03-26

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

To: Arthur Jackson
Development Review Specialist
Office of Planning

From: Kenneth G. Laden Rich Laden for KL
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

Date: January 14, 2004

Case 03-26
Exhibit 40

Subject: **Large Tract Review – 14th and V Street, NW, Square 235**

The District Department of Transportation (DDOT) is reviewing the application and materials for the subject site. This memorandum address transportation impacts of the project proposal.

Project Description

The applicant proposes to construct a new 280-unit condominium with 24,000 square feet of ground floor retail on the subject site. The site consists of a vacant warehouse, vacant surface parking lot, truck rental business, used automobile dealer and several vacant buildings including a townhouse. 14th Street, NW borders the project to the west, with a portion bounded by W Street, NW to the north and V Street, NW to the south. The warehouse located on the eastern portion of the site is targeted for residential renovation and is within a public alley network located behind the townhouses that front V and W Street, NW, and a public charter school that faces 13th Street, NW. A 12'-wide north-south alley to the west bisects the site separating the western portion fronting 14th Street, NW from the warehouse area. The other alleys in the square range between 10' and 12' in width. The project site plan has been slightly modified with a portion of the parking designed for the warehouse area relocated, however DDOT did not receive the most recent version. The changes were identified on the submitted vehicle tracking diagrams.

A below-grade parking garage with 200 spaces is proposed for the western portion of the property with an additional 50 spaces located in the eastern portion, exceeding zoning requirements. The parking garage will also include between two to four ZipCar spaces, available for short-term automobile rentals for residents and the general public. A 12'-wide north-south public alley that bounds the project to the east will primarily serve the 30 residential units proposed for the warehouse area, and the alley to the west will serve the parking garage and loading docks.

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Additionally, bicycle parking spaces should be provided equivalent to 5% of the total number of vehicles parking with two spaces serving the warehouse portion of the project, and 10 spaces placed inside, or near the parking garage. The exact location and number of bicycle racks can be determined as the public space plan is developed in consultation with the DDOT Bicycle Program.

The applicant hired a traffic consultant to study the future traffic generation impacts of the site. The report concluded that the number of peak hour trips anticipated to be generated by the project would have a negligible impact on the existing traffic conditions and level of service of nearby intersections, which currently operate at acceptable levels.

The applicant proposes eliminating the requirement to provide a 55' loading dock identifying 90% of the site usage will be residential, and the retail uses have no requirement. Two 30'-deep loading docks shared between retail and residential uses, a 20'-deep, and two 100 sq. ft. loading platforms are to be provided. Both loading docks are located on the western portion of the project that faces 14th Street, NW and is accessed by the 12'-wide north-south alley. A 15-minute curbside loading zone during normal business hours is also proposed along a portion of the 14th Street, NW frontage for retail use.

The existing 12' wide public alley that extends between V and W Street, NW provides access to the parking garage and loading docks. The applicant proposes to widen this alley by an eight-foot wide (8') easement to expand the alley to 20'-wide to accommodate two-way automobile traffic and delivery trucks. An application has been sent to the Office of the Surveyor for the proposed closing of this alley and is being reviewed in conjunction with this application. The widened portion would end at the northern loading dock, then the 12'width would continue until the northern entrance of the alley on W Street, NW. The rationale for the change in width is to force most of the site traffic south onto V Street, NW and away from W Street, NW.

DDOT requested the applicant submit turning movement diagrams for all of the proposed vehicle movements into, and out of, the project site from public roadways including truck access to loading docks, and vehicular access to all of the proposed parking facilities. DDOT encourages loading and off-street parking activity be accessed within the public alley system with delivery vehicles heading into and out of public alleys.

The tracking diagrams submitted do not provide enough information for the DDOT Traffic Safety Administration to determine if the proposed design of loading and parking facilities comply with DDOT design or safety standards. Dimensions were not provided for parking spaces, curb return radii, drive aisles, truck turning radius, etc. For example, one of the submitted diagrams shows a large delivery truck backing down V Street, NW

into the public alley to access the loading dock. DDOT strongly discourages loading vehicles from backing out into roadways due to safety and operational concerns, particularly on a one-way street with only one travel lane and curbside parking on both sides.

The project should not create an unacceptable increase in traffic on local streets nor have a negative impact on on-street parking supply. Additionally DDOT strongly endorses the inclusion of car sharing parking for use by residents of the project and nearby area. However, DDOT cannot determine, based on the information submitted, the impact on traffic circulation.

The applicant must resubmit the most current set of site plans and accompanying turning movement diagrams to DDOT for our review. DDOT must ensure that the circulation patterns meet our design standards. DDOT will send in a supplemental report addressing the concerns listed above once we have received and reviewed the requested items from the applicant. Accordingly, DDOT does not support the application as currently proposed.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

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TRANSPORTATION POLICY & PLANNING ADMINISTRATION

FAX SHEET

Send To: (Person)	Alberto Bastida	**From:**	Lewis C. Booker
Company Name	Office of Zoning	**Date:**	1/16/04
Office Location			
Fax Number	727-6072	**Phone Number**	

If you did not receive all pages, please call 202 671-2238

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COMMENTS: 14th & V Street, NW - Hoffman

the document was faxed to OP yesterday.

d.
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