

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Richard Nero, Acting Director
DC Office of Zoning

FROM: Karina Ricks
District Department of Transportation

DATE: April 2, 2009

SUBJECT: Zoning Commission Case # 08-15 (Friendship-Macomb SC Inc.)
3336 Wisconsin Avenue, N.W.
Supplemental Comments

2009 APR -3 PM 9:15
OFFICE OF ZONING

In addition to the comments the District of Columbia, Department of Transportation (DDOT) has provided on February 12, 2008, DDOT wishes to provide the additional following information.

DDOT ANALYSIS

DDOT believes the applicant has provided many measures to ensure the loading and delivery operations perform well. We believe the Zoning Commission needs to stipulate in the order that necessary enforcement will occur if the applicant is non-compliant with the loading and delivery goals as mentioned in the applicant's transportation report. DDOT requests the Zoning order note that enforcement will allow the Zoning Administrator to rescind the certificate of occupancy (C of O) for non-compliant businesses. This shall mean that Giant or any tenants leasing retail space, may have their C of O rescinded by the Zoning Administrator. We believe the language is necessary for the Zoning Administrator to act accordingly. The number of merchants that will lease retail space from the landlord leaves many opportunities for non-compliant loading.

The applicant will also be responsible for providing contact information (phone number and e-mail) for each of the loading dock managers on the north and

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south parcel. The contact information will be shared with ANC 3C, Cleveland Park Citizens Association, Woodley Park Citizens Association, McLean Gardens and DDOT. The applicant will also be responsible for posting the proper signage, in areas visible to the public, for loading dock manager contact information. The applicant will be responsible to post signs related to the times when loading is allowed at the loading berth locations.

MITIGATION

As previously noted, the applicant has agreed to provide external funding in the amount of \$96,000 for traffic mitigation.

The total amount represents the speed limit signs, radar speed limit signs, raised crosswalks, speed humps, curb extensions and pavement markings that may be needed after the completion of the project. Based on a survey of similar traffic mitigation tools in the neighborhood, the dollar amount would allow DDOT to perform the mitigation associated with the traffic from the new development.

PARKING ON NORTH PARCEL

DDOT has read the Woodley Park Community Association (WPCA) letter dated February 11, 2009. The WPCA letter states, "The Comp Plan policy is to 'find ways to 'unbundle' the cost of parking from residential units, allowing those purchasing or renting property to opt out of buying or renting parking spaces.' The Commissions should require such unbundling as a condition of granting this application.' We do not disagree with the WPCA request to the Commission to unbundle the parking as a condition of the order.

JJ:rr