GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

Transportation Policy and Planning Administration

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Memorandum

TO: Jerrily R. Kress, FAIA
Director
Zoning Office

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: APR - 8 2002

Subject: BZA Application No.16857 – Variances for the height, residential recreational space, and parking aisle width and a special exception for parking.

The Department of Public Works, District Division of Transportation, has reviewed the subject application and other material submitted by the applicant. This memorandum addresses the transportation aspects of the proposal.

This application seeks the restoration and development of the former Sears Department Store at 4500 Wisconsin Avenue, NW. Under this proposal, the applicant proposes a mixed-use project containing a residential and a retail component. The residential component will contain approximately 180 residential units and the retail component will have approximately 88,000 square feet. The applicant will provide 170 parking spaces on the basement level for the residential component and 150 spaces on the roof for the retail space.

To determine the impact of the proposal on the traffic and parking conditions in the vicinity of the site, we have considered the former use of the site as a major regional retail, housing successively the Sears and the Hechinger Stores, and the fact that the project sits on top of the Tenleytown-AU Metro Station on the Red Line.

With regard to trip generation, the retail space will generate far less traffic than under the previous uses. It should be noted that retail trip generation during the a.m. peak hour is marginal and, therefore, will have little or no impact on the existing capacity and level of

BZA
Case No. 16857
Exhibit No. 32

Board of Zoning Adjustment
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service of the intersections leading to and from the area. As regard to the residential trip generation, approximately 30 to 40 vehicle trips could be generated during the a.m. and p.m. peak hours. This level of traffic will have no measurable impact on the street system in the area.

As stated previously, the project sits on top of the Tenleytown-AU Metro Station. As such, DDOT will support the request for parking reduction for the retail space. The packaging of this project, consisting of residential and retail space with direct connection to the Metro Station, will enhance transit use and reduce automobile trips to and from the site, thereby, reducing the demand for on-site parking.

The project requests a variance with respect to the aisle width from 17 to 14.5 feet required for angle parking. After reviewing the applicant's diagram for access and maneuverability within the reduced aisle, DDOT concluded that the one-way narrow aisle could work; therefore, it is acceptable for this project.