

TRANSPORTATION ASSESSMENT

Jami Milanovich
Principal Associate

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18395
EXHIBIT NO. 36



WELLS + ASSOCIATES

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PROJECT OVERVIEW

- The purpose of the June 2012 study was to evaluate the impact of the proposed gas facility
- An August 2008 study evaluated the impact of the larger retail center (Shops at Dakota Crossing)
 - The study identified a number of improvements to mitigate the impacts of the development.
 - The study included the Costco store, but not the gas pumps.

PROPOSED SCOPE

June 2012 Study

- Met with DDOT to scope the study
- Included an analysis of Existing Conditions
- Included an analysis of Future Conditions without the Costco Gas Facility, which included the following “pipeline” developments:
 - Shops at Dakota Crossing
 - The Villages at Dakota Crossing
 - Fort Lincoln Multi-Family, and
 - City Homes at Fort Lincoln
- Included analysis of future conditions with the proposed gas facility to determine the incremental impact of gas pumps



PROJECT STUDY AREA



SITE TRIP GENERATION

Methodology

- Based on a survey conducted at the Costco gas facility in Sterling, Virginia
 - The Sterling Costco is the busiest store on the East Coast in terms of gasoline sales.
 - The ADT on Route 7 (adjacent to the Sterling Costco site) is comparable to the ADT volumes on New York Avenue and South Dakota Avenue
- The trip generation rates used in the traffic study are higher than the ITE rates for gasoline related land uses
- The trip generation rates used in the traffic study are higher than trip generation rates established from data collected at Costco gas facilities in Leesburg, VA and Barrie, ON
- The trip generation rates used in the traffic study are higher than data contained in a study of BJ's Wholesale Club, which evaluated trip generation characteristics of 9 BJ's gas stations



SITE TRIP GENERATION

Results

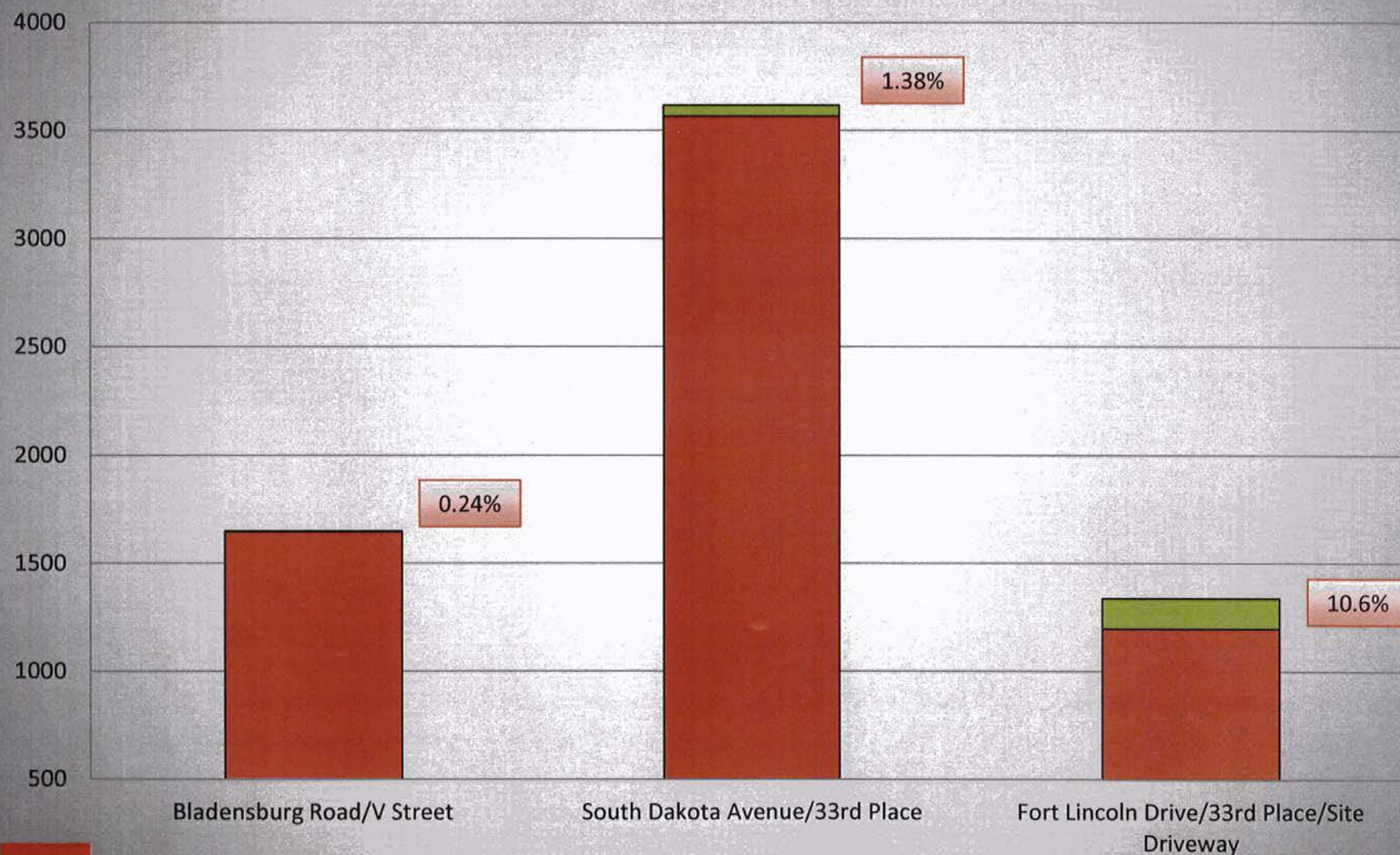
Trip Type	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Total Trips	99	98	197	127	126	253
Internal Capture (0% AM; 20% PM)	(0)	(0)	(0)	(25)	(25)	(50)
Pass-by (90% AM; 70% PM)	(89)	(88)	(187)	(89)	(88)	(187)
New Vehicle Trips	10	10	20	13	13	26

