


MEMORANDUM

TO: Ken Laden
District Department of Transportation

FROM: Alberto P. Bastida, AICP 
Secretary to the Zoning Commission

DATE: March 11, 2003

RE: Zoning Commission Case No. 02-17C: 5401 Western Avenue, N.W.

Below find a listing of the information requested from the District Department of Transportation ("DDOT") by the Zoning Commission at its March 10, 2003, public meeting:

1. The DDOT memorandum of December 26, 2002, cited census tract data for use of mass transit compared to the fifty percent modal split used for the subject property. The Zoning Commission commented that the census tracts used for comparison purposes were for areas which might have a lower median income than Friendship Heights. The Commission questioned whether it was appropriate to compare the modal split for a lower-income census tract with the higher-income Friendship Heights area. Does income by itself effect modal split rates? Are there census tracts in areas with income levels comparable to Friendship Heights that have modal splits of fifty percent which would support the use of that figure for the subject project? If not, would a lower modal split result in unacceptable traffic impacts from the proposed development?
2. The DDOT memorandum of December 26, 2002, supports its conclusion that a fifty percent modal split is appropriate "based upon a transit use analysis conducted by the Metropolitan Washington Council of Governments for another residential development project in the Friendship Heights area." Please provide a copy of that analysis to the Commission so that it may compare the residential developments proposed.
3. Taking the first two questions together, is fifty percent a realistic expectation for the modal split for this project?
4. FHORD states in its Post-Hearing Submission (page 10) that the Applicant's traffic consultant reduced traffic volumes by modifying the timing of traffic signals in the area. The Zoning Commission would like confirmation that DDOT has reviewed the impact of changes in signal; timing and would endorse such change.

ZONING COMMISSION
District of Columbia

Case 02-17

Exhibit 221

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.221

5. In the January 2nd DDOT memorandum, DDOT states that use of a two percent growth rate for average daily traffic is considered acceptable, noting that the 3.4% historical growth rate for traffic on Wisconsin Avenue north of Western Avenue is balanced out by much smaller growth rates at four other locations studied. The Zoning Commission would like to know whether a more refined estimate of future levels of service and the impact of the proposed development can be obtained using these different assumptions for the rate of growth for background traffic.
6. FHORD asserts that 328 additional trips are created by Chase Tower and that these trips were not included in the Applicant's traffic study. If these trips were not included and now are, would this change DDOT's conclusion?
7. In summary, does DDOT continue to find that the project, if approved, would not have objectionable traffic impacts?

I would appreciate your providing this information to the Office of Zoning in writing by **Friday, March 21, 2003, at 3:00 p.m.** Please serve your written response on all parties:

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If you have questions, please call me.

cc: Colleen Smith, District Department of Transportation

Government of the District of Columbia
OFFICE OF ZONING



FACSIMILE TRANSMISSION COVER SHEET

To:	Ken Laden	Fax:	(202) 671-0617
From:	Alberto P. Bastida, AICP Secretary to the Zoning Commission	Phone:	(202) 727-0330
		Fax:	(202) 727-6072
Re:	ZC Requests	Date:	March 11, 2003
Pages:	7	CC:	

Urgent For Review Please Comment Please Reply

Comments: If you need further input please let me know. Thanks