

WECA's Response to Post-Hearing Submissions in ZC Case No. 07-21B (Per Star PUD)

On 11/3/11, the West End Citizens Association (WECA) received the Applicant's 11/3 post-hearing submission in ZC Case No. 07-21B (Per Star PUD at 2201 M Street), including an 11/3 letter from Wells & Associates with two Shalom Baranes Associates Landscape Concept Plans. On 11/6, the WECA received from the Applicant the DC Department of Transportation's (DDOT) 11/3 post-hearing submission. The WECA's response discusses both post-hearing submissions as they relate to the lay-by on 21st Street.

As discussed during the Commission's 10/27/11 hearing, 21st Street is a heavily travelled one-way North route with currently very poor level of service during the evening rush hour. The WECA seeks a safe solution which does not exacerbate this traffic problem. The WECA will herein offer a solution which was actually suggested to the WECA after the hearing concluded by one of the Applicant's principals.

DDOT stated that its manual "requires that when a lay by is approved there must still be a 10' clear adjacent sidewalk width" (p. 2). In addition, DDOT stated, "If a drop-off facility is needed, there are alternatives such as providing two curb cuts for a circular driveway with the loading facility on private property" (p. 2). DDOT ends by stating that "DDOT will continue to develop its position on lay by installations and will review applications on a case by case basis" (p. 3).

The Applicant stated, "The applicant's witnesses testified that the 3 foot lay-by was imposed by DDOT" (p. 9). Under its discussion of an 8 foot lay-by lane, Wells & Associates explained that DDOT requires a 6 foot tree box (p. 1) and "Allowing for the required six foot tree box, the sidewalk width would be 13.5 feet. Adjacent to the proposed 5 foot sidewalk café, the minimum clear width of sidewalk area would be 8.5 feet. According to DDOT's ... Manual, sidewalks adjacent to lay-by lanes must be a minimum width of 10 feet" (p. 2).

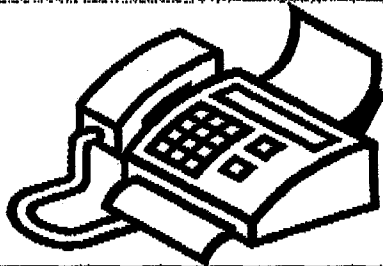
Because of DDOT's 10 foot sidewalk minimum, the WECA recommends that the Commission and DDOT consider an 8 foot lay-by without the required 6 foot tree box along the lay-by part of 21st Street. The result would be 13.5 feet sidewalk, which exceeds the DDOT minimum of 10 feet. To elaborate, there is 19.5 feet from the curb to the property line minus 5 feet for the sidewalk café = 13.5 feet without the 6 foot tree box. The two attached Shalom Baranes Landscape Concept Plans do not explore this non-tree box solution.

cc All Parties and DDOT

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ZONING COMMISSION
District of Columbia

CASE NO. 07-218
EXHIBIT NO. 44



A facsimile from

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Pages: Cover + 1

Regarding: WECA's Response to Post-Hearing Submissions - ZC No. 07-21B

Comments:

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