

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Richard Nero, Acting Director
Office of Zoning

FROM: Karina Ricks *Rich Dybeck for KR*
District Department of Transportation

DATE: March 6, 2009

SUBJECT: Zoning Commission Case # 08-26 (The Heights)
Georgia Avenue and Lamont Street, N.W.

2009 MAR -9 11:11:35

APPLICATION

Lamont Limited Partnership (the Applicant) is seeking to build a mixed-use consolidated Planned Unit Development (PUD) and a related map amendment to rezone the site from the GA/C-2-A and R-4 to GA/C-2-B to accommodate a building with 69 residential units, 10,955 square feet of ground floor retail space and 29 off-street parking spaces. The project is located at the southwest corner of Georgia Avenue and Lamont Street, N.W. A separate application has been filed by the applicant to close the public alley that runs through the property (S.O. 08-6440). In its place the application proposes to establish a 20-foot wide private alley with public access easement.

RECOMMENDATION IN BRIEF

DDOT agrees with the applicant's request to build a mixed-use consolidated PUD and to rezone the site. DDOT has met with the applicant and provided recommendations included in the use of closing the alley to accommodate the loading on the west portion of the site plan. DDOT believes the proposed alley system will provide better access to the residential and retail loading berth and

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underground parking. However, DDOT remains interested in viewing a more robust truck diagram from the applicant. That information should include aspects of managing the loading for the single loading access (trash pickup, business deliveries, etc.).

DDOT ANALYSIS

DDOT believes the applicant has delivered an alley loading system that may operate but leaves some questions unanswered. The 1 loading berth to the development will accommodate a truck 30' long (Class 5; gross vehicle weight from 16,001-19,500). We remain interested to understand how 1 loading berth may accommodate the entire building considering the new address will consist of residents and businesses. Also, the loading requires vehicles to back in through the alley from Lamont Street. Lamont Street is approximately 30' wide with residential parking on both sides of the street. That creates a very limited area for a driver to back in through the alley.

The applicant's proposal shows a total of 29 off-street parking spaces. DDOT credits the applicant with providing the low number of parking spaces and hopes to see future applications similar in nature. The applicant proposes to provide 19 parking spaces for the residential and 10 for the retail, reducing the residential parking by four spaces and resulting in a total parking reduction of approximately 12 percent. The applicant shall provide bicycle parking which equals 5% of vehicle parking, bicycle storage facilities for all residents, and shower and changing facilities for commercial employees.

We believe the applicant shall be responsible to encourage the use of carsharing among new residents inside of the new building. Therefore, the developer shall pay for the initial carsharing application fee (\$25) and annual fee for one year (\$50) for all residents or proprietors inside of the residential and retail development.

The development site is about 4/10ths of a mile south of the Georgia Avenue/Petworth Metro station and 7/10ths of a mile east of the Columbia Heights Metro station. Also, the 70 series Metro buses run directly adjacent to the site on Georgia Avenue N.W. The developer shall provide complimentary SmartTrip cards with \$20 Metro fare media per person to residential tenants upon move-in, and complimentary \$60 Metro fare media to tenants' employees at initial occupancy. DDOT believes the applicant shall designate a member of property management as a point of contact who is responsible for coordinating and implementing TDM obligations. Upon move-in, the name of that individual should be shared with the DDOT Policy and Planning TDM staff.

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PUBLIC SPACE CONCERNS

DDOT believes the applicant should be responsible for *not* installing utility vaults in the public space and instead maintaining the vaults within the building property line. The applicant should also be mindful of doorway entrances into the building that need to comply with ADA standards and DDOT public space guidelines. Those guidelines call for doors *not* to swing into the public space.

DDOT recommends that the applicant install two ADA ramps at the corner of Georgia Avenue and Lamont Street and replace the existing ramp that is not ADA compliant. These ramps should meet DDOT standards and specifications. In addition to the ramp, DDOT recommends that the existing curb cuts be closed along Georgia Avenue and Lamont Street and replaced with sidewalks that meet DDOT standards and specifications.

The PUD proposal shows four trees on Lamont Street and three on Georgia Avenue. DDOT recommends that any new trees be planted 40 feet from the intersection and any new trees and tree boxes meet DDOT standards and specification.

DDOT strongly recommends the Commission require the above noted DDOT measures.

SUMMARY AND RECOMMENDATION

The District Department of Transportation supports the new mixed-use building providing space for residential and commercial uses for approval if the applicant provides the described steps for increased multi-modal transportation uses. DDOT would also suggest the Commission consider the public space concerns as noted in the comments and include them as part of the approval.

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Transportation Policy and Planning Administration
2000 14th Street, N.W., 7th Floor
Washington, D.C. 20009
Office: (202) 671-2730 Fax: (202) 671-0617

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OFFICE OF ZONING

FACSIMILE TRANSMITTAL SHEET

TO: <u>Clifford May</u>	FROM: <u>Rich Rybeck</u>
COMPANY: <u>Zoning Commission</u>	COMPANY: <u>Transportation Policy and Planning, (TPPA)</u>
ATTENTION: <u>7</u>	DATE: <u>3/9/08</u>
FAX NUMBER: <u>727-6072</u>	SENDER'S NAME/DIRECT NUMBER: <u>671-2325</u>
RE: <u>ZC 08-26</u>	NUMBER OF PAGE(S) INCLUDING COVER: <u>4</u>

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NOTES/COMMENTS:

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