GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: October 21, 2002

SUBJECT: BZA Application No. 16930 – Variance and Special Exception Relief to Construct an Office Building on a Vacant Lot Located at 500 New Jersey Avenue, NW, Square 627, Lots 7, 12, 801, and 802, Zoned HR/C-3-C

The District Department of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation aspects of the proposal.

The applicant proposes to construct a commercial office building on the subject vacant lot. The lot was previously used as a gas station with two vacant retail structures and parking. The applicant seeks variances from the FAR requirement, building height requirement, and parking and loading requirements. A special exception is also requested from the roof structure requirements. A previous BZA application, No. 16744, was approved for the development of the site.

In regards to parking supply, the applicant is required to provide a total of 48 parking spaces on site. Due to the narrowness of the lot, the applicant can only provide 25 spaces completely within the property of the site, with an additional 43 parking spaces to be located in vault space along New Jersey Avenue, NW.

DDOT has reviewed the traffic analysis prepared in support of the project. The proposed traffic generated from the use, using the floor area ratio, will not significantly impact the level of service on adjacent streets and intersections during the AM and PM peak-hours.

Loading requirements for the site are to provide one loading berth @ 30' deep, a loading platform totaling 100ft², and one service/delivery space @ 20' deep. The applicant

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proposes to provide one service/delivery space on site, with additional loading activities to occur using a *"buffer loading area",* as shown on the *Schematic Streetscape - Landscape Plan,* to be installed in the public space within the designated parking area. Loading activities should occur within the site for the service/delivery space with vehicles heading in, and heading out onto public streets. The proposed *"buffer loading area"* should be removed from site plans. In the previous application for the development of the site, DDOT recommended the applicant provide additional loading space along the curb of First Street, NW.

Additionally, the site plans show a proposed circular driveway to be installed within the public space along New Jersey Avenue, NW. The development site falls within the boundaries of the Downtown Streetscape Area, which does not permit the installation of circular driveways unless approved by the Director. The applicant should remove the proposed *"buffer loading area"* and circular driveway from site plans, and provide a curbside loading area with a maximum length of 40' along First Street, NW.

Provided that additional parking is available in adjacent public space and loading concerns listed above are addressed for the site, the project will have no adverse traffic impact on the transportation system. The applicant should encourage employees use public transportation by implementing a transportation management plan, to minimize the impact of vehicle trips in the congested Downtown area. Accordingly, DDOT has no objection to the proposal.

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