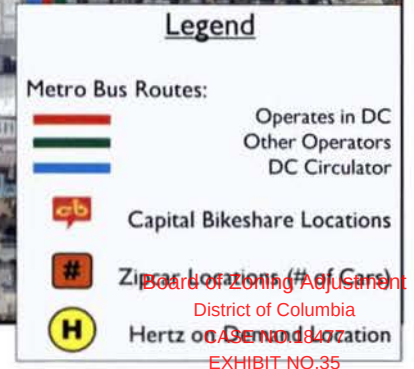
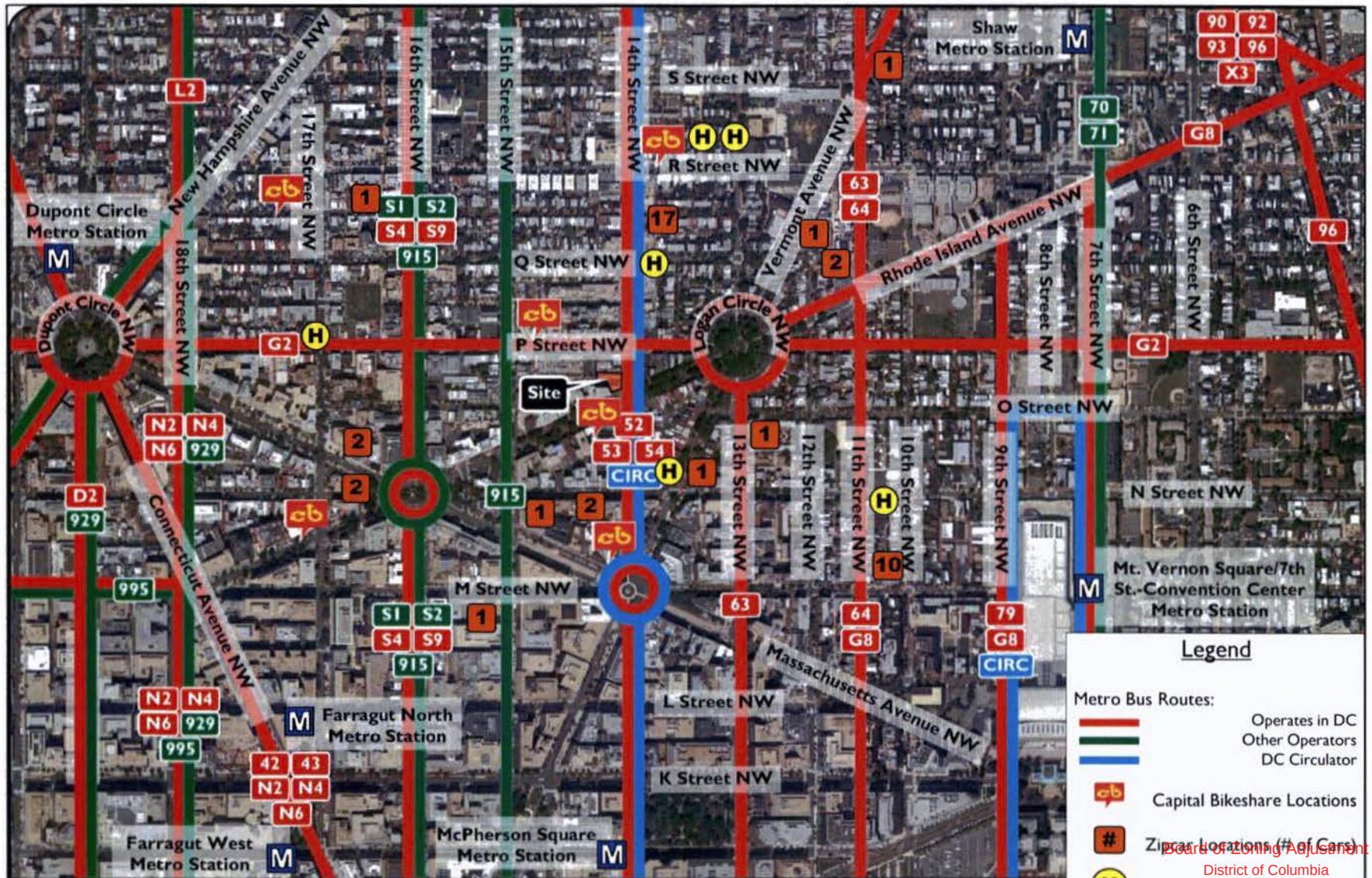


