GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
2000 - 14TH STREET, N.W.
6TH FLOOR
WASHINGTON, D.C. 20009

REPLY TO:
DISTRICT DIVISION OF TRANSPORTATION

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2001 MAR 12 PM 4:46

Memorandum

TO: Andrew Altman
Director
Office of Planning

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: March 12, 2001

SUBJECT: BZA Application No. 16676 (Application of Washington Hebrew Congregation for a special exception to construct 13 Townhouses with English Basements in the 1300 block of Missouri Avenue, N.W.)

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the application and other material accompanying your memorandum of December 21, 2000. This report addresses transportation elements of the proposal.

The applicant seeks a special exception to construct a residential development containing 13 townhouses with English basements. The property consists of a vacant and undeveloped parcel of 31,252 square feet of land area zoned R-5-A. The proposed development will provide 26 parking spaces, two parking spaces per dwelling unit.

The subject property is located on the north side of Missouri Avenue and abuts both Missouri Avenue and Rock Creek Ford Road. Missouri Avenue is a principal arterial street with an average weekday traffic volume of 25,200 vehicles adjacent to the site. This facility provides three lanes in each direction separated by a painted six-foot median. It should be noted that Missouri Avenue is a part of the National Highway System (NHS) in the District of Columbia

Rock Creek Ford Road is a local street with a temporary asphalt pavement adjacent to the site. The street has no curb or gutter.

BZA
Case No. 16676
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16676
EXHIBIT NO.36

To determine the potential impact of the proposal, we examined the project with regard to trip generation levels, parking adequacy and the availability of public transportation to service the development. We have determined that approximately six to eight vehicle trips will be generated by the proposal during the morning and evening peak hours. This level of traffic generation will have no measurable impact in terms of capacity and level of service of the surrounding streets and intersections in the area.

With regard to parking, the applicant will provide 26 parking spaces or two parking spaces per dwelling unit. This amount of parking supply is more than adequate to accommodate the project and minimize parking spillover onto the residential neighboring area.

Access to the development is via a single curb cut from Missouri Avenue. To protect the integrity of Missouri Avenue as a part of the NHS and to avoid accidents, no left-turn to and from the project will be allowed at any time. Apart from that restriction, the Department has no objection to the proposed access and circulation.

With regard to public transportation, we note that several Metrobus routes operating along Missouri Avenue, Georgia Avenue and 14th Street serve the site. These routes link the site to the Metrorail system at Friendship Heights and Georgia Avenue Petworth Station. This project is well served by the existing public transportation system.

In summary, this proposal will have no significant impact on the transportation system in the area. Accordingly, the Department has no objection to the application.