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

DATE: September 20, 2004

SUBJECT: BZA Application No.17055 - Special exception to construct an addition to the existing Knollwood facility located at 6200 Oregon Avenue, N.W.

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, the Army Distaff Foundation, Inc; seeks a special exception to allow the construction of an addition to the existing facility. The addition will include 25 dementia units accommodating 27 residents and 22 independent living units for a total of 49 units. The existing facility contains 240 units and employs 129 full-time and 43 part-time employees.

The proposed expansion would add 18 employees. The applicant's transportation consultant has conducted an extensive traffic and parking survey and performed turning movement counts at several intersections leading to and from the site.

Trip generation rates derived from the survey of the operation of the existing facility were applied to the proposed additional units. The resultant analysis indicates that approximately seven vehicle trips during the a.m. peak hour and 15 vehicle trips during the p.m. peak would be generated by the proposed expansion. DDOT concludes that this level of traffic generation will have a negligible impact in terms of capacity and level of service of the existing area road network.

BZA
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Exhibit No. 147

Board of Zoning Adjustment
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CASE NO. 17055
EXHIBIT NO. 147

With respect to parking, the applicant states that the number of parking spaces will increase from 203 to 222 spaces for a net increase of 19 parking spaces. In DDOT judgment, the amount of parking provision is more than adequate to accommodate both employees and visitors to the site on a daily basis and ensures that no parking spillover into the neighborhood residential area would occur.

The road network serving the property includes Oregon Avenue and Nebraska Avenue. They are both collector streets adjacent to the sites. DDOT notes that the project will use the existing access and circulation with no additional curb cuts on the residential streets.

The site is served by public transportation including the E6 bus line operating on Oregon and Nebraska Avenues. This bus route has a stop into the property and connects it to the Friendship Heights Metrorail Station on the Red Line. In addition, the Knollwood facility operates two shuttle buses to provide scheduled and unscheduled transportation for its residents.

In summary, DDOT supports the proposed expansion based on the adequacy of the parking provision, the availability of public transportation and the few vehicular trips generated by the project.