

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Policy, Planning and Sustainability Administration

Memorandum

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

FROM: Maurice Keys *MK*
District Department of Transportation

DATE: June 15, 2011

SUBJECT: BZA case # 18227 (Application of Corcoran Gallery of Art)

APPLICATION

Application of Corcoran Gallery of Art, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the floor area ratio requirements under section 531, a variance from the off-street parking requirements under subsection 2101.1, a special exception for office use under section 508, and a special exception from the roof structure requirements under section 411, to allow the development of an office building as an addition to an existing building in the SP-2 District at premises 1700 New York Avenue, N.W. (Square 171, Lot 34).

RECOMMENDATION

DDOT has no objection to the variance from the off-street parking requirements, for the special exception for office use under section 508 or to allow the development of an office building as an addition to an existing building in the SP-2 District. However, the transportation study submitted by the Applicant is inadequate for DDOT to make an informed recommendation. Therefore, DDOT can not recommend approval to allow the development of an office building as an addition to an existing building.

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Board of Zoning Adjustment
District of Columbia

CASE NO.

18227
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EXHIBIT NO.

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DDOT ANALYSIS

DDOT wishes to credit the Applicant with the request to reduce the required number of parking spaces, as required by current District of Columbia Municipal Regulations. As noted in the Applicant's April 11 Office of Zoning application:

Strict adherence to the Zoning Regulations would require that the building provide 83 total parking spaces, which includes 63 spaces for the office addition (1 for each 1,800 square feet after the first 2,000 square feet) plus the 20 zoning spaces that are currently provided for the Corcoran and will be removed by the proposed construction. The project proposes a total of 44 parking spaces that comply with the Zoning Regulations as well as an additional 38 parking spaces to be provided in vault space and/or in tandem configurations.

DDOT is committed to building and maintaining a sustainable urban transportation system that can accommodate continued growth and development within the District, while at the same time improve safety and mobility, and maintain neighborhood quality of life. Therefore, the Applicant needs to submit its list of transportation demand management (TDM) measures so DDOT can understand how the project will continue to have the least amount of impacts on transportation.

The DDOT traffic safety engineers have reviewed the application and its associated technical aspects. The DDOT traffic engineers continue to review the various safety elements with placement of a new curb cut on New York Avenue. The Applicant has responded to those initial questions from DDOT's engineer staff members. DDOT engineer staff members continue to review vehicle driver sightlines for exiting on to New York Avenue and the distance of the proposed driveway to driveways of neighboring properties.

The Applicant is aware that *all* building associated utilities need to be located inside of the building property line. There will be no utility grates located in the sidewalks, on the New York Avenue or E Street side, adjacent to the property subject of this Office of Zoning application. Utility grates in public space lead to a hazardous pedestrian environment.

SUMMARY AND RECOMMENDATION

The Applicant should submit its TDM measures to DDOT for review and further comment. In addition to the TDM measures, once DDOT engineer staff members have thoroughly reviewed the latest site specific material, the agency will provide further comment to the Office of Zoning.

MK:jj