


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



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

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

DATE: July 17, 2012

SUBJECT: (Supplemental Report) BZA Case No. 18373 - 1326 H Street, NE
Square 1026, Lots 86 & 832

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2012 JUL 17 PM 3:54

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18373
EXHIBIT NO. 34

APPLICATION

The applicant amended the existing BZA Application No. 18373 to change the application from a Special Exception to a Variance from the off-street parking requirements listed in §2101 of the Zoning Regulations. The applicant originally sought a special exception to reduce the parking requirement by two spaces and provide two accessory spaces in a parking facility in the rear. The applicant is unable to use the parking facility and now seeks a variance from providing any of the required four off-street parking spaces.

RECOMMENDATION IN BRIEF

DDOT has reviewed the Applicant's request and determined, based on the information provided, there is a negligible impact to the transportation system. DDOT has no objection to the variance sought by the applicant.

TRANSPORTATION ANALYSIS

Overview

DDOT attended an onsite meeting with the applicant and staff from Office of Planning (OP) on Tuesday, April 17, 2012 at approximately 3:00 pm. The existing sidewalks and curb-ramps are in good condition and provide adequate access to the site.

Roadway Capacity and Operations

H Street, NE is a major east-west arterial that is part of the District's Federal Highway network. No major traffic or safety concerns were observed during a site visit.

Safety

No immediate safety issues of concern with the proposed development were identified.

Bicycle and Pedestrian Facilities

A *Capital Bikeshare Station* is located on the northeast corner of the intersection of 13th and H Street, NE, approximately 300 ft. from the site.

Transit Services

H Street NE, is a major cross-town transit corridor anchored by the Union Station Metro Station to the west. The area features numerous Metrobus routes and is scheduled to have the first operational segment of the DC Streetcar system in 2013.

Site Access and Loading

No immediate safety issues of concern with the proposed development were identified.

Parking

The proposed use is required to provide two (2) parking spaces; one (1) parking space per every 300 ft² of gross floor area in excess of 3,000 ft² (3,600 ft²) or a total of four spaces. The applicant seeks a variance to not provide any off-street parking.

Streetscape/Public Realm

DDOT recently completed a major streetscape construction project on H Street, NE and no improvements are required by the applicant. The facility is ready for operation and no construction is required.

Transportation Demand Management (TDM)

The applicant is encouraged to provide complimentary Smart Trip Cards with \$100 of media fare for each employee.

SUMMARY

The proposal will have a negligible impact on the transportation network.

SZ:lb