GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

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Office of the Director

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Memorandum

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

FROM: Douglas Noble
Associate Director,
Traffic Services Administration

DATE: November 16, 2004

SUBJECT: BZA Application No. 17232 Request for variance from the parking requirements to permit the construction a mixed-use commercial establishment at 1400-1420 Park Road, NW; 3100-3200 14th Street, NW; and 1417-1437 Irvin Street, NW in Square 2674.

The District Department of Transportation (DDOT) has reviewed the application and other materials submitted by the Office of Zoning regarding the above referenced case. DDOT will agree to the applicant request for parking reduction from 1,300 to 1,000 parking spaces, provided that the following conditions are met:

The developer will provide and maintain public space around the site as stated below.

Along 14th Street. Provide a minimum sidewalk of 10 feet from the farthest edge of the building to the planting strip, a minimum planting strip, tree box of six feet, a short - term parking and loading lay - by of seven feet in width inclusive of gutter and of sufficient length to accommodate 8 vehicles . This lay-by should be located in front of the main entrance.

Along Irving Street. Provide a minimum sidewalk of 10 feet from the farthest edge of the building to the planting strip, stretching from 14th Street corner to the historic facades and eight feet in width thereafter, minimum planting strip of six feet from corner to historic facades.

BZA
Case No. 17232
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17232
EXHIBIT NO. 31

Park Road. Provide a minimum sidewalk of eight feet from the farthest edge of the building, a minimum planting strip of six feet and a short term parking and loading of seven feet in width, inclusive of gutter.

With these sidewalk and lay-by provisions, we believe pedestrian needs will be met and a reduction in the parking garage capacity would be acceptable from a transportation perspective.