

**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 *JS*
Associate Director

DATE: December 27, 2018

SUBJECT: Supplemental DDOT Report for ZC Case No. 16-23 – The Lady Bird

The District Department of Transportation (DDOT) has reviewed the Applicant's revised plan set (Exhibit 240A) and transportation memo (Exhibit 244) that have been submitted to the record. Since the plans were last reviewed in January 2018, DDOT understands the Applicant is proposing to swap five (5) multi-family units for five (5) townhomes, add another 1,992 SF of grocery/retail space to the development program, and remove one (1) 30-foot loading bay and one (1) 20-foot delivery space from the grocery loading area.

In order to maintain the same number of units after adding the townhomes, the Applicant has eliminated the pedestrian connection through the site from 48th Street NW at Windom Place to the loading area and replaced it with a small park and an expanded multi-family building. DDOT considers this a missed opportunity for pedestrian connectivity and porosity through the site, but notes that a pedestrian seeking to access the retail/amenity space in the rear alley network would only need to walk approximately 125 feet to the south via the existing sidewalk network around the newly proposed townhomes.

Based on the site design and land use changes noted above and the associated trip generation analysis provided in the November 23, 2018 Gorove/Slade transportation memo, it is anticipated that 7 vehicle trips will be added to the transportation network in the weekday commuter peak hour and 17 vehicles in the weekday evening commuter peak hour. Since this is a minor amount of traffic, DDOT continues to have no objection to the approval of this Voluntary Design Review application, subject to the conditions previously agreed to by the Applicant and documented in our January 2, 2018 report.

JS:az