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: June 24, 2003

SUBJECT: **BZA Application No. 17028** – Variance from Side Yard and Height Requirements and Special Exceptions from Roof Structure Requirements and to Allow the Reduction of Accessory Parking to Provide for the Construction of an Apartment House with Ground Floor Retail Located at 14th and Irving Street, NW, Square 2848, Lots (All or Portions of) 71, 824, 865 and 867, and Square 2843, Lot 836 in a C-3-A District.

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 147-unit apartment house with 20,850 square feet of ground floor retail on a vacant parcel located at the northeast corner of the intersection of 14th and Irving Street, NW. The subject site is located directly north, and partially above, the Columbia Heights Metrorail Station. The applicant seeks variances from side yard and height requirements, and special exceptions from roof structure requirements and to reduce accessory parking.

In regards to transportation impacts, the applicant satisfies loading requirements. A special exception is required for the proposed reduction of accessory parking spaces. Regulations require in a C-3-A district one parking space for every two dwelling units, and one parking space for every 300 sq. ft. of retail over 3,000 sq. ft., thus the applicant is required to provide 74 parking spaces for residential use, and 60 parking spaces for retail. A total of 206 parking spaces are proposed for the site, with 161 designated for residential usage, and 45 for retail. Parking facilities are accessed by an alley easement located off Kenyon Street, NW, and from Irving Street, NW via a new alley easement that connects to an existing public alley that abuts the site.

BZA Case No. 17028 Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17028
EXHIBIT NO. 28

The total number of proposed parking spaces for the project far exceeds zoning requirements, however the applicant proposes to reduce the retail parking requirement by 25%, anticipating a large portion of retail users will be local residents arriving by foot and Metrorail customers. As listed in §*2108 – Reduction of Parking Spaces: Authority of the Board,* accessory parking requirements shall not be reduced by more than 25%, taking into consideration the nature and location of the project, amount of traffic congestion the site can reasonably expect to generate, and proximity to public transportation and Metrorail Stations among other criteria. The applicant provided a traffic analysis of the project taking into consideration traffic growth trends and other developments planned near the site. The study concluded that the proposed project would not adversely impact traffic, access or parking.

Accordingly, DDOT has no objection to the application.

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