

TECHNICAL MEMORANDUM

To: Aaron Zimmerman
From: Mollie Smith
Katie Wagner, PE, PTOE
Erwin N. Andres
Date: November 12, 2018
Subject: 1515 North Capitol Street NE Loading Management Plan

District Department of Transportation

INTRODUCTION

This memorandum presents a review of the loading management plan for the proposed development at 1509-1519 North Capitol Street, NE as requested by the District Department of Transportation (DDOT). Loading relief is being pursued through BZA Special Exceptions. Based on the number of residential units proposed, the proposed development would require one (1) 30-foot loading berth, one (1) 100-square foot loading platform, and one (1) 20-foot service space. Due to lack of vehicular access from a public street, the development is unable to accommodate these loading facilities, and therefore the applicant is requesting relief from the loading requirements. A loading management plan has been prepared to address loading operations associated with the proposed development. The proposed loading will be occurring in the existing curbside loading zone just south of the south on North Capitol Street, NE.

PROJECT DESCRIPTION

The Property is located at 1509-1519 North Capitol Street, NE between the Shaw and Eckington neighborhoods. A series of mixed-use buildings are located to the south of the site with ground-floor commercial uses and upper floor residential uses. A gas station is to the north and at the rear of the site. A mixture of residential and small commercial uses are located across North Capitol Street from the site. The site is currently improved with multiple two-story buildings.

The site has frontage on North Capitol Street but there is no curb cut accessing any portion of the Property. Additionally, there is no alley access to the site. The Applicant is planning to develop the site with a fourteen (14) story building that will contain approximately 139 dwelling units. All the units in the building will be affordable.

The proposed development is expected to generate approximately three (3) loading trips per day. This includes three (3) general deliveries consisting of trash removal, mail, and parcel delivery. Apartments will come fully furnished; therefore move-in/move-out loading will be minimal. Based on the expected truck deliveries and the curbside loading management plan provided, the loading plan for the 1515 North Capitol Street NE development is adequate and will not adversely affect the local roadway network.

LOADING MANAGEMENT PLAN

Truck routing to and from the site will be focused on designated primary truck routes, such as North Capitol Street NE, Florida Avenue NE, and New York Avenue NE.

Based on the number of proposed residential units, the development would generate a loading requirement of one (1) 30-foot loading berth, one (1) 100-square foot loading platform, and one (1) 20-foot service space. As discussed previously, the proposed development is unable to accommodate any of these loading facilities due to lack of vehicular access from a public street; therefore, the applicant is requesting relief from the loading requirements of the Zoning Regulations. In relief of the required loading facility, the site will utilize the existing curbside parking along the site frontage on North Capitol Street.

A loading management plan will be employed with the following elements:

- A loading manager will be designated by the building management. The manager will coordinate with residents to schedule deliveries, direct residents to apply for parking restrictions curbside, and will be on duty during delivery hours.
- Residents will be required to schedule move-in and move-outs with the loading manager through leasing regulations.
- No move-ins or move-outs will occur during peak hour restricted time periods since emergency 'no parking' signs for on-street spaces are not allowed to be used during these hours.
- The loading manager will coordinate with trash pick-up to minimize the time trash trucks need to use the curbside loading area. Trash will be collected curbside during off peak times when parking is allowed on North Capitol Street.
- Trash collections will utilize the existing curbside parking along the site frontage on North Capitol Street. If this space is occupied by parked vehicles, trash operations will take place in the existing loading zone along North Capitol Street just south of the site. Both the on-street parking and curbside loading zone are restricted during morning and afternoon commuting hours. This will be accomplished with the utilization of rolling dumpsters to transfer waste from the trash room to the waste collection truck.
- Trucks using the curbside loading zone will not be allowed to idle and must follow all District guidelines for heavy vehicle operation including but not limited to DCMR 20 – Chapter 9, Section 900 (Engine Idling), the regulations set forth in DDOT's Freight Management and Commercial Vehicle Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System.
- The loading manager will be responsible for disseminating DDOT's Freight Management and Commercial Vehicle Operations document to drivers as needed to encourage compliance with District laws and DDOT's truck routes. The loading manager will also post these documents in a prominent location.

