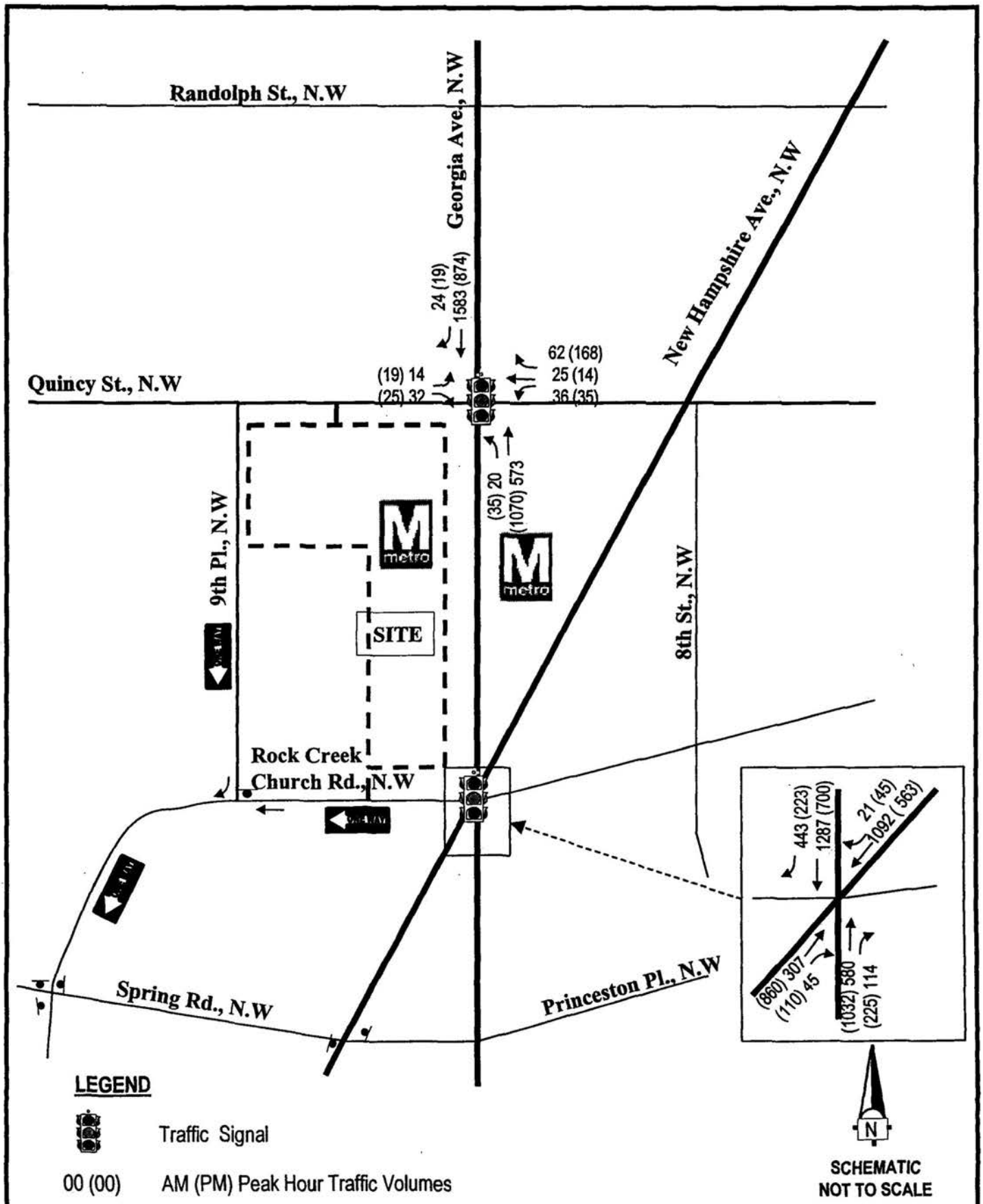
APPENDIX

D

PROJECTED BASE YEAR 2007 TRAFFIC VOLUMES

Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 29A2



O. R. GEORGE & ASSOCIATES, INC.

Traffic Engineers – Transportation Planners

APPENIDIX D

PROJECTED YEAR 2007 BASE TRAFFIC SITUATION

Georgia Avenue-Petworth Metro Station, Northwest, Washington D.C.

APPENDIX

E

CAPACITY ANALYSIS WORKSHEETS -
2007 TOTAL TRAFFIC SITUATION
(INCLUDING SUBJECT DEVELOPMENT)

SHORT REPORT

General Information		Site Information	
Analyst	ORGA-IJB	Intersection	Georgia Ave @ New Hampshire Av
Agency or Co.	O.R.George & Associates, Inc	Area Type	CBD or Similar
Date Performed	10/28/2004	Jurisdiction	Washington D.C
Time Period	AM Peak Hour (8:00 - 9:00)	Analysis Year	2007

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	0	0	2	0	0	2	0	0	2	0
Lane group		TR			TR			TR			TR	
Volume (vph)		311	45		1092	23		583	114		1294	459
% Heavy veh		0	0		0	0		0	0		0	0
PHF		0.92	0.92		0.95	0.95		0.86	0.86		0.93	0.93
Actuated (P/A)		P	P		P	P		P	P		P	P
Startup lost time		2.0			2.0			2.0			2.0	
Ext. eff. green		2.0			2.0			2.0			2.0	
Arrival type		3			3			3			3	
Unit Extension		3.0			3.0			3.0			3.0	
Ped/Bike/RTOR Volume	0		45	0		23	0		100	0		100
Lane Width		12.0			12.0			12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0			0			0			0	
Unit Extension		3.0			3.0			3.0			3.0	

Phasing	Thru & RT	02	03	04	Thru & RT	06	07	08
Timing	G = 38.6	G =	G =	G =	G = 61.4	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 110.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB	WB	NB	SB
Adj. flow rate	338	1149	694	1777
Lane group cap.	1143	1143	1811	1758
v/c ratio	0.30	1.01	0.38	1.01
Green ratio	0.35	0.35	0.56	0.56
Unif. delay d1	25.9	35.7	13.7	24.3
Delay factor k	0.50	0.50	0.50	0.50
Increm. delay d2	0.7	27.9	0.6	24.1
PF factor	1.000	1.000	1.000	1.000
Control delay	26.5	63.6	14.3	48.4
Lane group LOS	C	E	B	D
Apprch. delay	26.5	63.6	14.3	48.4
Approach LOS	C	E	B	D
Intersec. delay	45.0	Intersection LOS		D