Transportation Network

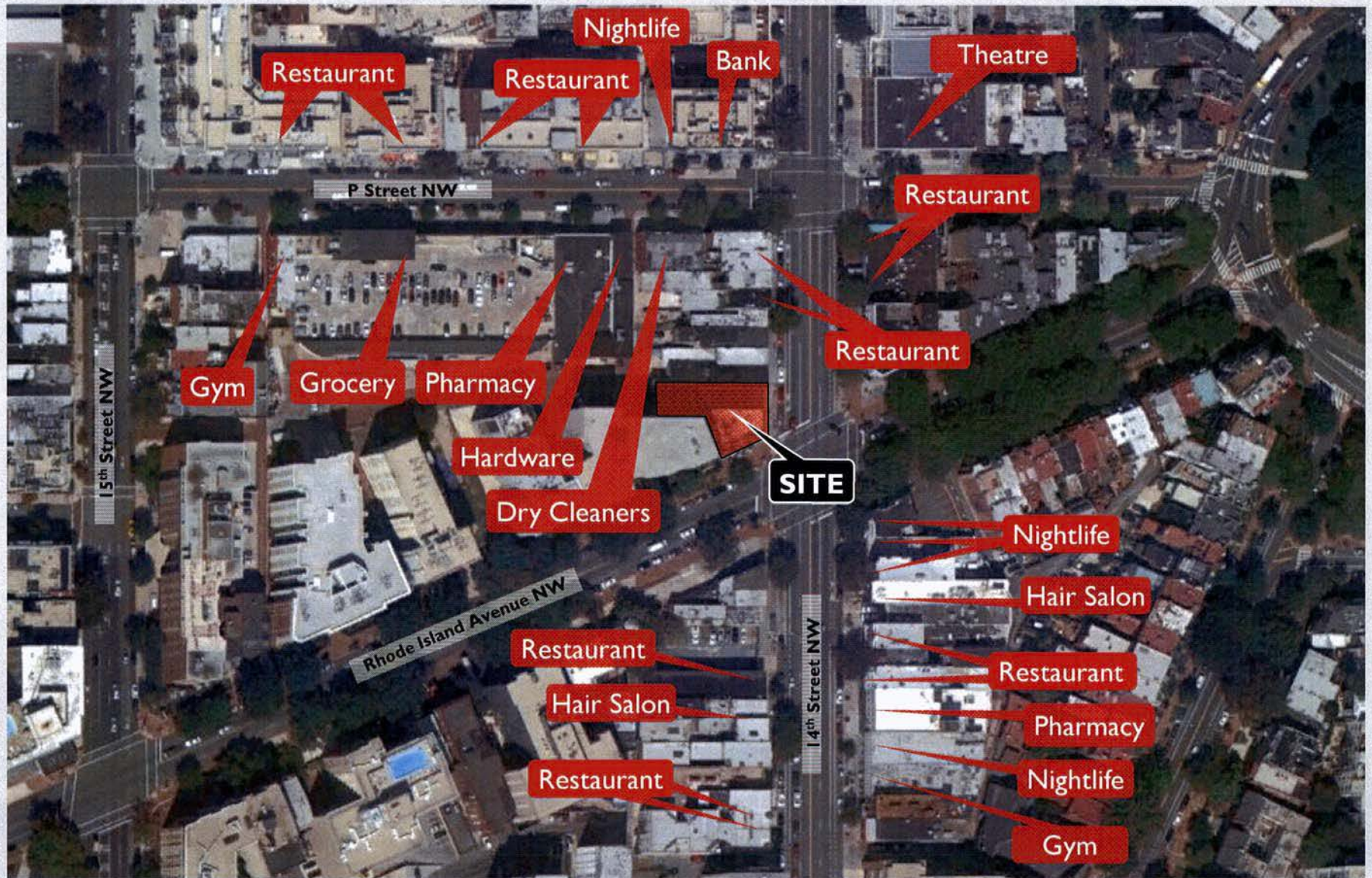
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18477
EXHIBIT NO. 35

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Board of Zoning Adjustment
District of Columbia
Case No. 18477
EXHIBIT NO. 35

