

October 22, 2014

office space and 17 residential units. The following conclusions were made regarding the 1108 16th Street NW development:

- The site is surrounded by an existing network of transit, bicycle, and pedestrian facilities that result in an adequate environment for safe and effective non-auto transportation;
- Based on the site location near ample transit services in addition to an analysis of comparable residential sites, and coupled with a TDM plan, it is likely that the parking supplied by the development will be adequate to serve the needs of residents.
- On-Street parking is highly utilized in the vicinity of the site with a peak of 94 percent utilization during the weekday evening parking peak period. Given the urban nature of the development, it is not likely that the development will cause any detrimental impacts to on street parking conditions.
- Based on an analysis of comparable residential units and an estimation of loading activity for the development, it was determined that the amount of loading activity expected to take place at the site will be adequately served by the on-site parking area.
- A TDM plan for the development will include the implementation of transportation incentives, the availability of transportation information, and bicycle amenities.