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SHORT REPORT

General Information		Site Information	
Analyst	ORGA-IJB	Intersection	Georgia Ave @ New Hampshire Av
Agency or Co.	O.R.George & Associates, Inc	Area Type	CBD or Similar
Date Performed	10/28/2004	Jurisdiction	Washington D.C
Time Period	PM Peak Hour (5:30 - 6:30)	Analysis Year	2007

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	0	0	2	0	0	2	0	0	2	0
Lane group		TR			TR			TR			TR	
Volume (vph)		875	110		563	53		1043	225		704	234
% Heavy veh		0	0		0	0		0	0		0	0
PHF		0.97	0.97		0.90	0.90		0.91	0.91		0.89	0.89
Actuated (P/A)		P	P		P	P		P	P		P	P
Startup lost time		2.0			2.0			2.0			2.0	
Ext. eff. green		2.0			2.0			2.0			2.0	
Arrival type		3			3			3			3	
Unit Extension		3.0			3.0			3.0			3.0	
Ped/Bike/RTOR Volume	0		100	0		53	0		100	0		100
Lane Width		12.0			12.0			12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0			0			0			0	
Unit Extension		3.0			3.0			3.0			3.0	

Phasing	Thru & RT	02	03	04	Thru & RT	06	07	08
Timing	G = 29.0	G =	G =	G =	G = 41.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 80.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		912			626			1283			942	
Lane group cap.		1178			1180			1642			1629	
v/c ratio		0.77			0.53			0.78			0.58	
Green ratio		0.36			0.36			0.51			0.51	
Unif. delay d1		22.6			20.1			15.9			13.5	
Delay factor k		0.50			0.50			0.50			0.50	
Increm. delay d2		5.0			1.7			3.8			1.5	
PF factor		1.000			1.000			1.000			1.000	
Control delay		27.6			21.8			19.6			15.0	
Lane group LOS		C			C			B			B	
Apprch. delay	27.6			21.8			19.6			15.0		
Approach LOS	C			C			B			B		
Intersec. delay	20.8			Intersection LOS						C		

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SHORT REPORT

General Information		Site Information	
Analyst	ORGA-IJB	Intersection	Georgia Ave@ Quincy Street
Agency or Co.	O.R.George & Associates, Inc	Area Type	CBD or Similar
Date Performed	10/28/2004	Jurisdiction	Washington D.C
Time Period	AM Peak Hour (7:45-8:45 AM)	Analysis Year	2007

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	1	0	0	1	0	0	2	0	0	2	0
Lane group		LTR			LTR			LTR			TR	
Volume (vph)	20	0	55	36	30	62	23	573	0		1583	25
% Heavy veh	0	0	0	0	0	0	0	0	0		0	0
PHF	0.62	0.62	0.62	0.88	0.88	0.88	0.87	0.87	0.87		0.99	0.99
Actuated (P/A)	P	P	P	P	P	P	P	P	P	P	P	P
Startup lost time		2.0			2.0			2.0			2.0	
Ext. eff. green		2.0			2.0			2.0			2.0	
Arrival type		3			3			3			3	
Unit Extension		3.0			3.0			3.0			3.0	
Ped/Bike/RTOR Volume	0		0	0		0	0		0	0		0
Lane Width		12.0			12.0			12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0			0			0			0	
Unit Extension		3.0			3.0			3.0			3.0	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 20.0	G =	G =	G =	G = 50.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 80.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB	WB	NB	SB
Adj. flow rate	121	145	685	1624
Lane group cap.	345	355	1728	2030
v/c ratio	0.35	0.41	0.40	0.80
Green ratio	0.25	0.25	0.63	0.63
Unif. delay d1	24.7	25.1	7.5	11.3
Delay factor k	0.50	0.50	0.50	0.50
Increm. delay d2	2.8	3.5	0.7	3.4
PF factor	1.000	1.000	1.000	1.000
Control delay	27.5	28.5	8.2	14.7
Lane group LOS	C	C	A	B
Apprch. delay	27.5	28.5	8.2	14.7
Approach LOS	C	C	A	B
Intersec. delay	14.3	Intersection LOS		B

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SHORT REPORT

General Information		Site Information	
Analyst	ORGA-IJB	Intersection	Georgia Ave@ Quincy Street
Agency or Co.	O.R.George & Associates, Inc	Area Type	CBD or Similar
Date Performed	10/28/2004	Jurisdiction	Washington D.C
Time Period	PM Peak Hour (5:15-6:15 PM)	Analysis Year	2007

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	1	0	0	1	0	0	2	0	0	2	0
Lane group		LTR			LTR			LTR			TR	
Volume (vph)	24	0	40	35	32	168	46	1070	0		874	23
% Heavy veh	0	0	0	0	0	0	0	0	0		0	0
PHF	0.71	0.71	0.71	0.96	0.96	0.96	0.93	0.93	0.93		0.96	0.96
Actuated (P/A)	P	P	P	P	P	P	P	P			P	P
Startup lost time		2.0			2.0			2.0			2.0	
Ext. eff. green		2.0			2.0			2.0			2.0	
Arrival type		3			3			3			3	
Unit Extension		3.0			3.0			3.0			3.0	
Ped/Bike/RTOR Volume	0		0	0		0	0		0	0		0
Lane Width		12.0			12.0			12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0			0			0			0	
Unit Extension		3.0			3.0			3.0			3.0	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 20.0	G =	G =	G =	G = 60.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 90.0