Nearby Amenities



Represents a sampling of nearby amenities; list is not all-inclusive

Transportation Demand Management

- ☐ Designate a member of the property management team as the Transportation Management Coordinator (TMC).
- ☐ Provide information to building tenants regarding the following:
 - Capital Bikeshare,
 - Zipcar,
 - Commuter Connections Rideshare Program,
 - Commuter Connections Guaranteed Ride Home, and
 - Commuter Connections Pools Program.
- ☐ Provide links to CommuterConnections.com and goDCgo.com on the property management websites.
- ☐ Provide on-site bike storage (four external and 16 internal at a minimum) with the goal of providing a one to one ratio of bicycle parking spaces to residential units.
- ☐ Provide a one-year Capital Bikeshare membership or one-year car-sharing membership for each residential tenant at the time of initial lease.

Trip Generation Summary

Net New Vehicle Trips by Component	AM Peak			PM Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
Residential	2	7	9	11	6	17	8	8	16
Office	(6)	(1)	(7)	0	(1)	(1)	0	0	0
Retail	11	11	22	7	5	12	13	10	23
Total	7	17	24	18	10	28	21	18	39

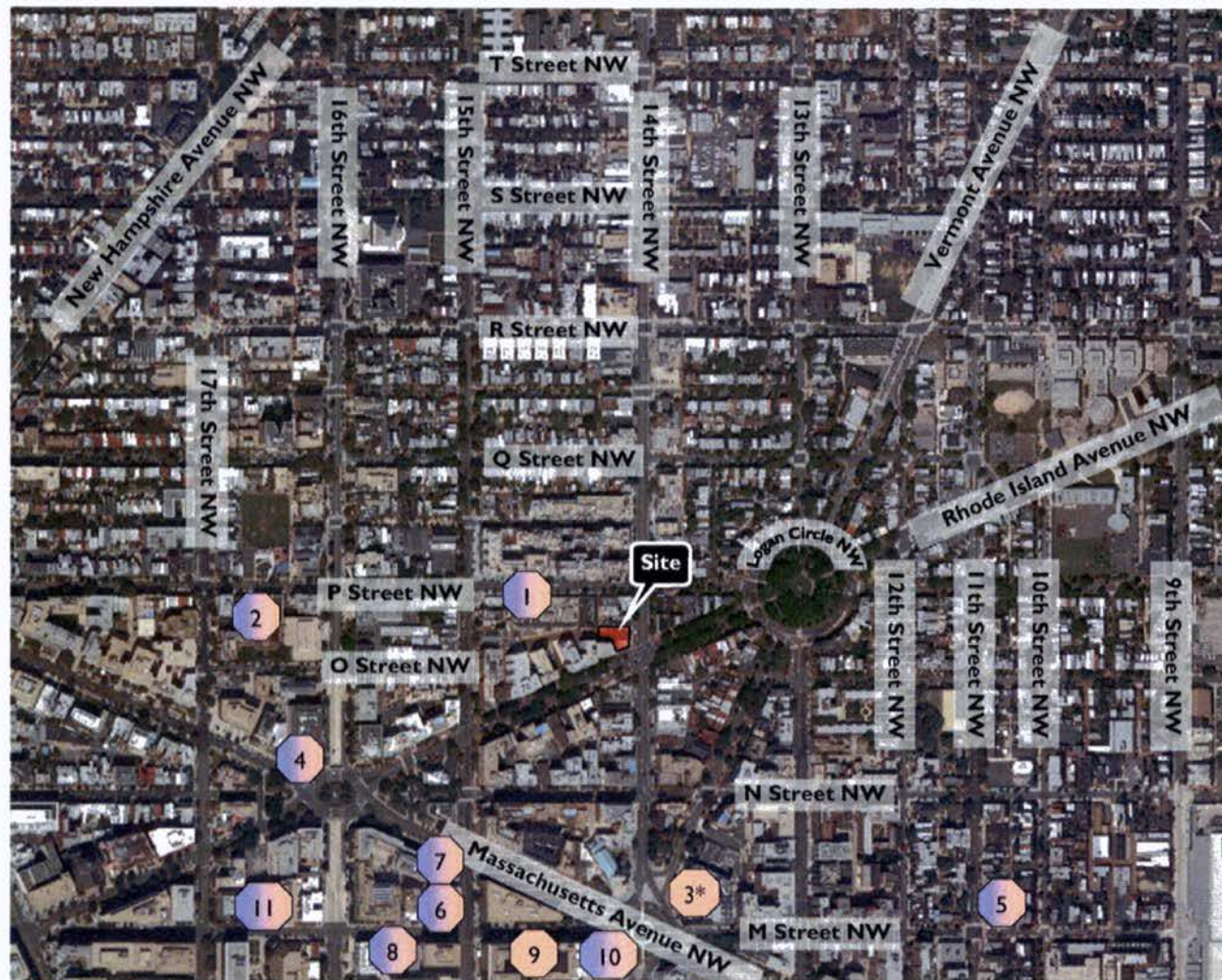
Parking Requirements (C-3-A District)

