

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: Sam Zimbabwe 
Associate Director

DATE: September 18, 2015

SUBJECT: BZA Case No. 18801-A - Fort Lincoln Multifamily Housing – Minor Modification
(Square 4325, Parcel 173/149 and a portion of Parcel 1784/4)

APPLICATION

Pursuant to 11 DCMR §§3104.1 and §§3103.2 Fort Lincoln Multifamily Housing, LLC and Fort Lincoln Joshua Barney Townhouse LLC (the “Applicant”) seeks a minor modification to plans approved under BZA Order No. 18801 dated July 29, 2014 allowing the development of a residential development with a total of 263 dwelling units consisting of 103 townhomes and 260 apartment units in three separate apartment buildings at premises Square 4325, Parcel 173/149 and a portion of Parcel 1784/4.

The Applicant seeks to modify the approved plans and development program by providing 123 townhomes and 240 apartment units. The three proposed apartment houses are consolidated into one building with the total number of dwelling units remaining unchanged at 263 units. Site plans have been updated and the internal private roadway network has been revised to accommodate the additional townhouse units and consolidated apartment house.

SUMMARY AND RECOMMENDATION

The purpose of the District Department of Transportation's (DDOT's) review is to assess the impact of the proposed action on the District's transportation network and, as necessary, propose appropriate mitigations. After an extensive, review of the case materials submitted by the Applicant, DDOT finds:

- The redesigned residential building will consolidate loading facilities from three to two proposed loading docks;
- Reconfiguring the apartment house will remove a proposed curb-cut designed to access the loading berth for former Building – A on the main entrance drive;
- The proposed change to the private internal roadway will improve vehicular, bicycle and pedestrian circulation by creating a grid-style street plan for the private alleys and roadways and remove a dead-end private road eliminating potential reverse movements in that location;
- Pedestrian circulation is improved by installing sidewalks on both sides of the main entrance road instead of only the eastern side as proposed in approved plans; and
- Pedestrian safety is improved by eliminating several proposed internal intersections reducing potential conflicts between pedestrians and vehicles.

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. DDOT has no objection to the approval of the requested minor modification provided the Applicant complies with the following condition;

- Update the proposed Loading Management Plan by removing references to "Residential Buildings", "Building - A" and "Building - C" and insert "the Apartment House" or similar language; and
- Delete the last sentence in the first section of the Loading Management Plan stating, "Depending on the ultimate ownership of the multifamily buildings, one coordinator may serve more than one building or each building could have its own coordinator."