Lane Group Capacity, Control Delay, and LOS Determination

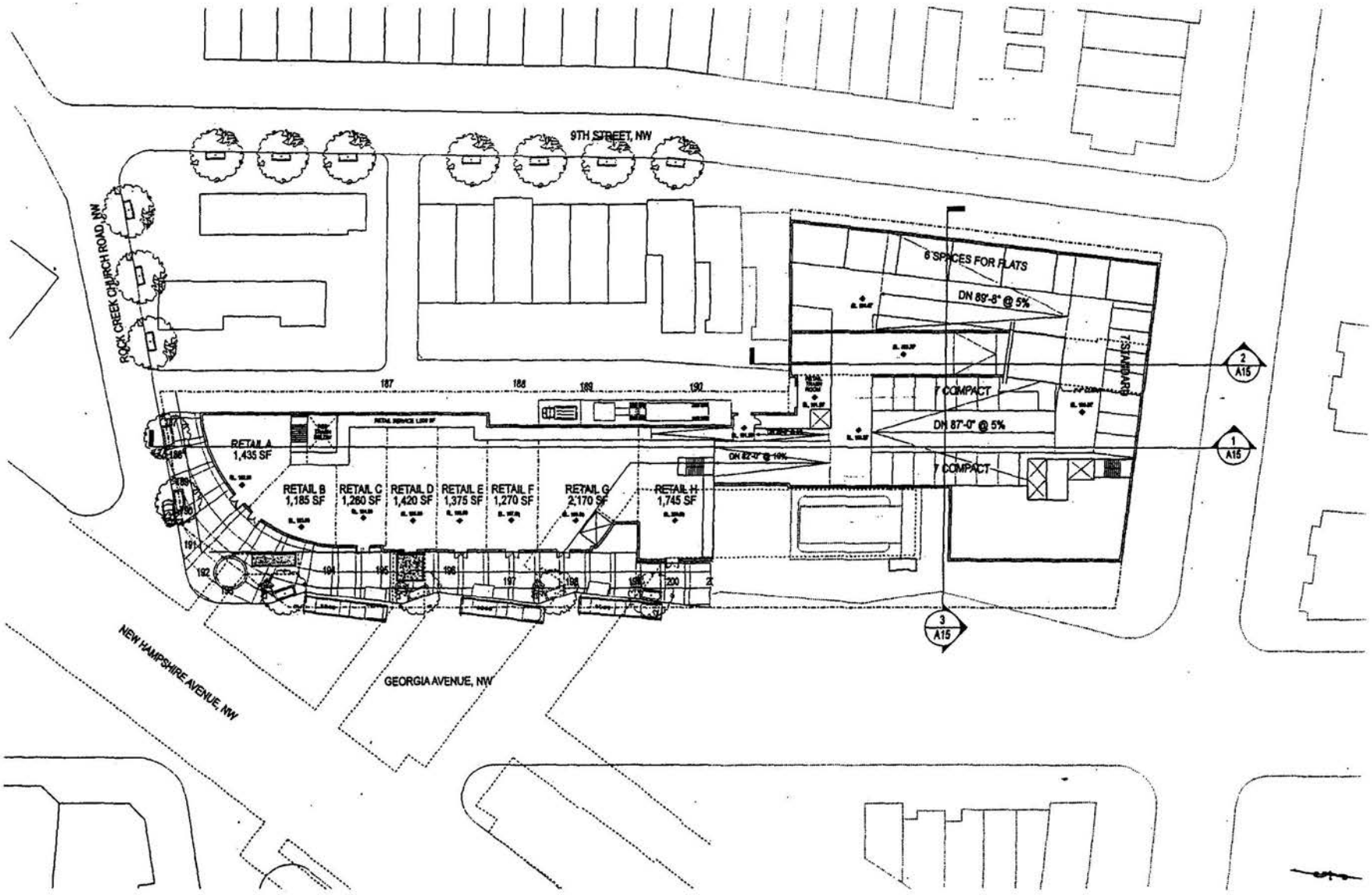
	EB	WB	NB	SB
Adj. flow rate	90	244	1200	934
Lane group cap.	272	324	1888	2162
v/c ratio	0.33	0.75	0.64	0.43
Green ratio	0.22	0.22	0.67	0.67
Unif. delay d1	29.4	32.7	8.7	7.0
Delay factor k	0.50	0.50	0.50	0.50
Increm. delay d2	3.2	14.9	1.6	0.6
PF factor	1.000	1.000	1.000	1.000
Control delay	32.6	47.6	10.3	7.7
Lane group LOS	C	D	B	A
Apprch. delay	32.6	47.6	10.3	7.7
Approach LOS	C	D	B	A
Intersec. delay	13.8	Intersection LOS		B

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APPENDIX

F

SITE / PARKING LAYOUT



LOWER LEVEL RETAIL AND GARAGE LEVEL G1

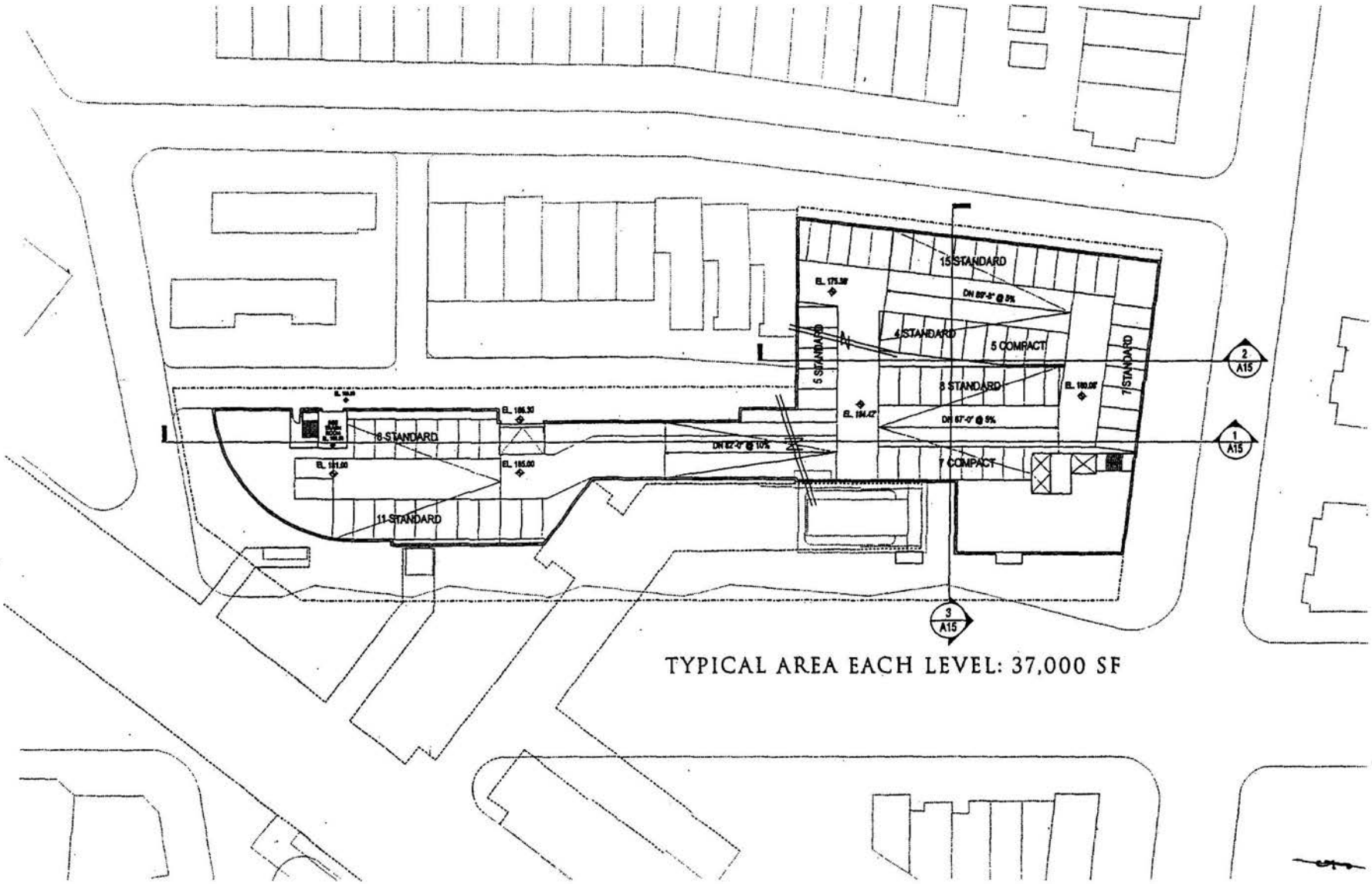
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SEPTEMBER 17, 20

