

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Policy, Planning and Sustainability Administration

Memorandum

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

FROM: Karina Ricks *KR*
District Department of Transportation

DATE: March 7, 2011

SUBJECT: BZA Application #18174 (Application of Gary Cohen)
732 15th Street, S.E.

2011 MAR -8 AM 9:01

REC'D OFFICE OF ZONING

APPLICATION

Gary Cohen (the "Applicant"), pursuant to 11 DCMR § 3103.2 seeks a variance from the lot occupancy requirements under section 772, and a variance from the off-street parking requirements under subsection 2101.1, to allow the conversion of an existing one story commercial building to a three story, five (5) unit apartment building in the C-2-A District at premises 732 15th Street, S.E. (Square 1077, Lot 808).

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) recommends support of the Applicant's request for a variance from the off-street parking requirements. The Applicant is providing the DDOT requested transportation demand management (TDM) measures to the new residents of the proposed 5 residential unit building. The measures will assist the new residents to explore different transportation options rather than owning a personal vehicle and result in more efficient use of transportation resources.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18174

EXHIBIT NO. 28

Board of Zoning Adjustment
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CASE NO.18174
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DDOT ANALYSIS

The Applicant has provided DDOT a brief written statement supporting the redevelopment of the property located at 732 15th Street S.E. The statement is sufficient and responds to DDOT's request for a professional transportation consultant to review the variance from the off-street parking requirements.

The Applicant has met with DDOT and discussed the zoning application in full detail with the potential transportation impacts on the surrounding Hill East neighborhood, in direct vicinity of the Potomac Avenue Metro station (station address: 700 14th Street, S.E.). The application has been reviewed as a transit oriented development (TOD) since it is closely positioned to the nearby Metro station and a number of WMATA bus lines (e.g. 30 series, B series, M series and V series bus routes are within two blocks walking distance of the subject address).

The Applicant has agreed to provide the following TDM measures to mitigate the impacts from the requested parking variance:

- A one time WMATA SmarTrip card with \$100 fare provided on it for each new resident; and
- A one time Capital Bikeshare annual membership (\$75 value) for each new resident of the building.

SUMMARY AND RECOMMENDATION

DDOT supports the Applicant's proposal with the TDM measures the Applicant has agreed to provide. DDOT credits the Applicant for providing the TDM measures and agreeing to the recommendations DDOT provided during its meeting.

KR:jj