will be westbound. Proposed improvements to the alley include repaving the entire alley, installing walking path abutting the alley with a low masonry wall with landscaping to provide a buffer between the alley and the new building.

The DDOT supports the conclusion of the traffic impact analysis that the project will have a negligible impact on traffic conditions on nearby streets and the proposed alley improvements are likely to improve the overall traffic operations near the subject site. Accordingly, DDOT has no objections to the project provided the applicant continues to work with DDOT staff and the immediate community to coordinate proposed circulation changes for the public alley.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

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District for a New Residential Development Located at 1705-1729
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ZONING COMMISSION
District of Columbia

CASE NO. 06-34 (FAX)

EXHIBIT NO. 34

ZC No. 06-34

March 19, 2007

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DISTRICT DEPARTMENT OF TRANSPORTATION



FAX TRANSMITTAL

TO: Sharon S. Schellin, Secretary	FROM: Lewis C. Booker
COMPANY: Zoning Commission	DATE: March 19, 2007
FAX NUMBER: (202) 727-6072	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER: (202) 727-6311	SENDER'S FAX NUMBER: (202) 671-0617
RE: Z.C. No. 06-34 - Consolidated PUD	YOUR PHONE NUMBER: (202) 671-2238

URGENT FOR REVIEW AND COMMENT FOR YOUR INFORMATION PLEASE RETURN

NOTES/COMMENTS: