

**JORDAN & KEYS, PLLC**

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January 13, 2015

GEORGE R. KEYS, JR.†

†Also Admitted in Maryland

OF COUNSEL:

HAROLD E. JORDAN

VIA E-Mail TRANSMISSION - [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

Lloyd Jordan, Chairperson

District of Columbia Board of Zoning Adjustment

441 4<sup>th</sup> Street, N.W. - Room 210 South

Washington, D.C. 20001

Re: BZA Application No. 18902 – 2620Bowen Road, S.E.

Dear Mr. Jordan:

Pursuant to § 3113.8 of the Board of Zoning Adjustment Supplemental Rules of Practice and Procedure, the Applicant herewith submits the enclosed information as a supplement to its application for R-5-A Review of the subject property under Section 353.1 as a precondition to the construction of an apartment building for containing a total of forty-one (41) apartment units and for two area variances: (i) from the parking requirements of § 2101.1 to provide less than one parking space per dwelling unit; and (ii) from the Floor Area Ratio (FAR) limit of 1.08 to permit more density on the site.

The building will still contain 41 apartment units, but the unit mix is now 36 one-bedrooms, 3 two-bedrooms and 2 three-bedrooms. The plans originally filed with the application are only very slightly modified and are listed below.

Revised Building Elevations – Exhibit 1

Revised Floor Plans - Exhibit 2 (two pages)

Typical Unit Plans - Exhibit 3 (two pages)

Landscaping Plan – Exhibit 4

Proposed Grading Plan – Exhibit 5

Hypothetical Site Plan – Exhibit 6

District Department of Transportation

The Applicant met with DDOT staff to discuss the proposed project. At the conclusion of the meeting, the Applicant agreed to provide additional information to DDOT regarding: (1) the availability of off-street and on-street parking along Bowen Road S.E.; (2) the adequacy of

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18902  
EXHIBIT NO.26

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the driveway for service vehicles to operate safely; (3) an estimate of likely trip generation and modal splits at the project; (4) provision of bicycle storage in the underground garage; and (5) specific transportation demand management measures to be implemented at the project.

Parking Availability The Applicant visited Bowen Road, S.E. on December 11, 2014, between the hours of 7:00 -7:45 pm, taking photographs showing the availability of on-street parking and making vehicle counts in the parking lots of the Oxford Manor Apartments and the Howard Hill Apartments, both of which are access from Bowen Road, S.E. The resulting photographs and vehicle counts are depicted on the Parking Analysis Map attached hereto as Exhibit 7. At this time on a weekday evening, there were many open parking spaces along Bowen Road, S.E. and 90 of the 250 total parking spaces in the two apartment complexes were vacant.

Access for Service Vehicles DDOT requested assurance that the likely service vehicles could safely enter and leave the project driveway without having to execute a reversing movement across public space. Maddox Engineers & Surveyors, Inc. has provided a Turning Radius Sketch, attached as Exhibit 8, demonstrating that a 23-foot delivery van can enter and turn-around within the driveway area.

Trip Generation Based on the tables in the ITE Trip Generation Manual (9<sup>th</sup> ed.), the project would fall under Land Use Code 223 – midrise apartment building (3-10 stories). For such a hypothetical building (without taking into account such factors as location, income level, transit availability, bicycles, demographics), the project would be expected to generate twelve (12) peak hour trips in the morning and sixteen (16) peak hour trips in the afternoon-evening. The suggested mode split would account for 60% of the trips generated being vehicular trips. That works out to seven (7) peak hour vehicle movement in the morning and ten (10) in the peak hour afternoon-evening.

Bicycle Storage The Applicant will provide twenty (20) storage spaces for bicycles in the underground parking garage, which is in excess of the DDOT guidelines. The revised Garage Plan showing the bicycle storage locations is attached as Exhibit 9

Proposed Transportation Demand Management The Applicant has proposed the specific TDM measures set forth in Exhibit 10.

### Advisory Neighborhood Commission 8A

In spite of several meetings with ANC 8A to discuss and describe the project, ANC 8A has not voted on the application. The Applicant has made diligent efforts to bring the application to the attention of ANC 8A, as listed below:

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Page 3

On July 1, 2014, the Applicant attended the ANC 8A regular meeting and advised ANC 8A07 SMD Natalie Williams about the upcoming application for the subject property.

On September 2, 2014, the Applicant attended the ANC 8A regular meeting and discussed the upcoming application with ANC 8A Chairperson Barbara Clark.

The Applicant attended the ANC 8A Executive Committee in October 2014 and presented the project, which by this time had been filed with the BZA.

On January 6, 2015, the Applicant attended the ANC 8A regular meeting and presented the project to the full ANC, which did not vote on the application.

