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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Zoning Commission (ZC)

FROM: Karina Ricks, Associate Director
District Department of Transportation

DATE: October 17, 2008

SUBJECT: Zoning Commission Case # 08-14 (Kelsey Gardens)
1500 block of 7th Street, N.W.

APPLICATION

Kelsey Gardens Property Company, LLC (Applicant) seeks to construct a new mixed-use building in the 1500 block of 7th Street, NW, between P and Q Streets. In addition to the PUD and map amendment, the application requires several areas of zoning relief. The proposal consists of a 90 foot tall mixed use building with about 14,500 square feet of retail and 261 residential units and seven rowhouses for residential or office use with 10,122 square feet.

RECOMMENDATION IN BRIEF

DDOT agrees with the applicant's request for the special exception. DDOT has met with the applicant and provided recommendations included in the use of the alley to the parking entrance and for loading. DDOT believes widening the alley to twenty (20) feet, on the southern half of the site, will indeed provide better access to the residential and retail portions. However, DDOT remains interested in viewing a more robust transportation impact statement from the applicant. That information should include projected parking inventories at neighboring development sites, existing levels of service for surrounding intersections and how the development aligns with recommendations from the District of Columbia Pedestrian Master Plan.

ZONING COMMISSION
District of Columbia

CASE NO.

ZONING COMMISSION

District of Columbia

CASE NO. 08-14

EXHIBIT NO.

EXHIBIT NO. 45

DDOT ANALYSIS

The applicant's proposal shows a total of 184 underground parking spaces. If the spaces are deeded parking spaces, DDOT prefers deed restriction be considered with the underground parking upon project completion. Leasing arrangements involving the parking spaces may result in additional vehicle trips. The number of spaces exceeds the required 90 spaces by over 100%, which may create excessive vehicle trips and congestion in the neighborhood. This development is also surrounded by a very strong bicycle and pedestrian network, and excellent transit service, which makes the need for this abundance of parking spaces all the more questionable.

DDOT requests the applicant consider allocating carsharing spaces in the underground parking inventory. We believe there should be a minimum of 5 carsharing spaces among the projected inventory for the project. Additionally, the developer shall pay for the initial carsharing application fee and annual fee for one year for all residents or proprietors inside of the residential and retail development to encourage carsharing use.

The developer shall provide a 24 hour publicly accessible Smartbikes station (requires a 6' by 30' pad) inside of the development project. The actual placement of the Smartbike station can be negotiated with DDOT upon project approval. SmartBikes memberships for 1 year (\$40 annually) will be included for residents and proprietors by the developer. This feature complements the bicycle lanes along 7th Street, Q Street and R Street, as well as the other bicycle-friendly residential streets.

The development site is less than 3/10ths of a mile from the Mt. Vernon Square/Convention Center Metro station and Shaw-Howard University Metro station. Also, the 70 series Metro buses run directly adjacent to the site on 7th Street NW. The developer shall provide SmartTrip cards to all residents and business owners upon move-in to the new property.

DDOT believes the development address should be excluded from the residential permit parking (RPP) system in the District of Columbia. The residents of the building will have the opportunity to park personal vehicles in the underground garage facility and therefore should not additionally burden the neighborhood curbside parking inventory.

DDOT strongly recommends the Commission require the above noted measures, approved by DDOT, for the applicant to receive the planned unit development exception and desired zoning relief.

SUMMARY AND RECOMMENDATION

The District Department of Transportation recommends the new development for approval if the applicant provides the described steps for increased multi-modal transportation uses.

DDOT requests the applicant to provide a more substantial transportation impact study for the development in order for the agency to better understand the impact it may have on the neighborhood.

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Transportation Policy and Planning Administration

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FAX SHEET

Send To: Company name	<u>Z.O.</u>	From:	<u>A. Beck</u>
Attention	<u>Timothy R. Kress</u>	Date	<u>10/21/08</u>
Office location		Office location	
Fax number	<u>727-6072</u>	Phone number	<u>671-0494</u>

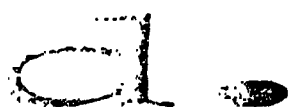
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Z-Cr No 08-14 (Kensley Gardens)

COMMENTS


District Department of Transportation