GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

Memorandum

TO: Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM: Kenneth G. Laden
Associate Director for Planning

DATE: JUL 19 2001

SUBJECT: BZA Application No.16729 – Special exception for new residential development and variances for floor area ratio, lot occupancy, and story limitation requirements in an R-5-A District.

The Department of Public Works, District Division of Transportation (DDOT), has reviewed the subject application and other material submitted by the applicant. This report addresses the transportation elements of the proposal.

The applicant requests a special exception to allow the construction of a senior living apartment complex and variances for floor area ratio, lot occupancy and story limitation requirements. The project is located on the northeast side of Wayne, Place between First Street and Mississippi Avenue, SE, one block southeast of Martin Luther King, Jr. Avenue.

If this application is granted, the applicant plans to demolish the two existing vacant and deteriorating brick apartment buildings on site and replace them with a single, three and four-story apartment building for senior citizens. The building will contain 56, one and two-bedroom units designed for independent senior living. The project will provide 14 parking spaces including one handicapped space and one loading facility for delivery services.

To determine the potential impact of the site redevelopment, we have examined the proposal with regard to trip generation levels, parking adequacy and the availability of public transportation to service the project.

BZA
Case No. 16729
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.16729
EXHIBIT NO.41

According to the applicant, the development will be occupied by senior citizens. As such, very few vehicular trips will be generated during the peak hours. Accordingly, we don't foresee any negative impact on the surrounding local streets from the proposal.
With regard to parking, the applicant will provide 14 parking spaces compared to nine spaces required by the Zoning Regulations. This amount of parking supply is more than adequate to accommodate the project and minimize parking spillover onto the residential neighborhood area. We note that the project will provide a loading berth for a 55-foot tractor-trailer. It is doubtful that such a large truck can maneuver into and out of the berth. We recommend that service delivery be restricted to a truck 30-foot long or smaller.

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