Respectfully submitted,

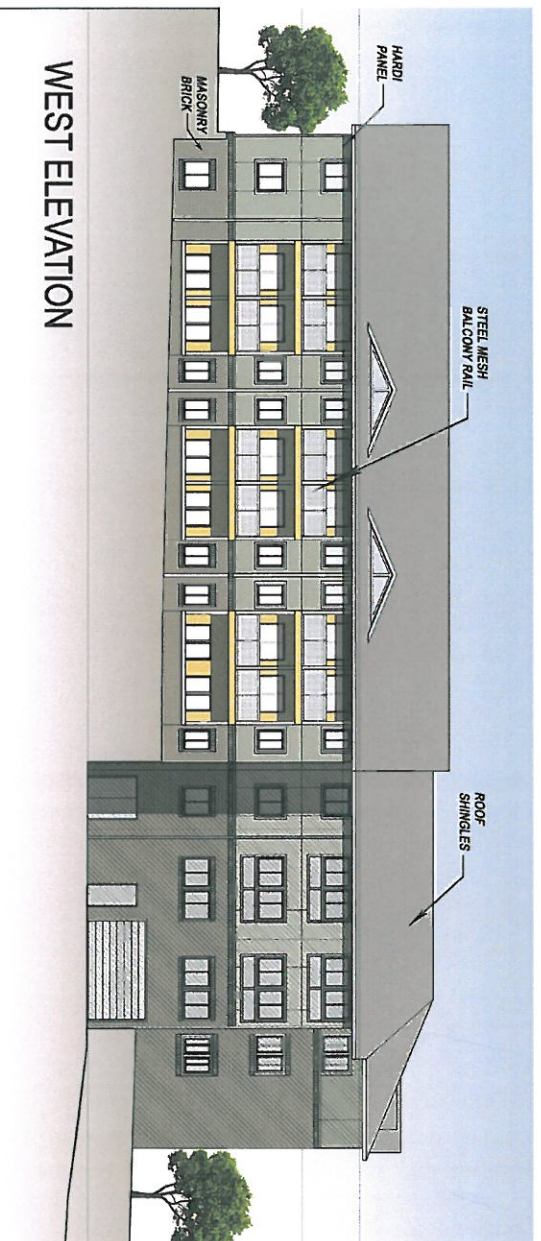
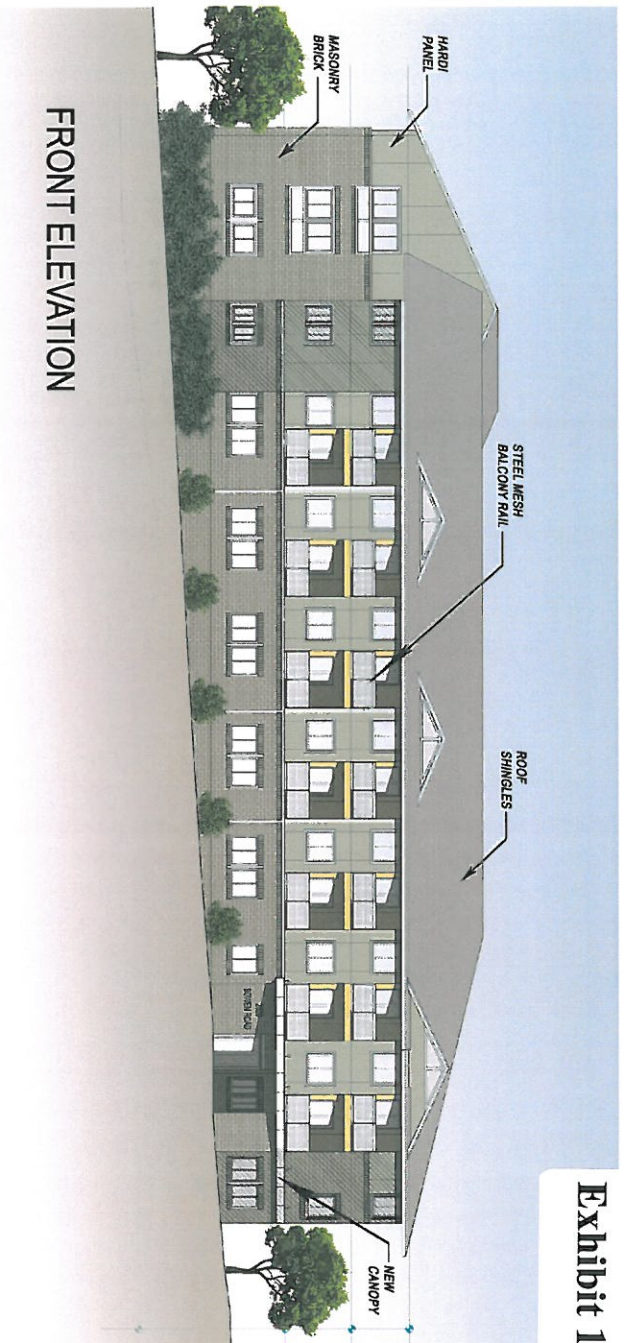
  
George R. Keys, Jr.

Attachments – Exhibits 1-10

cc: Advisory Neighborhood Commission 8A  
Karen Thomas, DC Office of Planning  
Ryan Westrom, District Department of Transportation



Exhibit 1



EDG Architects, LLC  
3 BETHESDA METRO CENTER  
SUITE 110 BETHESDA MD 20814  
301.654.0068 - edgarchitects.net



BOWEN APARTMENTS  
WASHINGTON, D.C. 20020

ELEVATIONS

SCALE: 1/8" = 1'-0"

JAN 2015

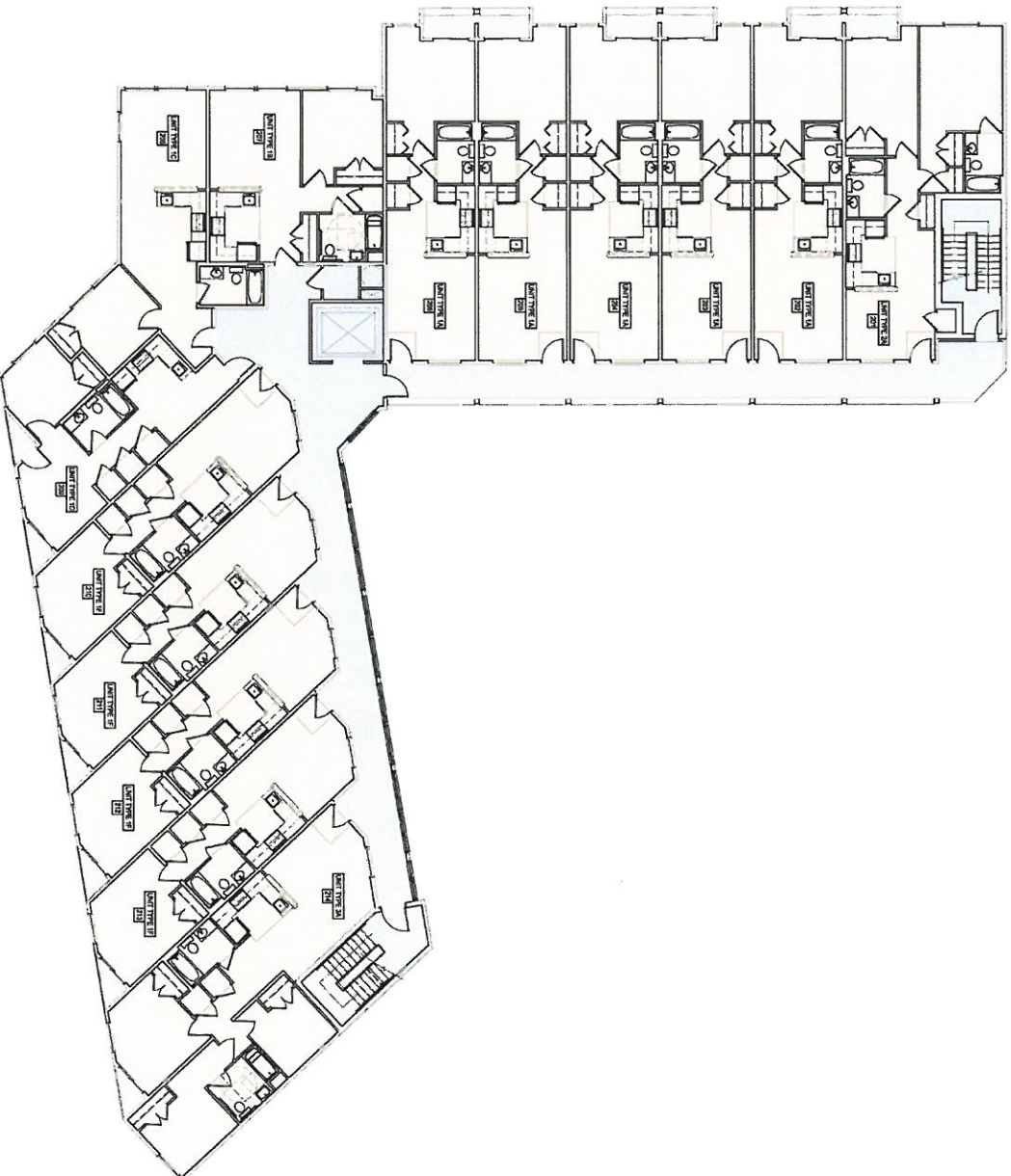
Exhibit 2



BOWEN ROAD, SE

BOWEN APARTMENTS  
WASHINGTON, DC

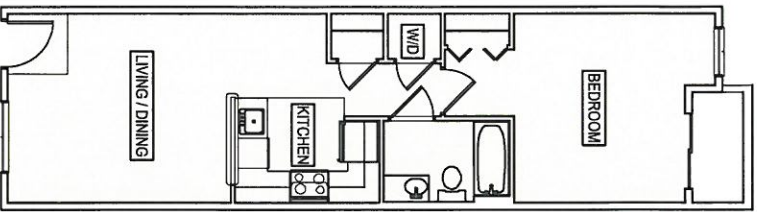




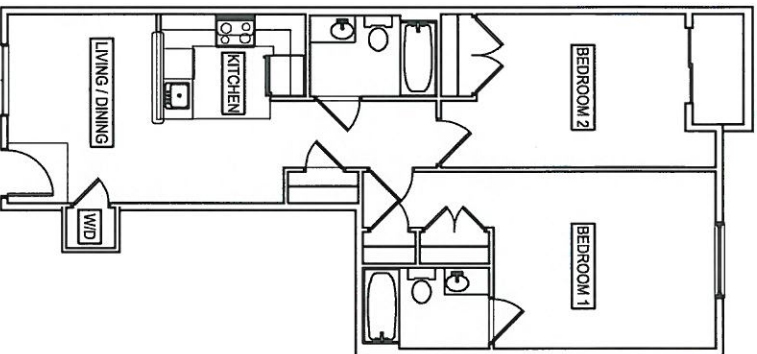
# BOWEN APARTMENTS WASHINGTON, DC

SECOND & THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

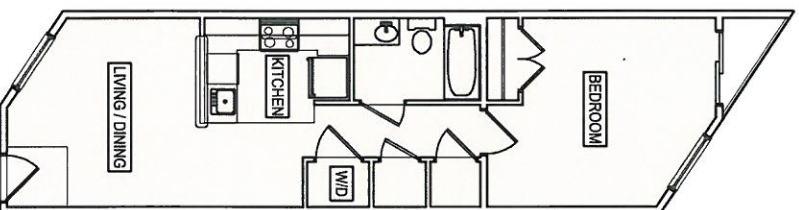
Exhibit 3



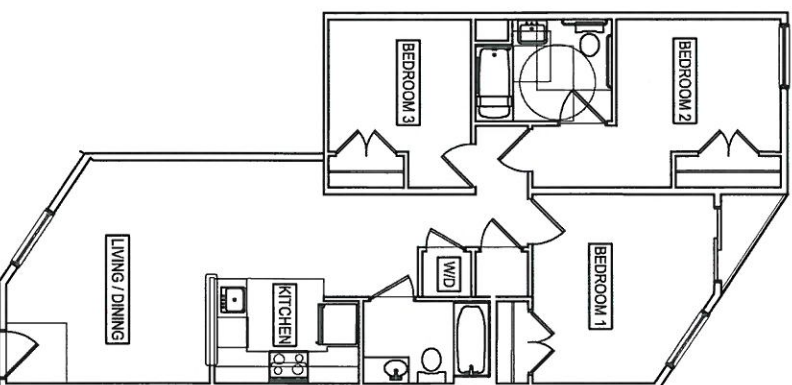
UNIT TYPE 1A



UNIT TYPE 2A



UNIT TYPE 1F



UNIT TYPE 3A

EDG Architects, LLC  
3 BETHESDA METRO CENTER  
SUITE 100 BETHESDA MD 20814  
301.654.0068 - edgarchitects.net  
Environmental | Design Group

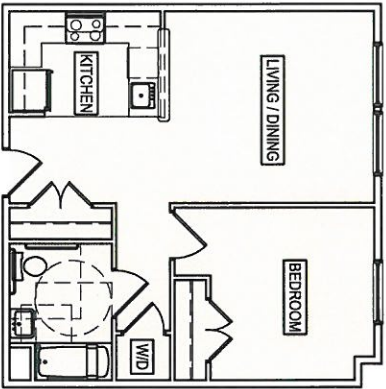


BOWEN APARTMENTS  
2620 BOWEN ROAD, SE, WASHINGTON, D.C 20020

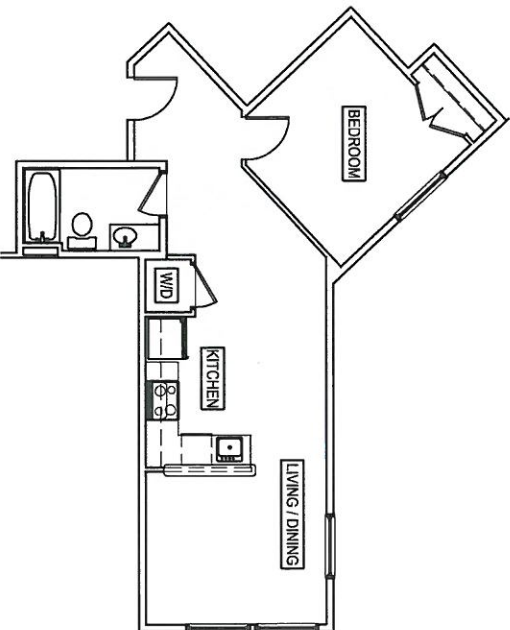
TYPICAL UNIT PLANS

SCALE: 1/8" = 1'-0"

