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 G. Laden
Associate Director for Transportation Planning

DATE: OCT 24 2002

SUBJECT: BZA Application No. 16931 Request for variances and special exception to permit the construction of an Apartment house in the RC/R-5-B in the Reed-Cook Overlay District.

The District Department of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This memorandum addresses the transportation elements of the proposal.

The applicant is requesting several variances and special exceptions to permit the construction of 68-unit condominium apartment house to be located at 2327 Champlain Street, N.W. The property fronts on both Kalorama Road and Champlain Street.

The site has a lot area of 22,602 square feet and is currently improved with a former Amoco gas station, an abandoned auto repair shop, and a liquor store. The project will provide 56 parking spaces consisting of 40 spaces in a below-grade parking garage, five spaces on the cellar level and 11 outdoor spaces on the first floor. The project will also provide a 55-foot loading berth and a 20-foot delivery service space adjacent to the 10-foot public alley.

DDOT has reviewed the traffic analysis prepared in support of the project. We concur with the applicant projected vehicular trips of approximately 23 vehicle trips in the AM peak hour and 27 vehicle trips in the PM peak period. This amount of traffic generation will not adversely impact traffic conditions on the surrounding street system.

BZA
Case No. 16931
Exhibit No. 55

Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.55

With respect to parking, the project will provide 56 parking spaces compared to 23 spaces required by the Zoning Regulations. In consideration of the shortage of off-street parking in the Adams-Morgan area, this parking supply will help to reduce the parking deficit in this part of the City. The project will provide the required loading facility off the public alley adjacent to the subject site. Loading activity may impact traffic circulation along the public alley during maneuvering in and out of the loading area. However, in our estimate the potential impact will be of short duration.

From a transportation standpoint, the Department believes that the project will not have any significant adverse traffic and parking impact on the neighboring residential area.