DONATELLI & KLEIN
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GEORGIA AVENUE - PETWORTH



TYPICAL AREA EACH LEVEL: 37,000 SF

GARAGE LEVEL G2

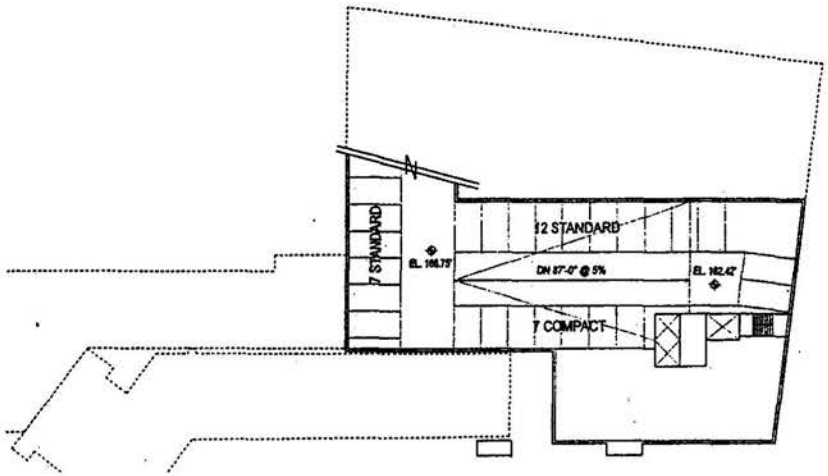
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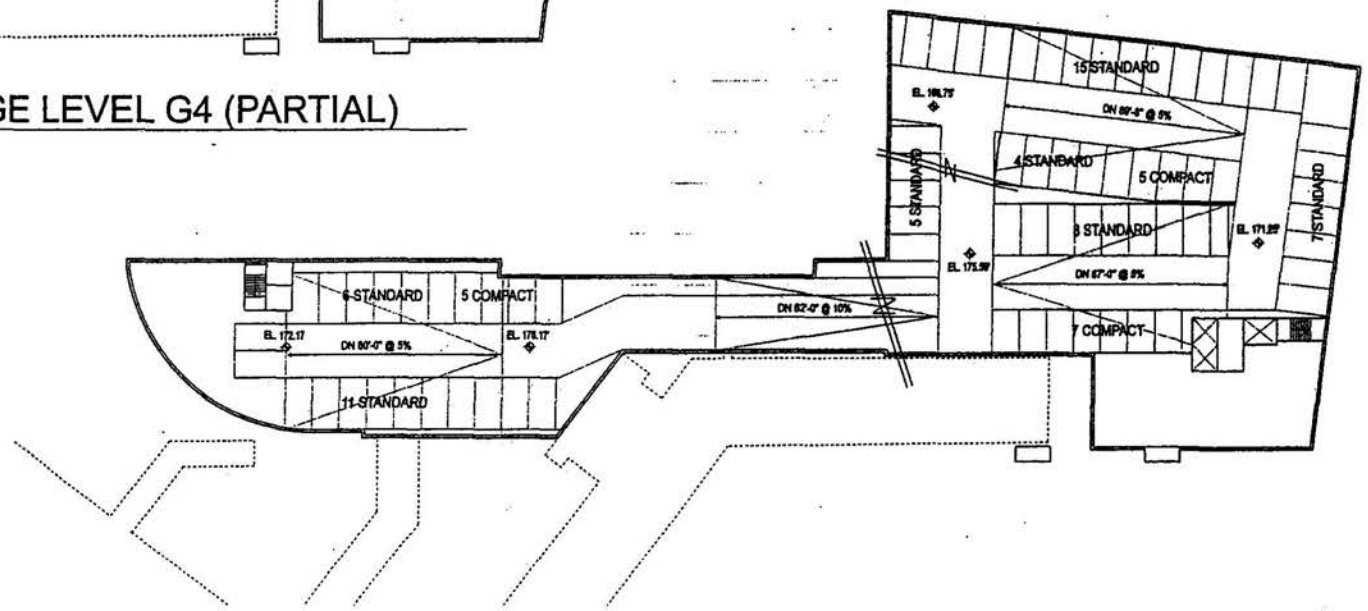
SEPTEMBER 17, 20

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1 GARAGE LEVEL G4 (PARTIAL)



2 GARAGE LEVEL G3

GARAGE LEVELS G3 AND G4

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SEPTEMBER 17, 20

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GEORGIA AVENUE - PETWORTH

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GEORGIA AVENUE - PETWORTH

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DRAWING INDEX		DATE ISSUED	REVISED
A00	COVER	SEPT. 17, 2004	NOV. 15, 2004
A01	RENDERED IMAGE	SEPT. 17, 2004	
A02	RENDERED IMAGE	SEPT. 17, 2004	
A03	ZONING ANALYSIS	SEPT. 17, 2004	NOV. 15, 2004
A04A	ZONING ANALYSIS		NOV. 15, 2004
A04B	ZONING ANALYSIS		NOV. 15, 2004
A05	CIVIL SURVEY	SEPT. 17, 2004	
A06	GARAGE LEVEL G3 G4	SEPT. 17, 2004	NOV. 15, 2004
A07	GARAGE LEVEL G2	SEPT. 17, 2004	
A08	LOWER LEVEL RETAIL/ GARAGE LEVEL G1	SEPT. 17, 2004	NOV. 15, 2004
A09	FIRST FLOOR	SEPT. 17, 2004	NOV. 15, 2004
A10	SECOND FLOOR	SEPT. 17, 2004	
A11	THIRD FLOOR (4TH&5TH FLRS. SIM.)	SEPT. 17, 2004	NOV. 15, 2004
A12	NOT USED	SEPT. 17, 2004	
A13	SIXTH FLOOR	SEPT. 17, 2004	NOV. 15, 2004
A14	ROOF	SEPT. 17, 2004	NOV. 15, 2004
A15	SECTIONS	SEPT. 17, 2004	NOV. 15, 2004
A16	ELEVATIONS	SEPT. 17, 2004	NOV. 12, 2004



