

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 *A for*
Associate Director

DATE: September 27, 2019

SUBJECT: Zoning Commission Case No. 08-34K - Capitol Crossing Modification of Significance

APPLICATION

Capitol Crossing IV, LLC (the "Applicant") seeks approval of Modification of Significance to an approved first-stage Planned Unit Development ("PUD") for property located at Square 566, Lot 861 (part of Record Lot 50). The first-stage PUD approved a commercial building for the site. The Applicant requests approval to permit hotel and/or college or university educational uses in addition to the already approved office and retail uses.

RECOMMENDATION

The Applicant provided a transportation memo (Exhibit 2F) that analyzed the differences in trip generation, parking, and loading of the hotel and university uses compared to the approved office use. The analysis showed relatively minor differences in each of these categories, with the exception of parking where the number of approved parking spaces for the office use exceeds the number required for hotel and/or college or university educational uses. Of note, the operational and curbside needs of each land use would be different and highly influenced by the site design. As such, the District Department of Transportation (DDOT) may require additional analysis as part of the second-stage PUD based on the selected land use and a specific site design.

DDOT has no objection to the requested relief.

PUBLIC SPACE

DDOT's lack of objection to this application should not be viewed as an approval of public space design. All elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT's permitting process. A permit application can be filed through the DDOT Transportation Online Permitting System (TOPS) website. The Applicant is encouraged to participate in a

Preliminary Design Review Meeting (PDRM) prior to filing a public space permit application to obtain feedback from the Office of Planning (OP) and DDOT staff.

JS:jr