

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



d. Policy Planning and Sustainability Administration

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MEMORANDUM

TO: Lloyd Jordan, Chairperson
DC Board of Zoning Adjustment

FROM: Samuel Zimbabwe *[Signature]*
District Department of Transportation

DATE: July 18, 2012

SUBJECT: BZA case 18390
(Application of Community Three Development, 435 R Street, N.W. Washington, D.C. 20001)

APPLICATION

Pursuant to 11 DCMR § 3103.2, Community Three Development (the 'Applicant') is requesting a variance from the off-street parking requirements under subsection 2101.1, to allow the conversion of an existing building into a 24-unit, four-story multi-family residential building in the C-2-A District at 435 R Street, N.W. (Square 508, Lots 52, 53, and 66).

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) recommends approval of the Applicant's request for the variance from off-street parking requirements. The Applicant has met with the DDOT staff to discuss the project in detail.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18390

EXHIBIT NO. 27

Roadway Capacity and Operations

The Applicant's proposal does not result in any noticeable increase in intersection delays at the area intersections.

Safety

The Applicant's proposal does not result in any safety concerns that will need to be addressed at the conclusion of the project.

Bicycle and Pedestrian Facilities

DDOT applauds the Applicant for installing the number of residential bicycle parking spaces inside of the building upon final build out. The Applicant has agreed to install a minimum of 10 bicycle parking spaces in the parking garage of the project. However, the Applicant has informed DDOT that there could be a higher demand than that number and will install more bicycle parking as residents continue to move in to the completed project.

Transit Services

There is ample transit access to this location including access to the 70 series bus route traveling north and south along 7th Street, N.W. The 96 bus route, located along New Jersey Avenue, travels between McLean Gardens and the Capitol Heights Metro station, located just over the D.C. boundary in Prince George's County. The Shaw-Howard University Metro station (1701 8th Street, N.W.) is located approximately 1500 feet from the site location (435 R Street, N.W.).

Site Access and Loading

The new residents inside of the building will need to be made aware that all loading will happen curbside or through the parking structure located below the residential building. With the one-way R Street, N.W., DDOT prefers to see the residents of 435 R Street apply for permits to reserve the curbside parking in front of the building for lengthier periods of loading/unloading of vehicles. It will serve as beneficial if the property management team informs new residents that permits are preferred if using curbside space for any loading activity.

Parking

The Applicant has proposed a total of 11 new parking spaces on site, in a single-level at grade parking garage. DDOT fully supports the variance for the 2 compact parking spaces. It is worth noting that DDOT has instructed the Applicant that leasing the parking spaces to those living outside of the proposed building is frowned upon. The parking spaces inside of the development project may remain open to non-resident lease opportunities as has happened at buildings throughout the city. It is these outside vehicle parking space lease offers that will lead to worse vehicle traffic concerns in the Shaw neighborhood. DDOT firmly recommends the Board of Zoning Adjustment limit the use of the residential parking garage to those residents living inside of the proposed building. DDOT opposes any use of the parking spaces inside of the residential parking garage for non-resident leases.

Streetscape/Public Realm

The Applicant is aware that *all* building associated utilities will need to be located inside of the building property line. There will be no utility grates located in the pedestrian path, adjacent to the subject address. Utility grates in public space, especially along pedestrian paths, lead to an uninviting and hazardous pedestrian environment. Additionally, the Applicant will be responsible to restore the R Street streetscape to DDOT standards.

Transportation Demand Management (TDM)

The Applicant has been informed that TDM measures will inform the residents and retailers about the number of transportation options in the neighborhood. DDOT prefers to see the Applicant offer the following as part of its transportation management plan (TMP):

- A one-time, complimentary \$100 WMATA SmartTrip fare card (\$100 in fare media shall be provided on the SmartTrip card).
- A one-time annual membership and registration fee subsidy for participation in carsharing for each residential unit upon move-in, *or* a one-time annual membership to Capital Bikeshare for each residential unit.

In addition, the Applicant should consider a low cost electronic information display to the residential lobby of the new building, to place emphasis on the TMP. The electronic information display should provide real time information related to local transportation alternatives (e.g. Metro bus arrival, transportation legend showing area transit stops, Capital Bikeshare locations, etc). The electronic information display will have internet access via wired or wireless means in the building lobby.

SUMMARY AND RECCOMENDATION

DDOT recommends approval of the Applicant's request for a variance at 435 R Street N.W. The Applicant should employ a loading management plan to ensure the impacts are lessened on the existing surrounding neighborhood. Finally, DDOT suggests that the Applicant follow the provided TDM options and employ some form of performance monitoring to ensure a continuous and appropriate response to traffic management.

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