- ❑ 1 Parking Space for every 600 SF of office space beyond 2,000 SF.
- ❑ 1 Parking Space for every 300 SF of retail space beyond 3,000 SF.
- ❑ 1 Parking Space for every 2 residential DU

	Retail	Residential	Office	Total Development	Requested Variance
Proposed Site	8,393 SF* requires 18 spaces	30 DU requires 15 spaces	4,578 SF 5 spaces	38 spaces	35 space variance

- ❑ *The Historic Building incorporated in the redevelopment is exempt from the parking requirements. 12,841 SF total of retail space.
- ❑ The Applicant proposes 3 on-site parking spaces
- ❑ The Applicant has made an agreement with the Washington Plaza Hotel to provide up to 20 parking spaces

Off-Street Parking Locations



- 1 Colonial Parking
1489 P Street NW
- 2 Colonial Parking
1616 P Street NW
- 3* Towne Park/Washington Plaza Hotel
1224 Vermont Avenue NW
- 4 Colonial Parking
1625 Massachusetts Avenue NW
- 5 Atlantic Parking
1101 M Street NW
- 6 LAZ Parking
1220 15th Street NW
- 7 LAZ Parking
1240 15th Street NW
- 8 Central Parking
1520 M Street NW
- 9 Westin Hotel & Resort
1400 M Street NW
- 10 Marc Parc
1410 M Street NW
- 11 PMI Summer Square Garage
1615 M Street NW

- # Daily Parking Only
- # Monthly Parking Only
- # Daily & Monthly Parking

* Note: The Applicant has secured up to 20 parking spaces in the Washington Plaza Hotel parking garage for use by the redevelopment.

Conclusions

- ❑ Vehicles to the site will be limited due to:
 - Prevalent alternate modes of transportation
 - The neighborhood-serving nature of the retail use
 - Nearby amenities
 - The walkability of the surrounding area
 - The proposed TDM Plan

- ❑ Those wishing to access the site by car will be served by:
 - The three on-site parking spaces,
 - The diverse on-street parking supply,
 - The Applicant's rental agreement with the Washington Plaza Hotel, or
 - The numerous nearby public parking garages.

- ❑ The requested parking variance for the proposed development will not have an adverse impact on the traffic operations on the surrounding roadway network.

Project Chronology

- October 29th – W+A submitted Scoping Document to DDOT
- October 31st – DDOT acknowledged receipt of Scoping Document
- November 6th – Abdo emailed DDOT requesting comments and suggested a meeting
- November 6th – DDOT replied indicating that comments were expected by the end of the following week (Nov. 16th)
- November 15th – W+A emailed DDOT requesting comments on the Scoping Document
- November 19th – W+A emailed DDOT again requesting comments on the Scoping Document and reminded DDOT of the hearing date
- November 27th – W+A emailed DDOT again requesting comments on the Scoping Document and again reminded DDOT of the hearing date
- November 28th – DDOT replied indicating that comments from the safety team were still pending
- December 4th – W+A emailed DDOT to ask for comments on the Scoping Document and reminded DDOT of the upcoming hearing date
- December 6th – DDOT sent comments on the scoping form (in PDF format).
- December 9th – W+A emailed DDOT requesting a copy of the 14th Street Streetscape Plan that was referenced in DDOT's comments (never was received).
- December 11th – DDOT sent comments on the scoping form (in Word format).
- December 14th – W+A sent responses to DDOT's comments on the scoping form including additional information requested
- December 21st – W+A sent study to DDOT
- January 2nd – DDOT provided TOA comments on the study
- January 6th – Wells sent responses to DDOT's comments on the study