

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 *SZ*
Associate Director, PPSA
District Department of Transportation

DATE: October 12, 2012

SUBJECT: BZA Case No. 18419 – 2221 14th Street, N.W. (Square 234, Lot 165)

RECEIVED
D.C. OFFICE OF ZONING
2012 OCT 16 AM 9:11

APPLICATION

Pursuant to *DCMR Title 11 – Zoning, §§3103.2* for a modification of *BZA Order No. 18157*, to reduce the number of required parking spaces under *§§2101.1*, from ten to zero to allow the construction of a new 30-unit apartment building in the *Arts/C-3-A District* at 2221 14th Street, N.W. (Square 234, Lot 165)

OVERVIEW

The *Applicant* received approval in *BZA Order No. 18157* to construct a 30-unit apartment building with 10 parking spaces, a reduction from the required 15 spaces. DDOT supported the special exception and requested the *Applicant* provide TDM measures to mediate the parking impact by providing each new resident a car sharing membership at a value of not less than \$50.00 or a *Capital Bike* share membership at a value of not less than \$75.00; and a *Smart Trip Card* at a value of not less than \$100.00. These items were listed as Condition No. 1 and Condition No. 2 of the *BZA Order*.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18419
EXHIBIT NO. 26

District Department of Transportation | 55 M Street, SE, Suite 400, Washington, DC 20003
202.673.6813 | ddot.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO. 18419
EXHIBIT NO. 26

Vehicle parking demand may increase as a result of the parking reduction with a higher level of parking utilization in the area. However the site is located one-block from the *U Street/Cardozo Metro Station* and is well served by alternative modes of travel. The Applicant is also providing a bicycle storage room on the ground floor with a total of 11 bicycles racks and will also install bicycle racks in public space.

RECOMMENDATION IN BRIEF

DDOT has reviewed the *Applicant's* request and determined that based on the information provided, there is a negligible impact to the transportation system. DDOT has no objection to the modification requested by the *Applicant* provided that *Condition No. 1* and *Condition No. 2* of *BZA Order 18157* are retained.

SZ: lb