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 Transportation Planning

DATE: JUL 2 3 2001

SUBJECT: BZA Application No. 16744 - Seek Variances from the FAR requirement, height requirement, parking requirement and loading requirement located at 500 New Jersey Avenue, NW in an HR/C-3-C 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 seeks variances for the floor area ratio, height, parking and loading requirements to allow the construction of a building containing approximately 92,350 square feet of office space with ground floor retail uses. The project will provide 60 parking spaces with six spaces on site and 54 spaces located on vault space.

The site fronts on three streets namely, First Street, a 40-foot collector street in the area, E Street and New Jersey Avenue, which are respectively minor and principal arterial streets in the area. The property is triangular in shape and varies in dimensions from 68 feet adjacent to E Street to 0 feet toward F Street. The site was formally used as a gasoline station and contains two vacant buildings.

To determine the effect of the subject site development, we have examined the proposal with regard to trip generation levels, parking, loading and the availability of public transportation to service the project.

BZA Case No. 16744 Exhibit No. 58

Board of Zoning Adjustment
District of Columbia
CASE NO.16744
EXHIBIT NO.58

We have reviewed the traffic analysis prepared in support of the proposed project and we concluded that traffic generated resulting from the floor area ratio will not significantly impact the level of service on adjacent streets and intersections during both the a.m. and p.m. peak hours.

With regard to parking supply, as stated earlier, the applicant could only provide six spaces on site compared to 54 spaces required by the Zoning regulations. However, the applicant proposed to provide 54 additional spaces on vault space. DDOT will review and comment upon a formal request for additional parking on vault space.

As regard to loading, due to the small size and narrow width of the site, a workable 30-foot loading birth cannot be accommodated on the site. We estimate that a loading zone can be provided on First Street adjacent to the site, as at that location the street is 40 feet wide. The impact of such a loading zone will not have a significant impact on traffic circulation in the area.

With regard to public transportation, numerous bus routes operating along E Street adjacent to the project serve the site. These routes link the site to the Metro Center Station and the Union Station.

From a transportation standpoint, the proposal will have no adverse traffic impact on the local transportation system. Accordingly, provided that additional parking is made available on adjacent public space, DDOT has no objection to the proposal.