

OFFICE OF ZONING

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

Memorandum

TO: Richard Nero, Acting Director
DC Office of Zoning

FROM: Karina Ricks *Phil Oberhel for KR*
District Department of Transportation

DATE: March 19, 2009

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

In addition to the comments the District of Columbia, Department of Transportation (DDOT) has provided on March 6, 2009, DDOT wishes to provide the additional following information and findings.

LOADING & DELIVERIES

DDOT has received a loading management plan from the applicant. The applicant has provided some measures to ensure the loading and delivery operations perform well. We believe the Zoning Commission needs to articulate that necessary enforcement will occur if the applicant does not comply with the loading and delivery goals, as mentioned in the applicant's loading management plan. DDOT requests the Zoning order note that enforcement will allow the Zoning Administrator to rescind the certificate of occupancy (C of O) for any non-compliant tenant. This shall mean that any tenants leasing retail space, may have their C of O rescinded by the Zoning Administrator. In previous Zoning cases, there has been little opportunity for the Zoning Administrator to enforce an order on a retail tenant. We believe that explicit language to this effect is necessary for the Zoning Administrator to act accordingly with non-compliant businesses. The merchants that will lease retail space should be required to comply with the loading plan. This plan specifies that loading should occur through the loading dock adjacent to the proposed 20 foot wide easement.

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should occur through the loading dock adjacent to the proposed 20 foot wide easement.

BICYCLE PARKING and PUBLIC BICYCLE RACKS

Per DDOT's verbal testimony on March 12, 2009, we believe there are further opportunities for residential bicycle parking in the underground garage. We believe the Applicant may be able to secure additional parking for bicycles in addition to the proposed 10 bicycle parking spaces.

After another review of the sidewalk in the vicinity of the proposed site, DDOT believes the Applicant may be able to position 2 public bicycle racks on Lamont Street and 3 public bicycle racks along Georgia Avenue. The retail portion of the site should offer as much public bicycle parking as possible.

PUBLIC SPACE

DDOT strongly encourages the Commission to require that the utilities be located on the proposed site and not be located in the public space. The sidewalk grates that cover utilities in the public space are a pedestrian hazard. There is a need to ensure the pedestrian right of way is safe and welcoming.