JANUARY 2015



UNIT TYPE 1B



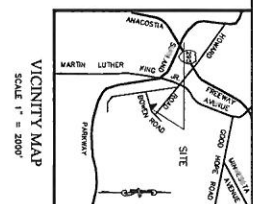
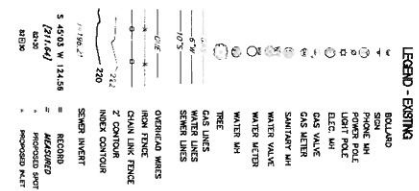
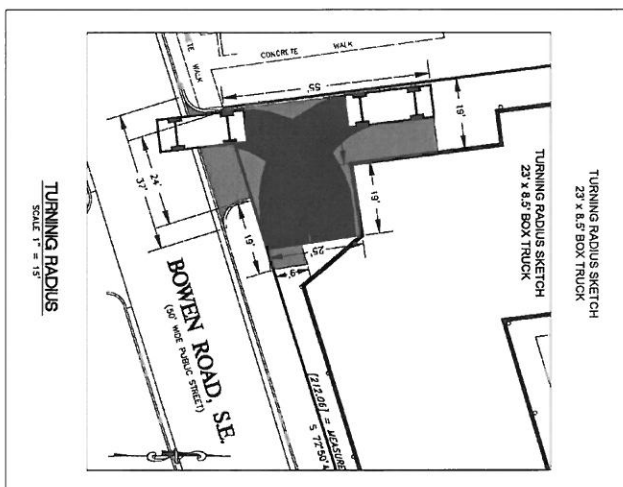
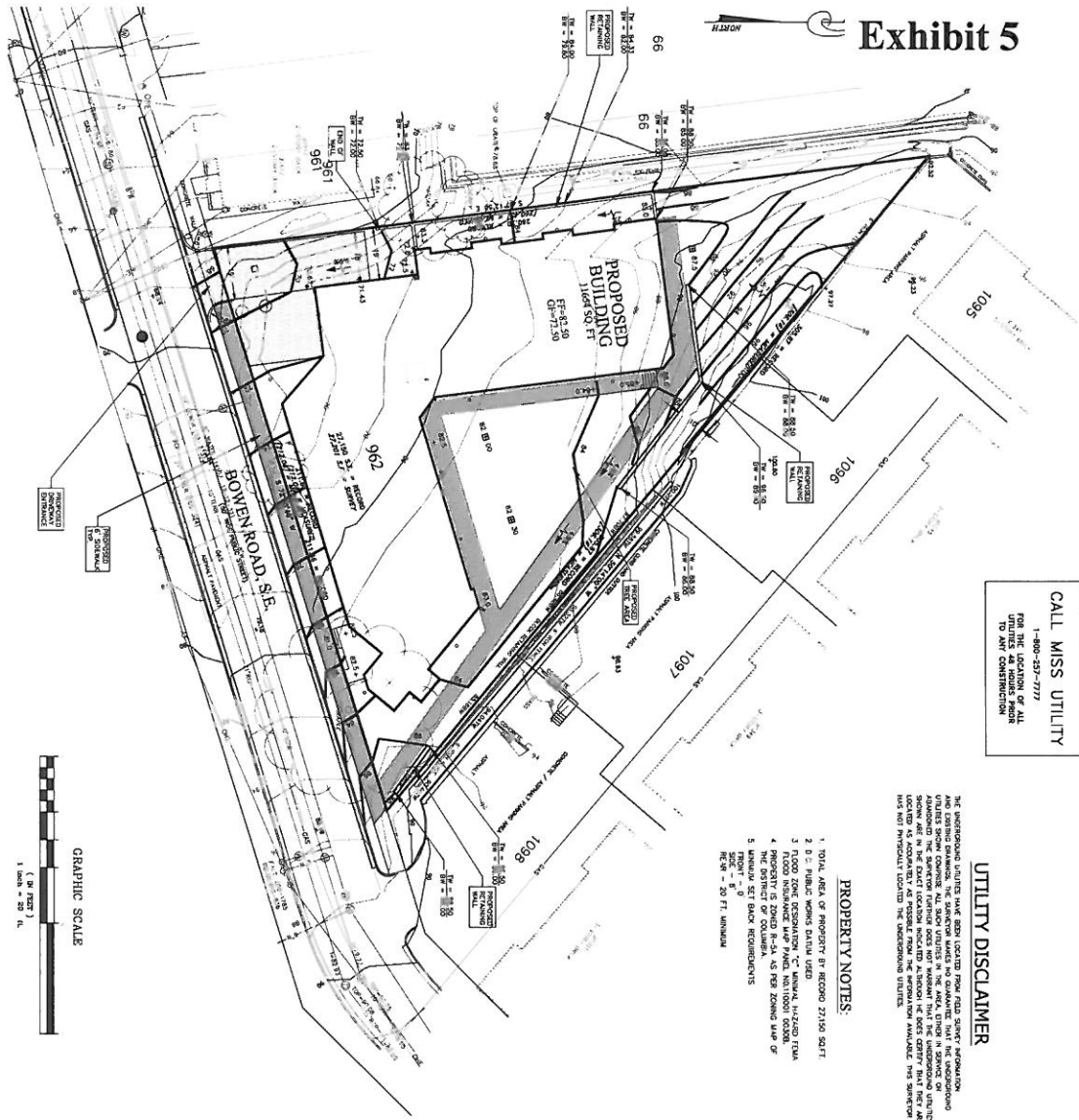
UNIT TYPE 1C