BZA SUBMISSION
SEPTEMBER 17, 2004
REVISED NOV. 15, 2004



VIEW FROM THE SOUTHEAST

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A01

SEPTEMBER 17, 2004

GEORGIA AVENUE - PETWORTH



VIEW FROM THE NORTHEAST

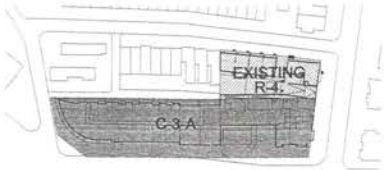
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A02

SEPTEMBER 17, 2004

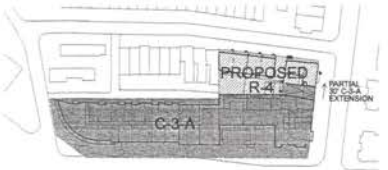
GEORGIA AVENUE - PETWORTH



1 EXISTING ZONING BOUNDARIES

C-3-A SITE AREA = 45,792 SF
R-4 SITE AREA = 13,210 SF

1"=40'-0"

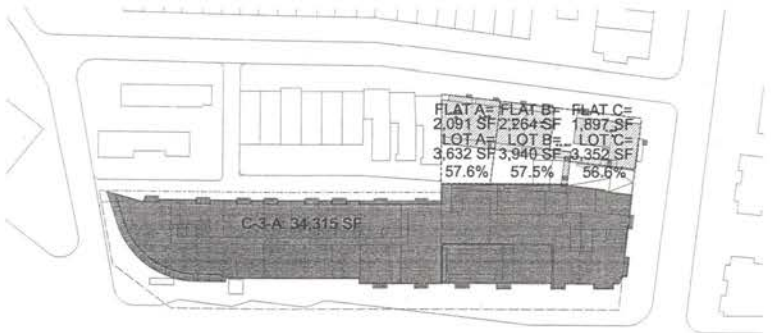


2 PROPOSED ZONING BOUNDARIES AFTER PARTIAL 30' ZONING LINE EXTENSION

GROSS LOT AREA UNDER PROPOSED C-3-A EXTENDED BOUNDARY
ZONING CONSOLIDATON ACHIEVED BY DISTRICT LINE EXTENSION

C-3-A SITE AREA = 48,116 SF
R-4 SITE AREA = 10,886 SF

1"=40'-0"



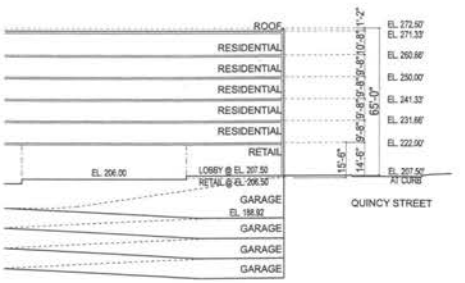
2 LOT OCCUPANCY

GROSS OCCUPANCY: 34,315 (C-3-A), 6,252 (R-4) 1"=40'-0"

C-3-A PERCENT OCCUPANCY: 34,315/48,077= 71.4% ALLOWABLE: 75%

R-4 PERCENT OCCUPANCY: TOTAL-6,252/10,925=57.2% ALLOWABLE: 60%

FLAT A - 2,091/3,632=57.6% ALLOWABLE: 60%
FLAT B - 2,264/3,940=57.5% ALLOWABLE: 60%
FLAT C - 1,897/3352=56.6% ALLOWABLE: 60%



4 BUILDING HEIGHT

C-3-A: 65'-0" PERMITTED, 65'-0" PROPOSED 1"=20'-0"



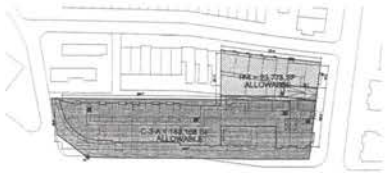
ZONING ANALYSIS

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A03
REVISED NOV. 15. 2004
SEPTEMBER 17. 2004

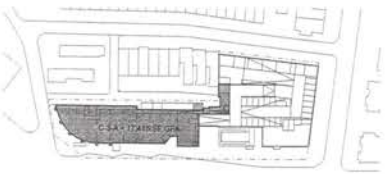
GEORGIA AVENUE - PETWORTH



1 ALLOWABLE GROSS FLOOR AREA

ALLOWABLE GFA C-3-A: 45,792 x 4.0 = 183,168 SF
ALLOWABLE GFA R-4: 13,210 x 1.8 = 23,778 SF
TOTAL ALLOWABLE GFA FOR ENTIRE SITE: 183,168 + 23,778 = 206,946 SF

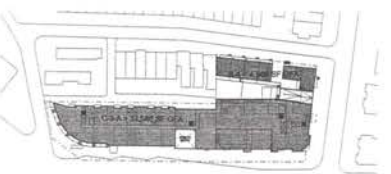
1"=80'-0"



2 GROSS FLOOR AREA: LOWER RETAIL

C-3-A = 17,415 SF GFA

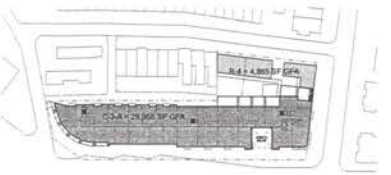
1"=80'-0"



3 GROSS FLOOR AREA: 1ST FLR.

C-3-A = 33,580 SF GFA
R-4 = 4,865 SF GFA

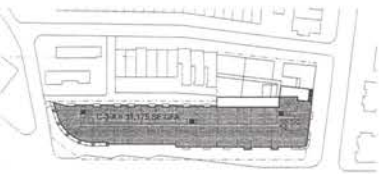
1"=80'-0"



4 GROSS FLOOR AREA: 2ND FLR.

C-3-A = 29,955 SF GFA
R-4 = 4,865 SF GFA

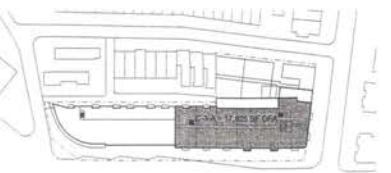
1"=80'-0"



5 GROSS FLOOR AREA: 3RD, 4TH + 5TH FLRS.

C-3-A = 31,175 SF GFA

1"=80'-0"