Summary:

- One new vehicle every three minutes during the AM peak hour
- Less than one new vehicle every two minutes during the PM peak hour

PROPORTIONAL IMPACTS

AM Peak Hour

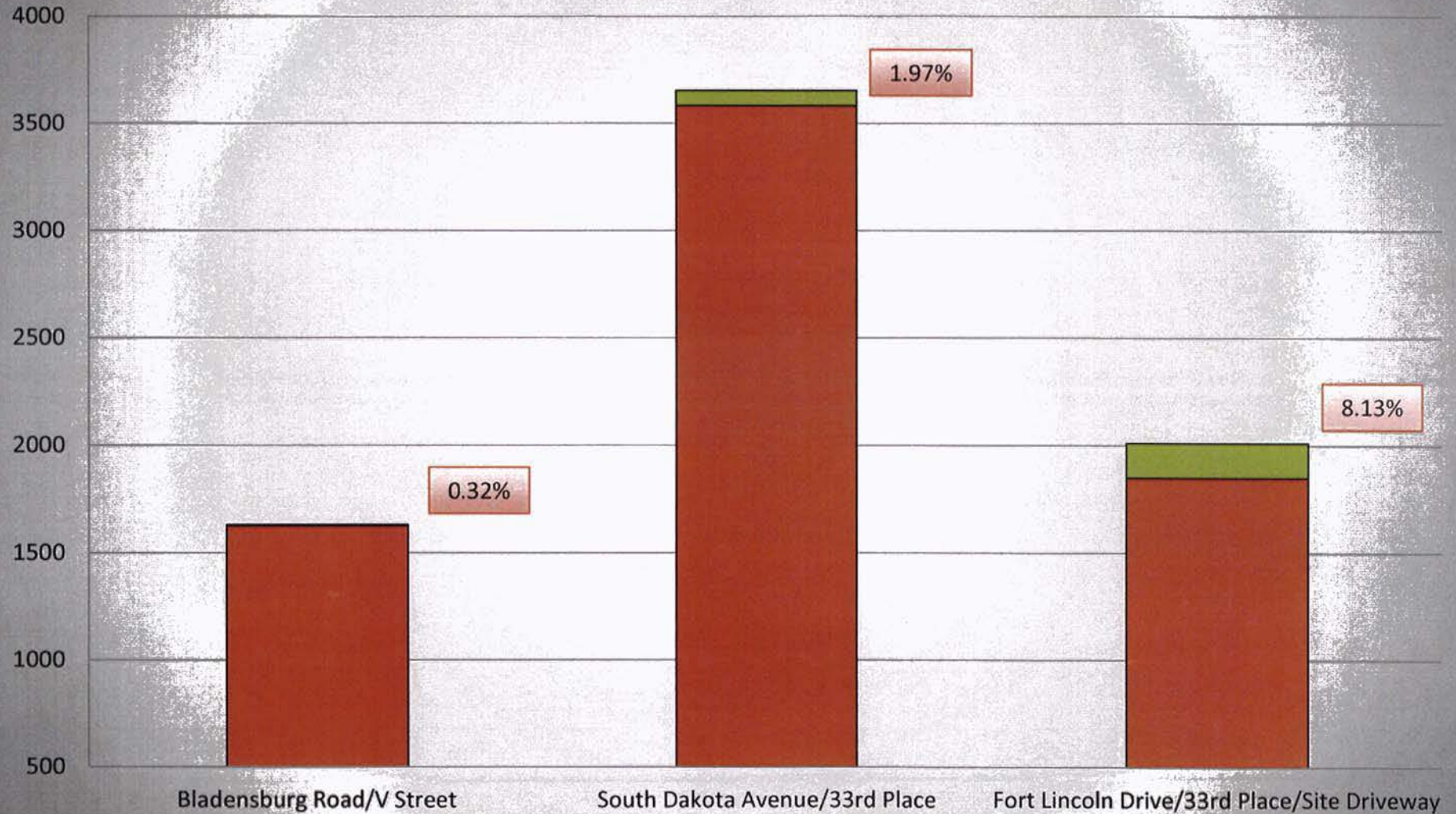


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■ Background ■ Site Trips

PROPORTIONAL IMPACTS

PM Peak Hour



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■ Background ■ Site Trips

DDOT REPORT

- DDOT has no objection to the proposed gas facility
- As requested, the Applicant will work with DDOT during the permitting process to ensure the timing adjustments recommended at South Dakota Avenue/33rd Place and 33rd Place/Ft. Lincoln Drive are incorporated into signal timing changes proposed in conjunction with the larger retail center
- As requested, the Applicant will continue to work with DDOT during the permitting process to implement new pavement markings and signage to ensure that existing and future queues on 33rd Place are accommodated



DDOT REPORT



Install Lane Use
Traffic Control Sign



Install New
Pavement Markings

CONCLUSIONS

- The proposed gas facility will generate very few “new” vehicle trips
- The vast majority of trips generated by the gas facility will be trips already at the retail center or already on the adjacent roadways en route to another destination
- Traffic associated with the proposed gas facility will have a negligible impact on the study area