Exhibit 4



## Exhibit 5



## SITE PLAN

2620 BOWEN ROAD, SE  
LOT 962  
**SQUARE 5869**  
WASHINGTON  
DISTRICT OF COLUMBIA



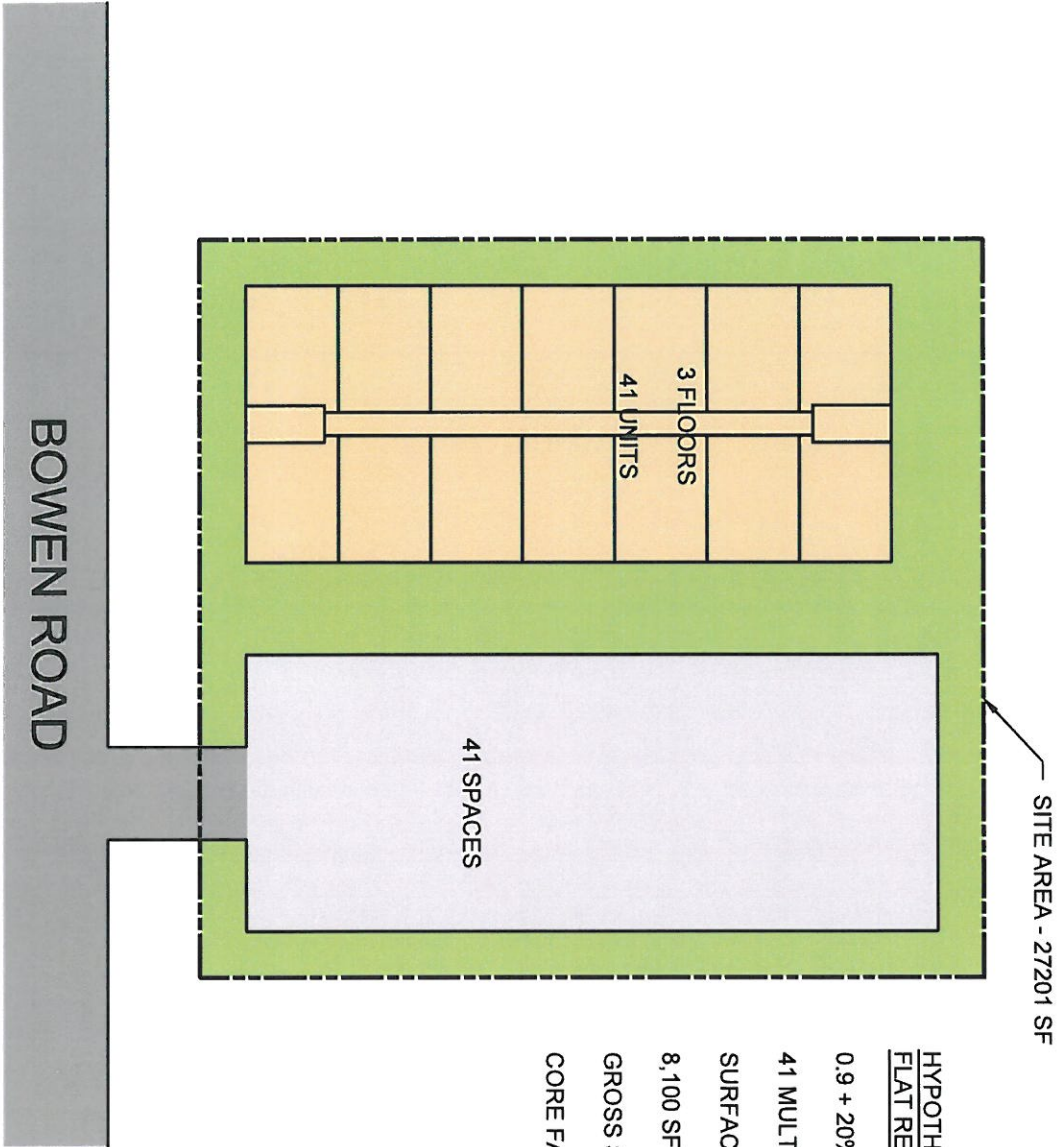
**MADDOX**  
Engineers & Surveyors, Inc.  
3204 Tower Oaks Boulevard, Suite 200-A, Rockville, MD 20850  
(301) 762-9001 [www.maddoxinc.com](http://www.maddoxinc.com)

| REVISION |         | DATE                |
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| R.E.N.   | 1/27/75 | TOPOGRAPHY UP DATED |

|         |                  |
|---------|------------------|
| SCALE:  | T = .80          |
| DRAWN   | CORR             |
| DATE    | JANUARY 29, 1975 |
| SHEET   | C-300            |
| TJD NO. | 1503 CIVIL (P)   |

Exhibit 6



HYPOTHETICAL PLAN  
FLAT RECTILINEAR SITE

0.9 + 20% IZ BONUS - F.A.R

41 MULTI FAMILY UNITS

SURFACE PARKING = 41 SPACES

8,100 SF / FLOOR

GROSS SQ.FT = 24,300 SF

CORE FACTOR = 10%



Exhibit 7

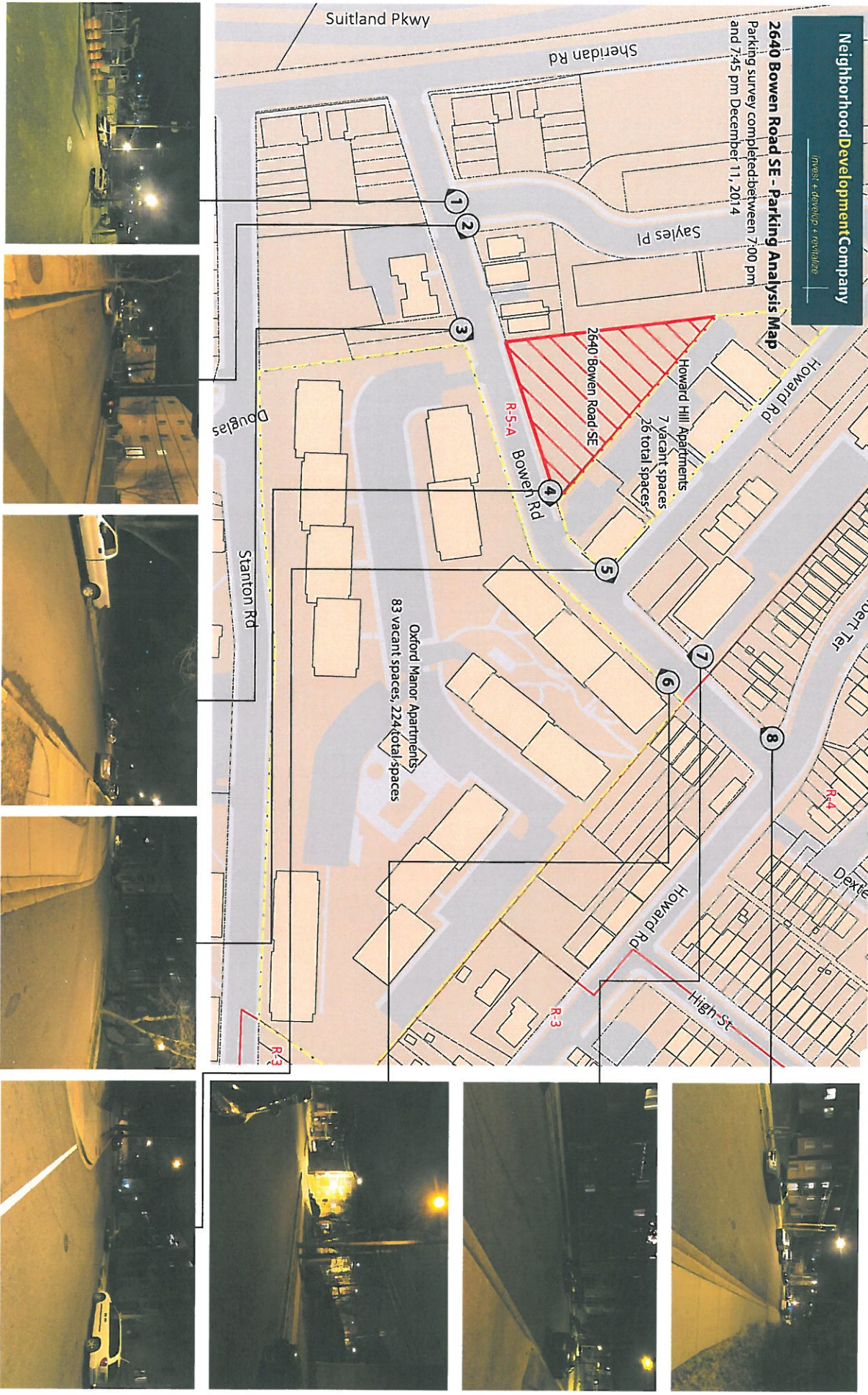
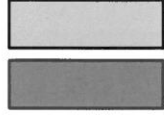


