

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
Associate Director, PPSA
District Department of Transportation (DDOT)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18524

EXHIBIT NO. 21

DATE: January 24, 2013

SUBJECT: BZA Case 18524 (Application of N Street Village Inc. for the property located at 1300 Florida Avenue, NW)

APPLICATION

Pursuant to 11 DCMR § 3104.1, the Applicant is seeking for a special exception to allow a community residence facility (25 residents) under section 358, in the R-5-B District at premises 1300 Florida Avenue, N.W. (Square 234, Lot 822)

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. While an approved project may lead to more vehicular, transit, pedestrian, and bicycle trips, DDOT does not foresee impacts to travel conditions for the network.

The project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Should the parking utilization need to be addressed, DDOT may employ policy tools to mitigate the impact. Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception.

This review pertains only to zoning issues and does not consider potential impacts to District-owned public space. DDOT's lack of objection to the zoning special exception should not be viewed as approval of public space elements. If any portion of the project has elements in the public space, the Applicant may be required to pursue a public space permit through DDOT's permitting process. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

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