

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: Samuel Zimbabwe *sz*
Associate Director, PPSA
District Department of Transportation

DATE: January 4, 2013

SUBJECT: BZA Case No. 18477 – 1400 14th Street, N.W.
(Square 210, Lots 82, 102 & 800)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18477

EXHIBIT NO. 30

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2013 JAN 4 PM 4:33

APPLICATION

Pursuant to *DCMR Title 11- Zoning, §§3104.1 and §§1902.1*, the *Applicant* seeks a special exception from the roof structure requirements under *§§411.5*; a variance from the off-street parking requirements under *§§2201.1*; and a variance from the parking space size requirements under *§2115* to allow the construction of a mixed-use project with ground floor retail and residential use above in the ARTS/C-3-A District at 1617 14th Street, N.W. (Square 240, Lot 160).

SUMMARY

The *Applicant* submitted to DDOT on Friday, December 21, 2012 a *Transportation Assessment* (TA) prepared by a transportation consultant to determine the projected impacts the project would have on the transportation network with a focus on the requested parking variance. The TA was distributed for review to relevant DDOT program areas that typically review development review projects on the same day. DDOT has completed an initial review of the report and found the following concerns with the report:

- The parking analysis did not include an on-street parking occupancy survey, a site generate parking demand study or the rental parking agreement with

the Washington Plaza Hotel. This makes it difficult for DDOT to verify the impact of the proposed parking variance;

- The stated trip generation rates for the existing coffee shop, carpet store and office space uses a floor area that is larger than the floor areas found in District tax records. This makes it difficult for DDOT to assess the traffic impacts of the proposed development; and,
- No loading or service delivery facilities are provided in the proposal. This makes it difficult for DDOT to assess how these operations will affect safety and efficiency of the traffic network.

DDOT will continue to work with the Applicant to resolve our concerns and will provide an update at the hearing. DDOT requests the Board grant an extension in the case to provide sufficient time for the Applicant to respond to our concerns and have DDOT staff review the materials to determine the impacts of the project.

DDOT staff has requested additional data from the transportation consultant to assist in assessing the impacts of the requested special exception and variances including the following;

- A site-generated parking demand analysis;
- An on-street parking occupancy study for the immediate area;
- A copy of the rental parking agreement with Washington Plaza Hotel;
- Details on the proposed use of the three surface parking spaces;
- Revised analysis incorporating trip generation rate using the footprint of the existing uses to be retained;
- Narrative on the loading, service delivery and refuse collection operations of the project including the location of facilities within the project site and in public space; and,
- A *Loading Management Plan* to ensure safe and efficient operations.

PROJECT SUMMARY

The *Applicant* seeks approval of a 39,371 SF mixed-use building containing residential, office and retail uses that will include an existing two-story historic structure at the northern portion of the site and construction of a new 6-story addition to the south. The project will provide 12,841 SF of retail space on the ground floor and basement level, 4,578 SF of office space on the second story; and 30 dwelling units located on the third thru sixth floor of the addition. The project is required to provide a total of 38 standard parking spaces with 15 for