Exhibit 8

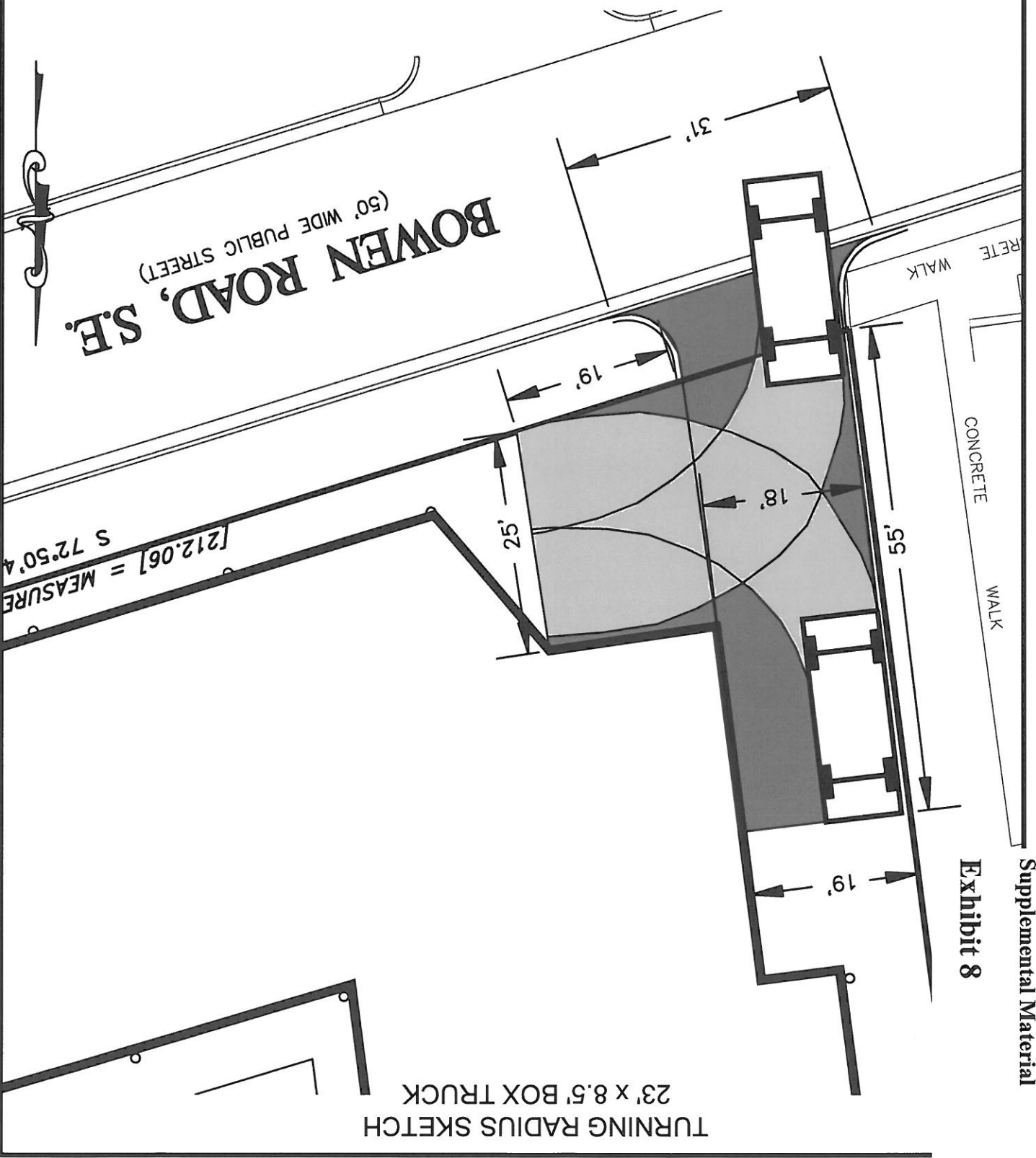
FILE: 05120TURNINGRADIUS DWG. BY EDR EXHIBIT PAVEMENT PLAN SCALE: 1" = 15' JOB No. 05120

