

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

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Memorandum

TO: Jamison L. Weinbaum, Director
DC Office of Zoning

FROM: Karina Ricks *KR*
District Department of Transportation

DATE: December 9, 2009

SUBJECT: BZA # 17964 (Application of Emory United Methodist Church)

APPLICATION

Emory United Methodist Church (the "Applicant") pursuant to 11 DCMR §§ 3104.1 and 3103.2, seeks a variance from the height requirements under section 770, a variance from the floor area ratio requirements under subsection 771.2, a variance from the lot occupancy requirements under section 772, a variance from the loading facility requirements under section 2201, and a special exception for multiple roof structures and required setbacks under subsections 770.6(a), 777 and 411.11, to allow the construction of a new building containing church, office, retail, residential and recreation uses, in the C-2-A District at premises 6100-6120 Georgia Avenue, N.W. (Square 2940, Lots 801, 802, 808, and 813).

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) recommends conditional support of the Applicant's request for the noted variances and special exception. DDOT believes the Applicant has provided some information for the proposed site to avoid severe adverse impacts. The Applicant will need to follow DDOT's policy for Transportation Demand Management (TDM) strategies to improve multimodal transportation options

2000 14TH Street, N.W., 7th Floor, Washington, D.C. 20009

BOARD OF ZONING ADJUSTMENT
District of Columbia
202 671-2730, Fax 202 671-0617

CASE NO. 17964
EXHIBIT NO. 35

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BZA 17964 – Application of Emory United Methodist Church

for the development. DDOT wishes to address the proposed curb cut driveway located on Quackenbos Street N.W. and the number of proposed parking spaces for the intended uses.

DDOT ANALYSIS

DDOT staff met with the Applicant on November 2, 2009 to discuss transportation related concerns.

The Quackenbos Street curb cut does not meet DDOT's standards for curb cuts and driveways. The regulations state, "The Director may grant a public space permit for a curb cut when the applicant for the permit submits to the Director information that demonstrates that there is no alternative way to access the on-site parking or a loading dock through existing or proposed paved alleys, or there is a special need as provided in section 1202." The Old Piney Branch Road will provide access to the underground parking, loading berth and trash area. Thus, the Quackenbos curb cut is redundant and breaks up the pedestrian environment next to Emory United Methodist Church. DDOT reserves the right to deny the Quackenbos curb cut as shown in the plans.

DDOT is concerned about the use of auto-oriented suburban traffic generation data that may be contributing to the Applicant seeking 97 parking spaces. DDOT firmly recommends the Applicant reduce the overall number of parking spaces to ensure that parking is not overbuilt for the uses intended at the site. While Zoning requires 84 parking spaces at the site, it is not clear who may use all of the parking spaces since the uses do not occur at the same time of day. DDOT prefers to see a shared parking arrangement that should relieve the Applicant from building such a large number of underground parking spaces. Additionally, the Applicant appears not to have taken the site's location next to major WMATA bus routes into consideration. The location is well served by the WMATA 70 series bus route.

SUMMARY AND RECOMMENDATION

DDOT supports the Applicant's proposal with the conditions as previously stated. DDOT believes the Board of Zoning Adjustment should require a meaningful reduction in the number of parking spaces for the project.

KR:jj