

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Jim Sebastian
Associate Director 

DATE: May 28, 2019

SUBJECT: ZC Case No. 06-10D – Art Place Block B – Supplemental Report #2

This report is in response to the questions raised at the Zoning Commission meeting on May 20, 2019. DDOT has had subsequent conversations with the Applicant to discuss the issues raised.

DDOT requests that all mitigations be listed in the zoning order. DDOT will work with the Office of the Attorney General to ensure they are included.

DDOT and the Applicant have come to the following agreements regarding the following mitigations:

- If the initial traffic signal warrant analysis at South Dakota Avenue and Ingraham Street does not meet DDOT standards for installation, the Applicant will submit a second traffic signal warrant analysis. This second analysis will be based on traffic counts after the full buildout of the Block B project, and will be submitted with the second stage PUD application for either Block C or Block D that is required to be filed with the Zoning Commission by December 31, 2024. If the second traffic signal warrant analysis meets the warrant standards, the Applicant will design and fund the installation of the signal during the processing of that second stage PUD application.
- The Applicant will agree to construct the pedestrian infrastructure at the intersection of Hamilton Street, Ingraham Street, and the public alley, and the pedestrian and bicycle improvements on 3rd Street NE.

In addition, the Applicant will provide a minimum of one electric vehicle charging station per fifty parking spaces.

The Applicant is now proposing approximately 750 parking spaces. The Applicant is required to provide approximately 636 parking spaces, and they are providing more parking than required. DDOT has no objection to the proposed amount of parking, but would support a further reduction in the amount of parking spaces provided by the Applicant.

JS:tvh