6 GROSS FLOOR AREA: 6TH FLR.

C-3-A = 17,925 SF GFA

1"=80'-0"

FLOOR AREA TABULATION

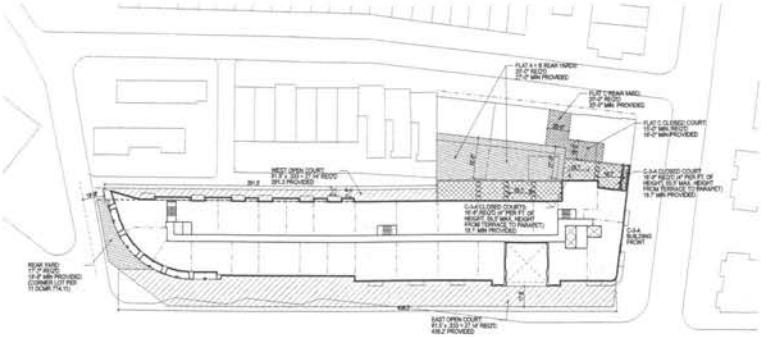
	C-3-A	R-4
6TH	17,925	
5TH	31,175	
4TH	31,175	
3RD	31,175	
2ND	29,955	4,865
1ST	33,580	4,865
LLR	17,415	
TOTAL	192,400 SF	9,730 SF

TOTAL FOR ENTIRE SITE = 192,400 + 9,730 = 202,130 SF

ZONING ANALYSIS

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1 SIDE YARD, REAR YARD, AND COURTS

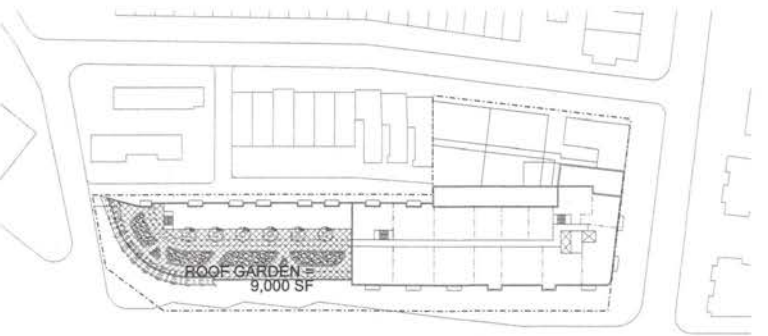
1"=40'-0"



2 RES. REC. SPACE GROUND FLOOR

GROUND LEVEL ESPLANADE = 11,800 SF
AMENITY SPACE + COMM. ROOM = 1,400 SF
TOTAL GROUND LEVEL RES. REC. = 13,200 SF

1"=40'-0"



3 RES. REC. SPACE ROOF GARDEN

ROOF GARDEN = 9,000 SF

1"=40'-0"

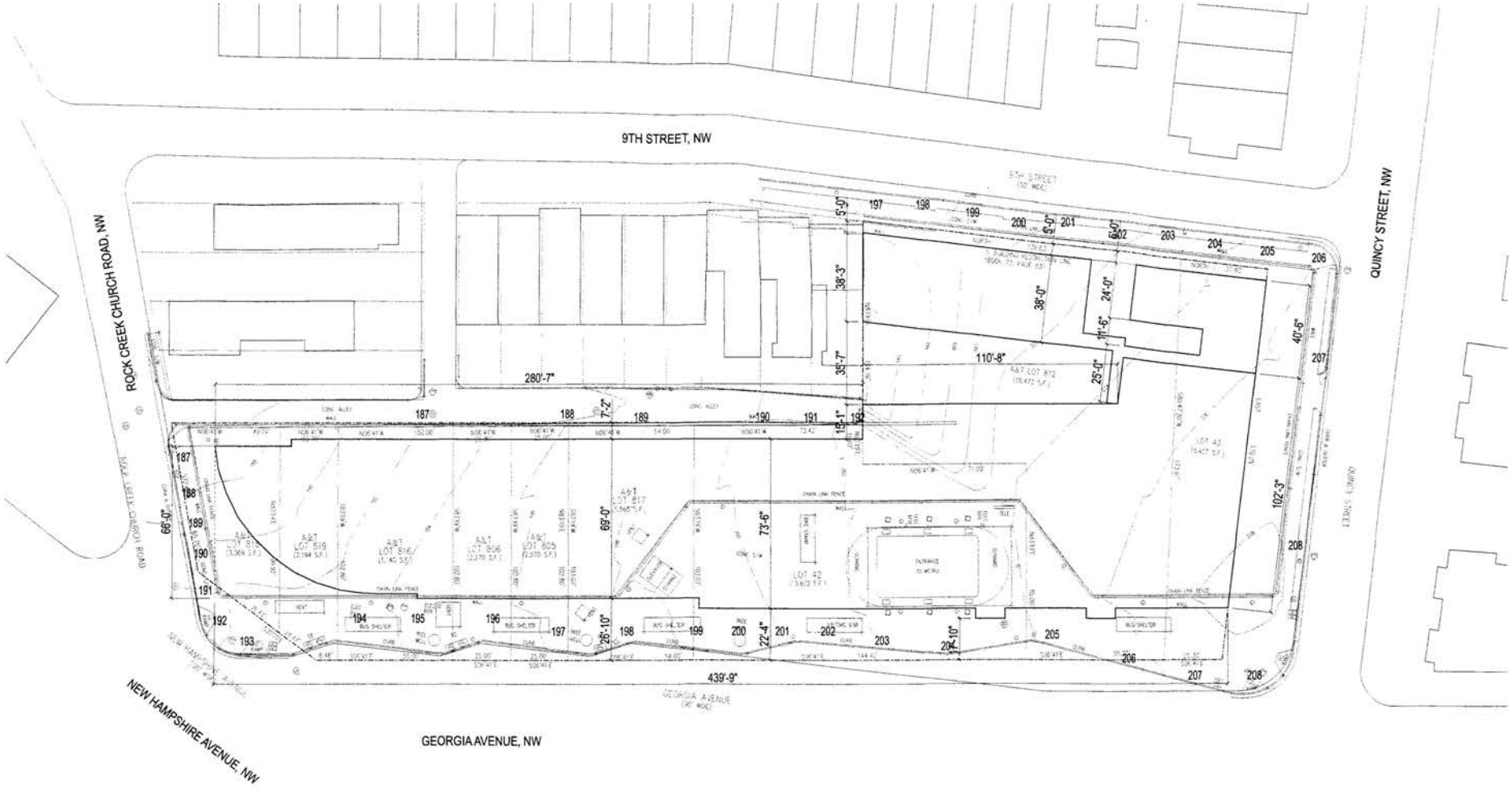
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GEORGIA AVENUE - PETWORTH