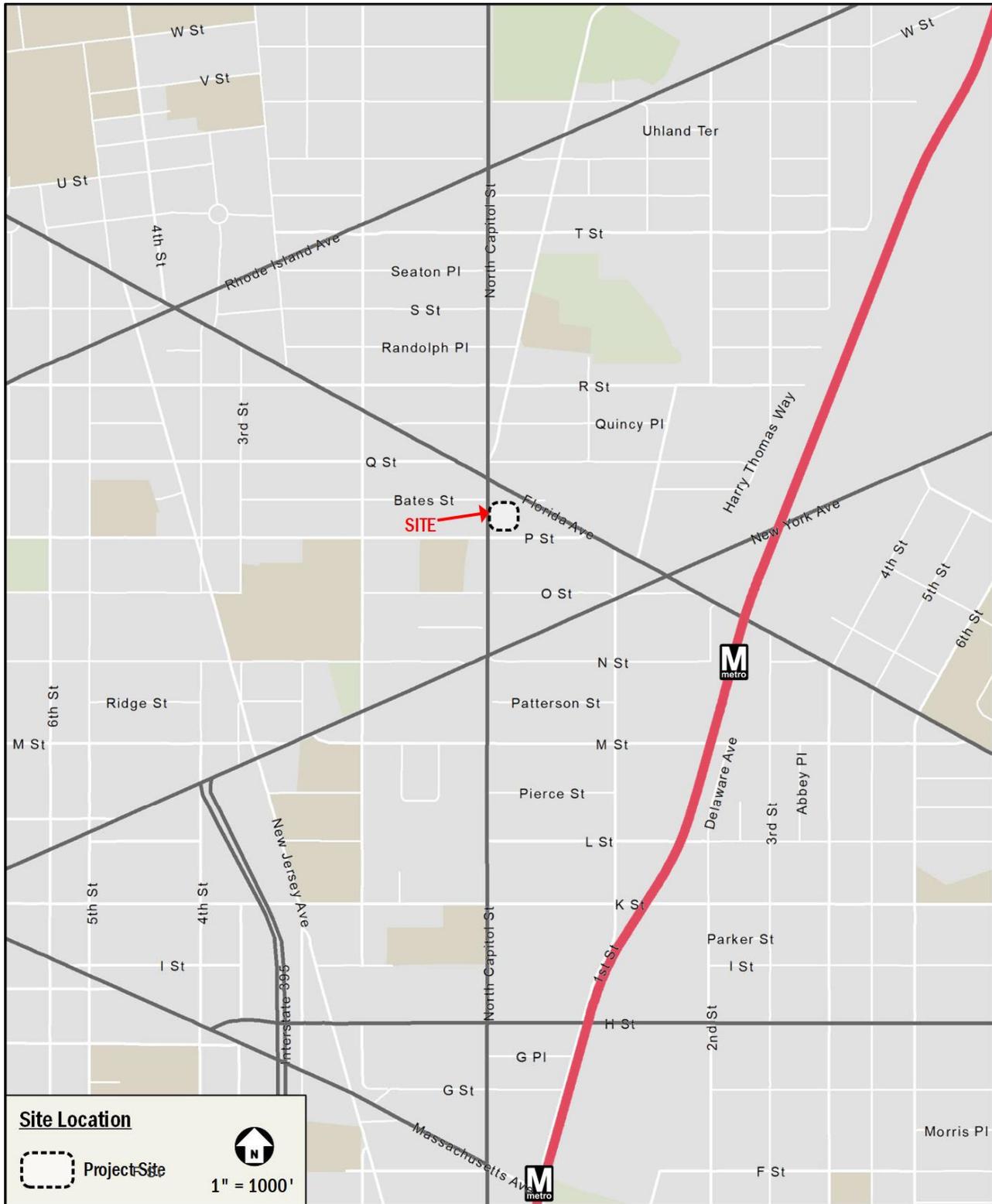


Figure 1: Site Location

