

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Jamison Weinbaum, Director
DC Office of Zoning

FROM: Karina Ricks *M. Ricks For*
District Department of Transportation

DATE: September 4, 2009

SUBJECT: ZC # 09-05 (United House of Prayer)

APPLICATION

United House of Prayer (the "Applicant") is requesting consolidated review and approval of a Planned Unit Development ("PUD") and a related zoning map amendment to rezone the subject property from the R-4 Zone District to the C-2-B Zone District. The property that is the subject of this application consists of approximately 16,320 square feet of land area and is located on the north side of Rhode Island Avenue, N.W., between 6th and 7th Streets, N.W. The property has approximately 93 feet of frontage on Rhode Island Avenue, N.W. Square 442 is bounded by S Street, N.W. to the north, 6th Street, N.W. to the east, Rhode Island Avenue and R Street, N.W. to the south, and 7th Street, N.W. to the west. The Applicant is seeking consolidated PUD approval to develop a multiple-family building on the subject property in accordance with the C-2-B PUD zoning requirements. The project will contain approximately 57,120 square feet of gross floor area, with an overall density of 1.97 FAR and a maximum building height of approximately 48.6 feet. The project will include a total of 16 residential units, eight of which will be affordable to households earning 60%-80% of the area median income ("AMI"). The project also includes 11 surface parking spaces which will be accessed from the public alley adjacent to the subject property.

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ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

09.05
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SUMMARY

The District Department of Transportation (DDOT) recommends support of the Applicant’s request for a PUD and related map amendment to rezone the property. The Applicant will need to follow DDOT’s policy for a Transportation Demand Management (TDM) program.

DDOT ANALYSIS

The United House of Prayer project will not have a significant vehicular traffic burden on the surrounding network of neighborhood streets. The Applicant is planning eleven (11) parking spaces located off the public alley that runs parallel to 7th Street N.W. DDOT commends the Applicant for planning the low number of parking spaces in the project. The parking spaces shall be made available *only* to the residents inside of the residential building planned for 625 Rhode Island Avenue, N.W. The parking spaces shall not be made available for outside institutions to lease and park personal or visitor vehicles. The Applicant will need to work with DDOT Infrastructure Project Management Administration staff members while constructing the parking spaces. The parking off the 15 foot wide alley shall consider proper storm water drainage and DDOT alley design/construction standards.

Based upon DDOT review it is not clear how the Applicant will remove trash from the site upon completion and move-in. DDOT prefers to have trash removal and recycling pick-up performed through the alley. Otherwise, trash removal vehicles have limited access to the site.

The proposed site is well served by mass transit and has been reviewed as transit oriented development (TOD). The development site is less than 2/10ths (approximately 1056 linear feet) of a mile to the east of the Shaw/Howard University Metro station. The G4 WMATA Metro bus travels adjacent to the site on Rhode Island Avenue, N.W. The 70 series Metro buses run almost adjacent to the site on 7th Street/Georgia Avenue N.W.

PUBLIC SPACE

DDOT strongly encourages the Commission to require that the building 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.

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TRANSPORTATION DEMAND MANAGEMENT (TDM)

The Applicant shall be responsible for implementation of a Transportation Management Plan (TMP). Within the TMP, the Applicant shall offer *all* options of the multi-modal transportation spectrum. DDOT prefers to see the following conditions included in the Zoning order, if the case is approved:

- The Applicant will act as the point of contact and Transportation Coordinator for the TDM program. The Applicant shall be responsible for implementing and managing TDM measures that are consistent with DDOT's recommended TDM strategy.
- **Transit incentives** -The Applicant will provide a one-time, complimentary \$75 SmartTrip fare card to the new residents upon move-in of the residential building to help encourage additional transit usage. The Applicant shall install real time schedule information for WMATA trains and Next Bus technology in the lobby of the residential building.
- **Car-sharing programs** - The Applicant will provide a one-time membership fee subsidy in Zipcar for each residential unit. The Applicant will distribute information about Zipcar to the new residents (as part of an initial welcome package).
- **Bike facilities** - The Applicant will provide a one-time membership fee subsidy in DC SmartBike for each new residential unit. The Applicant will follow DDOT policy for residential bicycle parking and bicycle parking for visitors to the building. The Applicant will distribute bicycle route maps and safety information to all residents upon move-in.