CIVIL SURVEY

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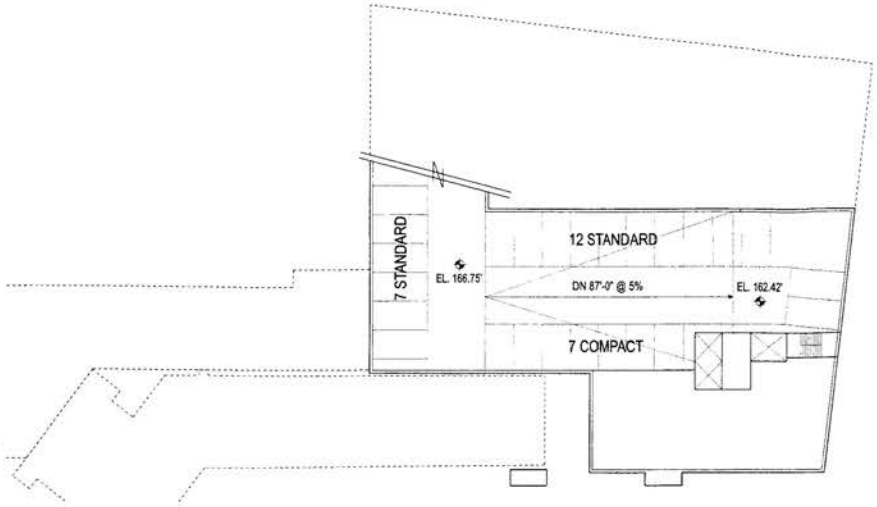
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GEORGIA AVENUE - PETWORTH

