

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION**



**d. Policy, Planning and Sustainability Administration**

**MEMORANDUM**

**TO:** Meridith Moldenhauer  
Chairperson  
DC Office of Zoning

**BOARD OF ZONING ADJUSTMENT**  
District of Columbia

CASE NO. 18281

EXHIBIT NO. 28

**FROM:** Sam Zimbabwe *SZ*  
Associate Director, PPSA  
District Department of Transportation

**DATE:** November 17, 2011

**SUBJECT:** BZA Case No. 18281 – American Association of Medical Colleges  
611 – 627 K Street and 616 - 640 New York Avenue, NW

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OFFICE OF ZONING

The District Department of Transportation (DDOT) has reviewed the application and materials for the subject site. This memorandum addresses the transportation impacts.

**APPLICATION**

The applicant, the *American Association of Medical Colleges*, seeks approval from the Board of Zoning Adjustment (BZA) to allow for construction of a new mixed-use office building with ground floor retail. The subject site is bounded by a public alley to the east, New York Avenue to the north, Seventh Street to the west and K Street, NW to the south. The proposed 130 ft. building will total 289,000 sq. ft. of gross floor area including 13,750 sq. ft. of ground floor retail and three levels of below grade parking with 160 parking spaces.

The applicant seeks special exception from the penthouse setback requirement of §771.1 and §411.11, a variance from §1701.7 related to required setbacks for building fronting Mount Vernon Square and a special exception from providing the minimum number of

required parking spaces as proscribed in §2108.1. The project is required to provide a total of 166 spaces; 152 spaces for the office use and 14 spaces for the retail use. The applicant seeks special exception approval to reduce the parking by six spaces.

DDOT staff held a meeting with the applicant and conducted a site visit to determine the impacts in reducing the required accessory parking spaces. The public alley will access the parking and loading facilities and six existing curb-cuts will be closed providing room for additional curb-side parking spaces. The site is located in a high density commercial area and is well served by alternative transit options including the *Mount Vernon Square Metro Station* located two blocks to the north, numerous Metrobus routes, the *DC Circulator Bus* and a *Capital Bikeshare* station located one block to the east at the northwest corner of Fifth Street and K Street, NW.

DDOT recommends the applicant implement *Transportation Demand Measures (TDM)* to reduce the demand for automobile trips for building users. *TDM* options include distributing *Metro Smart-Trip* cards to staff to encourage mass transit use; enrolling in the *WMATA SmartBenefits* program that allows employers to provide monthly commuting benefits directly to employees; and providing information on the *Capital Bikeshare Program*, *Metro Bus*, *Metro Rail System* and *DC Circulator* in the building lobby.

## **RECOMMENDATION**

DDOT staff have reviewed the Applicant's request and determined that based on the information provided there is no adverse impact to the transportation network. DDOT has no objection to the requested variance and special exceptions at this location.

SZ:lb