

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION**



MEMORANDUM

TO: Lloyd Jordan
Chairperson
Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: December 2, 2014

SUBJECT: BZA Case No. 18875 - 713 Lamont Street NW

APPLICATION

The Holladay Corporation (the "Applicant"), pursuant to 11 DCMR §§ 3104.1 and 3103.2, seeks variances from the rear yard (§774) and loading requirements (§2201), and special exception approval pursuant to §411.11 for roof structures not meeting the single enclosure and uniform height requirements and pursuant to §1330.1(c) for construction on a lot greater than 12,000 square feet, to construct new residential units in the GA/C-2-A Zone District at 713-735 Lamont Street, NW (Square 2893, Lots 875 and 879). The Applicant proposes 225 dwelling units, 100 vehicle parking spaces, and two 30' berths, two 200 sf loading platforms, and two 20' service platforms in lieu of the required two 55' berths, 200 sf loading platforms, and two 20' service spaces.

ANALYSIS

DDOT is committed to achieving an exceptional quality of life in the nation's capital by encouraging sustainable travel practices, constructing safer streets and providing outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within, and take advantage of, the District's multimodal transportation network and ultimately discourage single occupancy vehicle trips.

The Applicant proposes two 30' berths, two 200 sf loading platforms, and 20' service platforms in lieu of the required two 55' berths, two 200 sf loading platforms, and two 20' service spaces.

DDOT finds that the number and size of proposed loading facilities are sufficient to accommodate the typical loading demand generated by the number and unit composition of dwelling units included in this project.

The Applicant proposes to limit trucks to 24' in length or shorter due to the constrained 15' alley network. The Applicant's analysis indicates that trucks 24' in length or shorter are able to navigate the alley. Trucks longer than 24' are unable to be accommodated in the alley without backing maneuvers, which DDOT does not support. Accordingly, the restriction of trucks larger than 24' in length is appropriate. In the event that trucks larger than 24' are required to serve the site, the Applicant and/or tenants could apply for DDOT Emergency No Parking signs to establish a temporary loading zone on the curbside adjacent to the site.

The Applicant has agreed to provide a Loading Management Plan to ensure that loading activities do not impede roadway operations in the vicinity. The Loading Management Plan includes the following elements:

- Designate a loading management coordinator to coordinate all loading and trash activities of the building;
- All tenants will be provided with information regarding loading dock restrictions, rules, and suggested truck routes at lease signing. Tenants will be encouraged to move using trucks 24' in length or shorter.
- Require all tenants to notify the loading coordinator before moving in or out;
- Tenants requiring a moving truck shall provide the loading coordinator the following information: time and date that the truck is anticipated to arrive, size of truck being used, and name of the moving service, if applicable; and
- The loading management coordinator or tenant will apply for DDOT Emergency No Parking signs to establish a temporary loading area, if necessary.

DDOT finds that the Loading Management Plan is appropriate for mitigating the impacts of the requested loading relief.

RECOMMENDATION

DDOT does not object to the requested relief provided the Applicant adopt a Loading Management Plan as described above.

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