

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

MEMORANDUM

To: Sharon S. Schellin, Secretary
Zoning Commission

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

Date: September 7, 2007

Subject: ZC 06-34 - Supplemental Report; Planned Unit Development (PUD)
Application and Related Zoning Map Amendment Located at 1705-
1729 East Capitol Street, SE, Square 1096, Lots 51-55

09-07-2007 7 PM 3:39
DDOT-TPPA

Project Description

The applicant, Comstock East Capitol, L.L.C., seeks consolidated PUD approval and a Zoning Map amendment to allow for the development of a four-story residential building located on East Capitol Street, SE between Seventeenth Street, SE and Eighteenth Street, SE. 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 including changing from two-way traffic to one-way traffic heading westbound and resurfacing. The applicant sent a letter to DDOT on July 23, 2007 detailing the proposed alley improvements including using building mounted lights, repairing existing potholes and cracks and complete resurfacing with a 2" layer of asphalt. (Attachment) The letter was forwarded to the *DDOT Traffic Operations Administration - Streetlight Division (Streetlight Division)* and the *DDOT Infrastructure Project Management Administration (IPMA)* for review and comment; their staff conducted site visits and provided comments to our office.

Public Alley Light Improvements

Streetlight Division staff had no objection to the applicant using building mounted light fixtures for added lighting however building mounted fixtures by themselves are not adequate to illuminate the public alley and will create a public safety concern if the building electricity is interrupted at nighttime. The applicant coordinated with *Streetlight Division* staff and agreed that the three existing alley lights abutting the applicant's

ZC No. 06-34
Supplement Report
September 7, 2007
Page 2

project site on the northern side of the alley can be replaced and relocated to the opposite side of the alley using the four existing wooden utility poles. The work consists of installing four (4) arms and four (4) 100 W HPS fixtures and # 8 and # 10 wires to install on 4 wood poles.

Public Alley Surface Improvements

In the letter sent to DDOT on July 23, 2007, the applicant proposed improving the surface treatment of the alley by using standard DDOT patching procedures to fix existing cracks and potholes and then the installing a 2" layer of asphalt as the final surface. In addition, the applicant also committed to install and grade fresh gravel on the existing private drive, if needed and if agreed to by the owners the private drive. *IPMA* staff conducted site visits to inspect the alley. They determined the alley is rated in "poor" condition according to our pavement index, and is in need of serious structural repair and recommend total reconstruction. *IPMA* has identified the alley for replacement in the future however current funding levels for the local alley program are very limited and at present only cover a handful of alleys per year throughout the city. Unless there is a drastic increase in funding for local alleys, reconstruction of the Comstock alley may not occur for several years. There are several unimproved grass and gravel alleys in Ward 6 that will receive priority.

It is the policy of the District to work with the private sector whenever possible to assist in the improvement of public spaces and require the replacement of adjacent or related infrastructure where necessary. If Comstock is proffering alley improvements as a community amenity, it is important that the job is done effectively and comprehensively the first time. Given the condition of the alley and the scope of the development work, DDOT feels it is appropriate that Comstock assume the responsibility for the reconstruction of the alley(s) identified in its amenity package.

Conclusion

Given the condition of the alley and the scope of the development work, DDOT feels that it is appropriate for the applicant to assume the responsibility for the reconstruction of the alley. If the public space improvements consist of only resurfacing or patchwork, it is likely that the improvements will degrade long before the District obligates funds for total reconstruction. DDOT has no objections to the project provided the applicant continues to work with the appropriate DDOT staff to coordinate the reconstruction and proposed circulation changes for the public alley.

KL:lb

**Re: Zoning Commission No. 06-34
Comstock East Capitol**

July 23, 2007

**Abdoulaye Bah
District of Columbia Department of Transportation
Frank D. Reeves Municipal Center
2000 14th Street NW
6th Floor
Washington, DC 20009**

**RE: DC Zoning Commission Case 06-34
1705-1729 East Capitol Street, SE – PUD and Map Amendment
Alley Improvements Amenity**

Mr. Bah:

As part of its recent decision to take proposed action to approve the above-referenced application, the District of Columbia Zoning Commission has requested that Comstock East Capitol, LLC ("Comstock") provide clarification regarding the repairs that Comstock proposes to undertake as part of the PUD approval for the public alley running behind the project. Consistent with our discussion a number of weeks ago, I have included below a description of the proposed improvements. Please confirm with your signature below that you agree and confirm that the proposed repairs outlined below will be acceptable to DDOT. I would appreciate it if you would return the signed copy to me by fax, or call me with any questions.

Alley Improvements

The cracks and potholes in the public alley running through Square 1096 will be repaired by the Applicant utilizing standard DDOT patching procedures. In addition, the entire alley will have a 2" layer of asphalt placed as an overlay for the final surface. At the edge of the alley along private property the repairs will be performed in such a manner to ensure that the repair work does not create a situation that results in standing water. The Applicant will continue to work with the DDOT regarding these improvements. In addition, the Applicant commits to placing and grading fresh gravel if needed and if agreed to by the owners of the existing private gravel drive.

Building mounted lighting will be installed by the Applicant (1) below the first floor windows at the rear of the Project in order to light the rear wall landscaping area and (2) between the first and second floor windows to provide lighting of the alley way. The higher wall-mounted fixtures to provide lighting for the alley way are contemplated to be Shaper Lighting model 682-WP Series "floating wedge" fixtures, or equivalent, which will act to minimize the direct light visible from the rear of the residences on A Street.

**Re: Zoning Commission No. 06-34
Comstock East Capitol**

**Thank you for your attention to this matter. Please do not hesitate to contact me
with any questions.**

Sincerely,

**John Dapogny
Comstock Homes**

Seen and Agreed:

Abdoulaye Bah, DDOT

DISTRICT DEPARTMENT OF TRANSPORTATION



FAX TRANSMITTAL

TO: Ms. Sharon S. Schellin	FROM: Lewis C. Booker
COMPANY: Office of Zoning	DATE: September 7, 2007
FAX NUMBER: (202) 727-6072	TOTAL NO. OF PAGES INCLUDING COVER: 5
PHONE NUMBER: (202) 727-6311	SENDER'S FAX NUMBER: (202) 671-0617
RE: Z C. No. 06-34 - Comstock	YOUR PHONE NUMBER: (202) 671-2238

URGENT FOR REVIEW AND COMMENT FOR YOUR INFORMATION PLEASE RETURN

NOTES/COMMENTS:

09-07-2007 10:00 AM