Application # 16583

Traffic Impact Report

EXISTING TRAFFIC AND PARKING SITUATION

The subject site is located on the northwest corner of Raleigh Street, SE and Martin Luther King, Jr. Ave, SE. The site is easily accessible via several major arterial type roadways such as Martin Luther King, Jr. Ave., SE; Alabama Avenue, SE; and South Capitol Street. The site is also located one half mile east of the Malcolm X/Bolling Air Force Base exit off I-295. This report focuses on the intersection of Martin Luther King, Jr. Ave. and Raleigh Street, which is unsignalized.

Service and functional elements of the roadways within the immediate area are as follows:

Martin Luther King, Jr. Ave., SE: This is a four-lane major collector roadway. The facility runs in a generally north-south direction throughout the report area. Portions of the roadway have parking along one or both sides which is restricted to one hour between 7:00 a.m. and 6:30 p.m. Monday through Friday. The posted speed limit is 25 mph.

Raleigh Street, SE: This is a three-lane roadway. With parking on both sides, travel along this roadway is provided in one lane with traffic traveling in both directions. Parking is restricted to two hours on the north side of the street with an exception for Zone 8 permit holders and to Zone 8 permit holders only between 7:00 a.m. and 6:30 p.m. Monday through Friday on the south side of the street. The speed limit is not posted.

Exhibit 1 presents the report area roadway "condition" diagram, detailing the relevant roadway signage, traffic control devices and pedestrian facilities.

Parking conditions at various times of day were observed and recorded. Following is a synopsis of the average findings:

Monday, Wednesday and Friday at 9:30 AM:	Space for 10-15 cars on the north side of Raleigh Street. Space for 5 cars on the south side of Raleigh Street. Space for 1 car on the immediate block of MLK.
Monday, Wednesday and Friday at 1:00 PM:	Space for 10 cars on the north side of Raleigh Street. Space for 4 cars on the south side of Raleigh Street. Space for 2 cars on the immediate block of MLK.
Monday, Wednesday and Friday at 5:30 PM:	Space for 20 cars on the north side of Raleigh Street. Space for 10 cars on the south side of Raleigh Street. Space for 7 cars on the immediate block of MLK.

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Case No. 16583
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16583
EXHIBIT NO.26

Based on the square footage of the proposed building (9,400 SF), approximately 16 to 20 new parking spaces will be required at any point during the typical business day (8:30 AM to 6:00 PM). We arrived at the figure of 16 to 20 by assuming the top two floors of the new building will accommodate 10 to 12 office employees and the first floor will accommodate four office employees, and then by assuming that 1/3 of those employees will take public transportation, either the bus or the Congress Heights metro station, to open in 2001. The proposed office building will provide 12 additional spaces behind the building for office tenants. This leaves an addition of only 4-8 spaces on the street that will be needed. Based on the above observed information, on-street parking should be able to absorb the additional density without any difficulty. Also, because office tenants will only park on the street during the day, plenty of space is left for residential use after office hours.