

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



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Meridith Moldenhauer
Chairperson
DC Office of Zoning

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

DATE: November 16, 2011

SUBJECT: BZA Case#18285 (Application of Verizon and Eastbanc)
1045 Wisconsin Avenue, N.W.

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DC OFFICE OF ZONING

APPLICATION

Verizon Washington DC, Inc. and Eastbanc, Inc. (the "Applicant"), Pursuant to 11 DCMR § 3103.2, seeks variance from the building height (section 930.1), floor area ratio (section 931.2) lot occupancy (section 932.1), rear yard setback (section 933.2), and nonconforming structure (section 2001.3), to allow the construction of an addition to an existing telephone switch building in the W-1 District at premises 1045 Wisconsin Avenue, N.W. (Square 1189, Lot 830).

RECOMMENDATION

The District Department of Transportation (DDOT) has no objection to the requested variances at this location.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18285
EXHIBIT NO. 25

DDOT ANALYSIS

The key areas that DDOT analyzed for this application include: Bicycle and Pedestrian Facilities, and Parking.

Capital Bikehare

DDOT has informed the Applicant that the existing Capital Bikeshare rack located adjacent to the development site will remain in that location with the extension of the sidewalk. To allow the Capital Bikeshare station to remain in its current location, DDOT suggests that the Applicant extend the sidewalk into the Right of Way for the length of the site. This will allow DDOT to relocate the existing Bikeshare station from the Applicant's building face to the curb edge and still provide an ample pedestrian walk way – a minimum width of 6 feet.

The Applicant will need to work with DDOT Infrastructure Project Management staff members for an appropriate design and construction to accommodate the Bikeshare rack. While alternative site locations have been explored, this prime location currently holds 19 bicycles and has been one of the most popular Bikeshare locations in the city.

Parking

No parking impacts or issues of concern have been identified due to the proposed development on Wisconsin Avenue.

Location of utilities

The Applicant is aware that *all* building associated utilities should be located inside of the building property line. DDOT has been informed the Applicant plans to install utilities in the public alley adjacent to the development site. Utility grates in public space, especially along pedestrian paths, lead to an uninviting and hazardous pedestrian environment.

SUMMARY

DDOT has reviewed the Applicant's request and determined that based on the information provided there is no adverse impact to the transportation system. However, the Applicant will need to work with DDOT on the sidewalk extension to accommodate the popular Capital Bikeshare location.

SZ:tf