

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

ZONING COMMISSION
District of Columbia

To: Jerrily R. Kress, FAIA
Director
Office of Zoning

CASE NO. 06-02

EXHIBIT NO. 19

From: Kenneth G. Laden 
Associate Director for Transportation Planning

Date: July 11, 2006

Subject: ZC 06-02 – 4136 Georgia Avenue, NW; Application for Combined
PUD and Zoning Map Amendment from C-2-A to C-3-A

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D.C. OFFICE OF ZONING

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The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. DDOT has no objections to the project.

The applicant, Petworth Holdings, LLC, seeks approval of a planned unit development (PUD) at the project site that occupies Square 2910, Lot 40, identified as 4136 Georgia Avenue, NW. The development site is bordered by Kansas Avenue, NW to the west, Upshur Street, NW to the north, Georgia Avenue, NW to the east and private property to the south, and is currently occupied by a gasoline service station. The project calls for the construction of a mixed-use residential condominium with 57 dwelling units, ground floor retail totaling approximately 4,884 square feet and an underground parking garage with 35 parking spaces.

Several curb-cuts providing access to the service station will be permanently closed for the project including two on Georgia Avenue, NW, one on Upshur Street, NW and one on Kansas Avenue, NW. All vehicular access will be from Kansas Avenue, NW including the parking garage entrance, service delivery area and loading facilities. Ground-floor retail will consist of three units, with main entrances for two of them accessed off Georgia Avenue, NW and the third will be located at the intersection of Georgia Avenue, Kansas Avenue and Upshur Street, NW. The main residential lobby is accessed by Kansas Avenue, NW.

The site is well served by Metrobus service and is less than one-half mile from the Georgia Avenue-Petworth Metrorail Station. The project will provide a total of 37 parking spaces, including two surface spaces located near the loading area, slightly exceeding the minimum 36 parking spaces required by the regulations. The applicant

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retained a traffic consultant to conduct a traffic impact study to determine the expected future impacts to the transportation system by the project. DDOT supports the findings of the study that determined the project will generate less trips during the AM and PM peak hour than currently generated by the service station.

The applicant has met with DDOT staff to discuss loading facilities as the site does not provide an area for a 55' long loading berth, as required. The traffic consultant surveyed moving activities at six residential developments, all in the Northwest quadrant of Washington, ranging from 58 to 300 units. The consultant determined that these projects experienced one to two moves per month and the use of a large tractor trailer was infrequent. DDOT and the applicant agreed that Kansas Avenue, NW would be used in the rare occurrence a tenant is using a 55' long truck for moving. The leasing company would be responsible for coordinating with DDOT for use of temporary "No Parking" signs if necessary.

DDOT is concerned about the closure of the existing Shell Station as gasoline service stations are critical to funding repairs of the District's highways, up to 20% of the District's Federal Highway dollars are derived from gasoline taxes paid in the District. According to a recent report conducted by *AAA Mid-Atlantic*, since 2002 up to one-third of all gasoline stations in the District have closed, making way for a mixture of development projects. This concern does not impact DDOT's favorable review for this project, but should be considered for future developments involving existing gasoline service stations.

The project will generate less automobile trips than the current use and will have a negligible impact on the transportation network. Accordingly, DDOT has no objections to the proposed project.

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