

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: Sam Zimbabwe *fz*
Associate Director, PRSA
District Department of Transportation

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18313

EXHIBIT NO. 26

RECEIVED
D.C. OFFICE OF ZONING
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DATE: March 9, 2012

SUBJECT: BZA Case No. 18313 – 1326 & 1334 Fourteenth Street, NW

APPLICATION

Pursuant to *DCMR Title 11 – Zoning, §3104.1* and *§3103.2*, the applicant seeks a variance from the off-street parking requirements under subsection *§2101.1*; seeks a variance from the off-street parking requirements listed under *§2101.1*; a variance from the compact parking space requirements under *§2115.2*; a variance from the loading requirements under *§2201.1*; and a special exception allowing multiple roof structures with walls of unequal height under *§411.11*, to allow the construction of a new residential building with ground floor retail use in the ARTS/C-3-A District at 1326 and 1334 14th Street, NW (Square 211, Lots 864 and 867).

RECOMMENDATION IN BRIEF

The applicant's request to reduce the number of accessory parking spaces required by the Zoning Regulations from the required from 28 spaces to 16 spaces is consistent with the

District Department of Transportation's (DDOT) efforts to reduce the number of single-occupant trips and encourage alternative transit options. DDOT has no objections to the requested variances and special exceptions sought by the applicant.

TRANSPORTATION ANALYSIS

Roadway Capacity and Operations

No immediate safety issues of concern with the proposed development were identified. All vehicle trips are restricted to the public alley with the exception of potential curb-side loading for the retail use.

Safety

No immediate safety issues of concern with the proposed development were identified. The proposed development will also remove a curb-cut on 14th Street, improving safety for all modes.

Bicycle and Pedestrian Facilities

A total of 40 bicycle spaces will be located on the P1 level of the garage. The project will include one bike rack that can accommodate two (2) bicycles in the surface parking area at the rear. The applicant should install additional bike rack in public space on 14th Street near retail front entrance for use of patrons. Bicycle racks should be placed in a location that is clearly visible from building security of staff.

Transit Services

The site is located two (2) blocks northeast of the Dupont Circle Metro Station and approximately six (6) blocks southwest of the U Street/Cardozo Metro Station. The site is also well served by several *Metrobus* routes and the *DC Circulator* bus.

Site Access and Loading

DDOT supports the applicant's request to reduce the required loading berth from 55ft. to 30 ft. in length. DDOT encourages the applicant to restrict all 55 ft. tractor trailer trucks from accessing any portion of the project and implement a loading management plan to coordinate all residential and retail deliveries.

Parking

The proposal will reduce accessory parking from the 28 required spaces to only 16 spaces including compact car spaces for residential use; no parking spaces are provided for retail

use. The applicant informed DDOT staff that one of the surface parking spaces will be reserved for a car-sharing service. The proposed development will also remove a curb-cut for 14th Street creating increased opportunities for publicly available curbside parking.

Streetscape/Public Realm

The applicant is closing the existing curb-cut and will be required to install the standard streetscape treatment in the area including planting a street tree in the empty tree box, installing granite curbs, a brick gutter and concrete sidewalk paving. Closing the curb-cut will improve safety by eliminating potential vehicle and pedestrian conflicts.

Transportation Demand Management (TDM)

The applicant submitted a Traffic Statement to DDOT prepared by a transportation planning firm that included a section on TDM strategies and a survey of facilities in vicinity of the project. The site is located within a half-mile of the *Dupont Circle* and *U Street/ African-Amer Civil War Memorial/ Cardozo/Metro Stations* and is well served by other transit options including, but not limited to, several *Metrobus* lines; the *DC Circulator*; a total of 38 car-sharing spaces within a four-block radius; and a *Capital Bikeshare* station located a few feet north of the project site at the southwest corner of Rhode Island Avenue and 14th Street, NW.

The property management team will serve as the point-of contact for distributing materials to promote walking, bicycling and transit use. In addition the applicant informed DDOT that they would designate a car-sharing space in the surface parking lot at the rear of the site. DDOT recommends that the applicant consider providing a one-time annual membership or registration with a car-sharing company, or a one-time enrollment to the Capital Bikeshare program upon move-in for each residential unit.

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. DDOT has no objection to this application.

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