**MADDOX**  
Engineers & Surveyors, Inc.  
3204 Tower Oaks Boulevard, Suite 200-A, Rockville, MD 20852  
(301) 762-9001  
www.maddoxinc.com

DRIVEWAY/  
TURNAROUND  
SWPT PATH

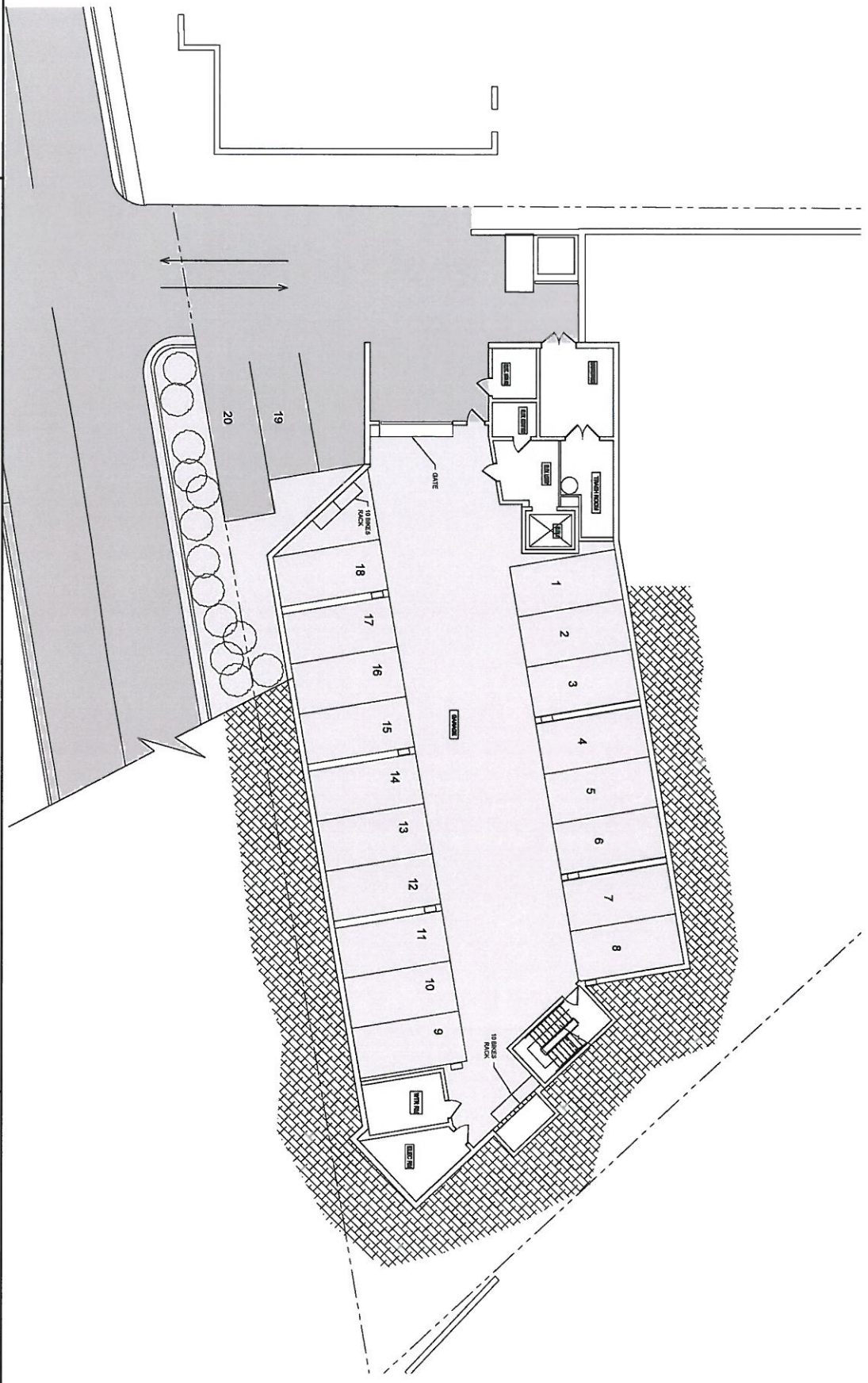


2620 BOWEN ROAD, SE  
LOT 962  
SQUARE 5869  
WASHINGTON  
DISTRICT OF COLUMBIA



TURNING RADIUS SKETCH  
23' x 8.5' BOX TRUCK







## **Exhibit 10**

**Proposed Transportation Demand Management**  
**2620 Bowen Road**

1. Provide 7 additional long term bicycle spaces above the minimum requirements for a total of 21.
2. Seek approval to provide at least 4 short term bicycle parking spaces during the public space permitting process.
3. Provide an LCD flat screen monitor in the main lobby with real time metro rail schedules.
4. Provide each tenant a welcome package that promotes transportation alternates.
5. Post information on alternative transportation options on the project's web page.