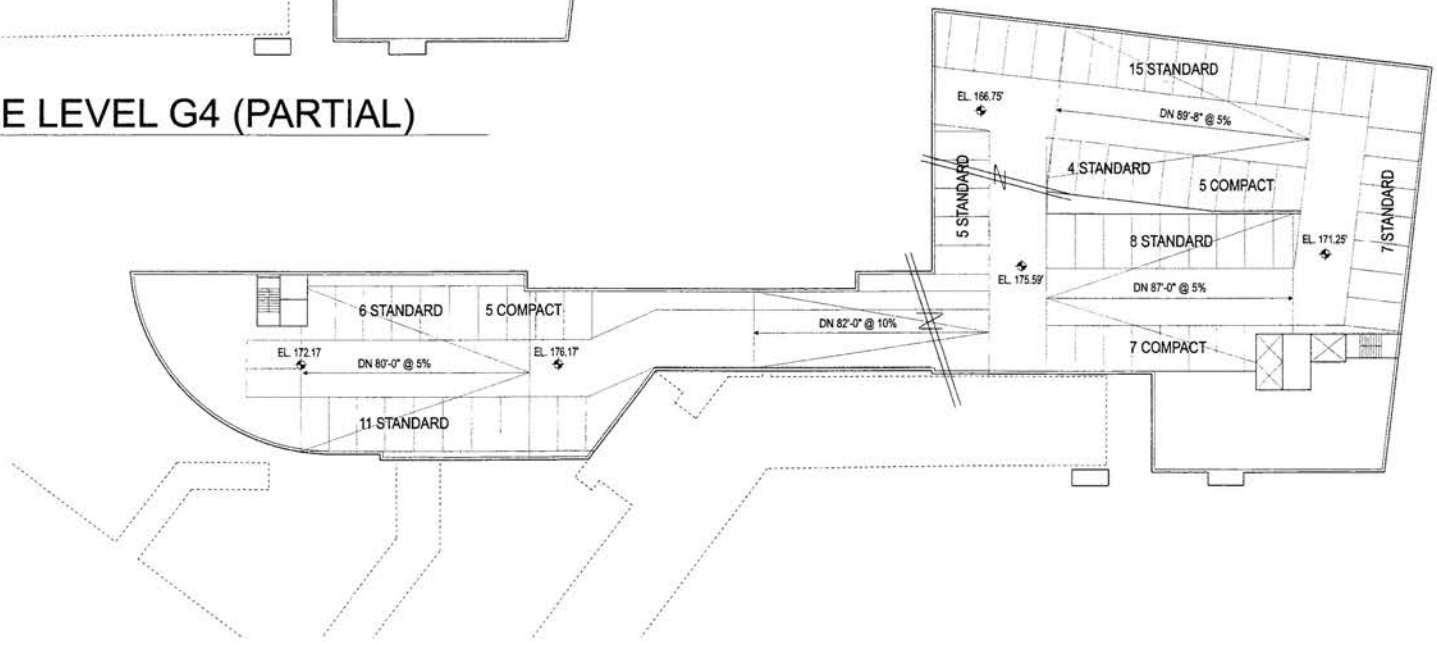
PARKING TABULATION

LEVEL	# OF SPACES
GARAGE LEVEL G4	25
GARAGE LEVEL G3	69
GARAGE LEVEL G2	67
GARAGE LEVEL G1	27
TOTAL	188

140 (RES.) + 42 (RETAIL) + 6 (FLATS) = 188



1 GARAGE LEVEL G4 (PARTIAL)



2 GARAGE LEVEL G3

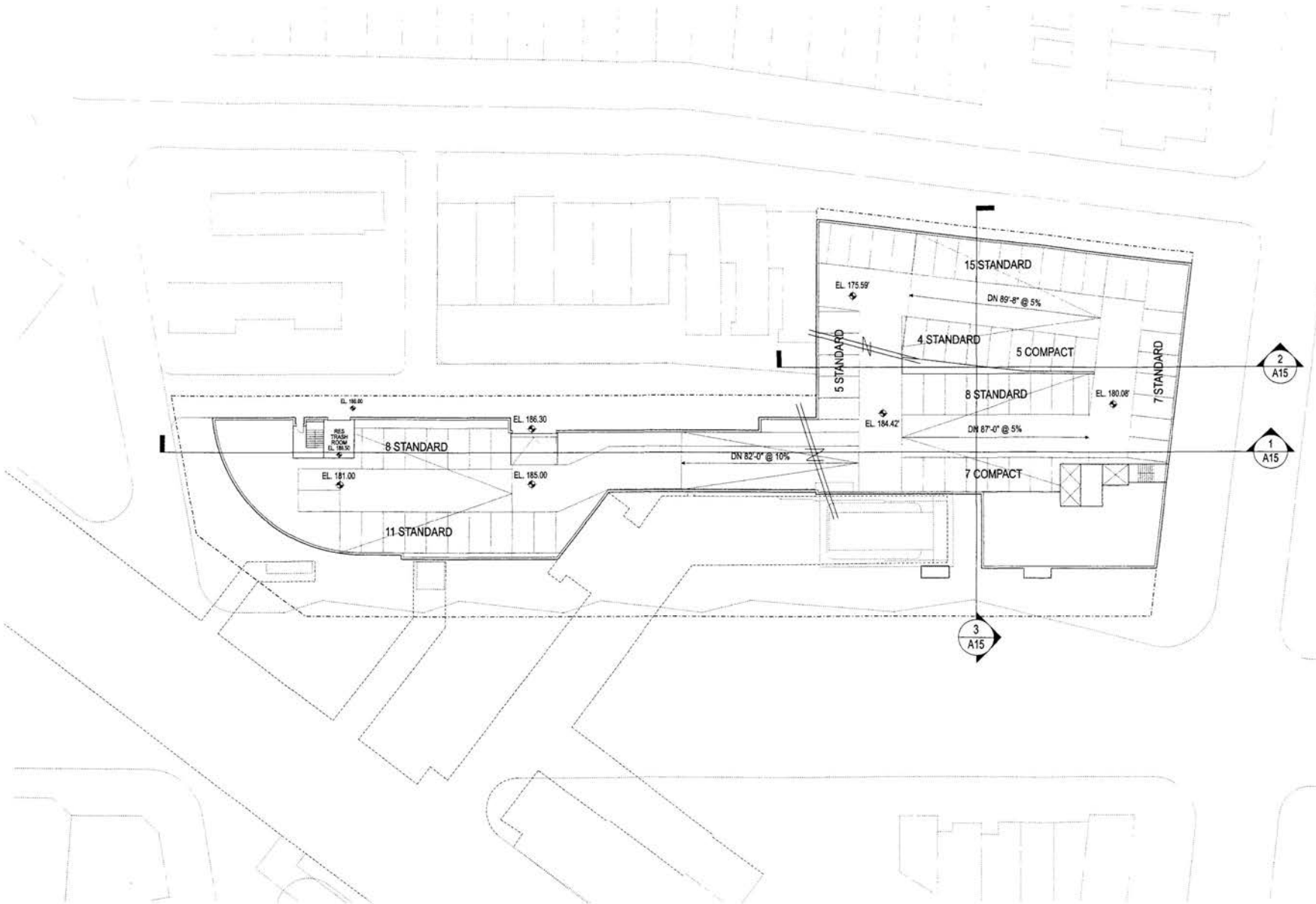
GARAGE LEVELS G3 AND G4

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GARAGE LEVEL G2

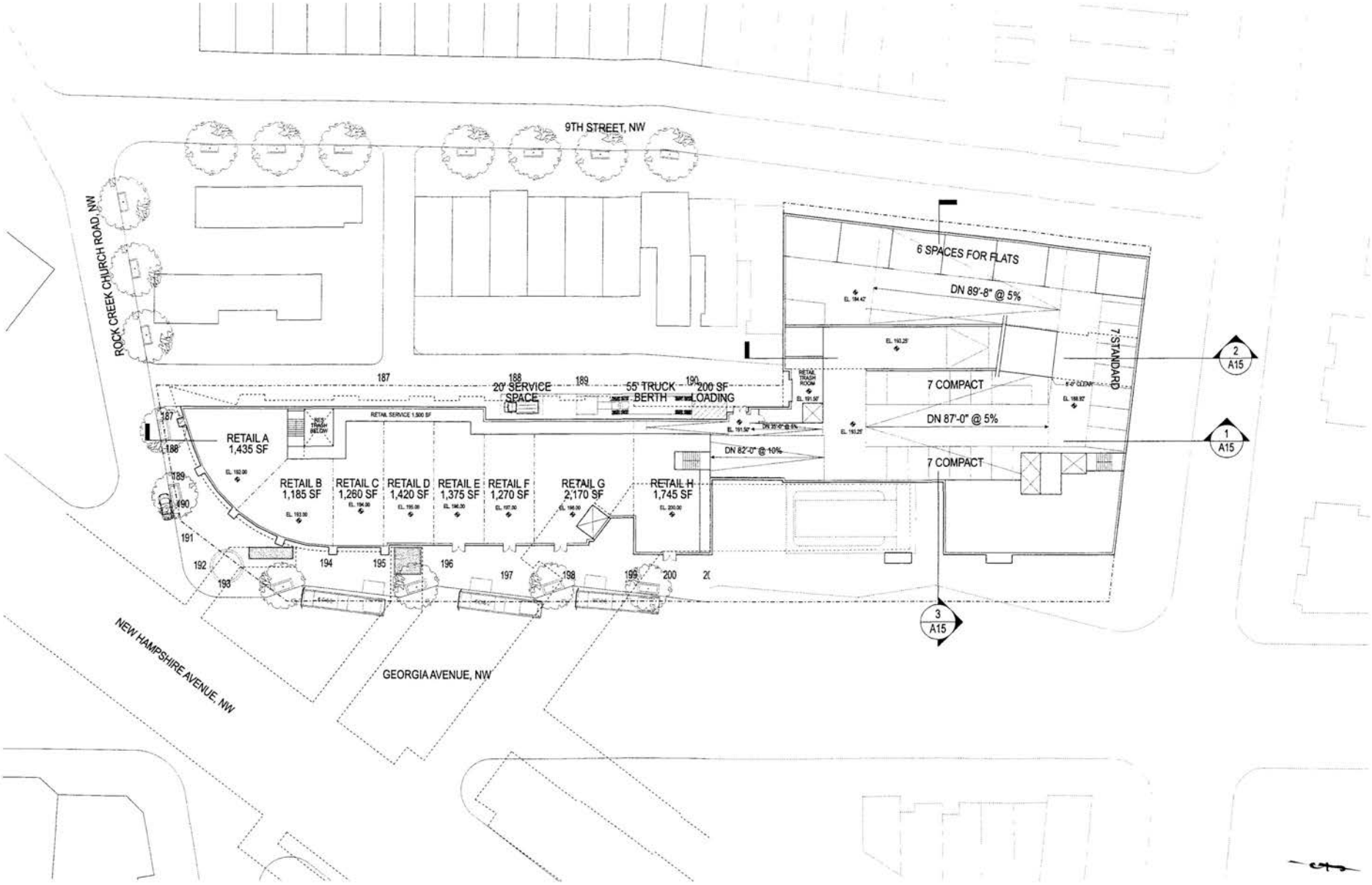
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LOWER LEVEL RETAIL AND GARAGE LEVEL G1

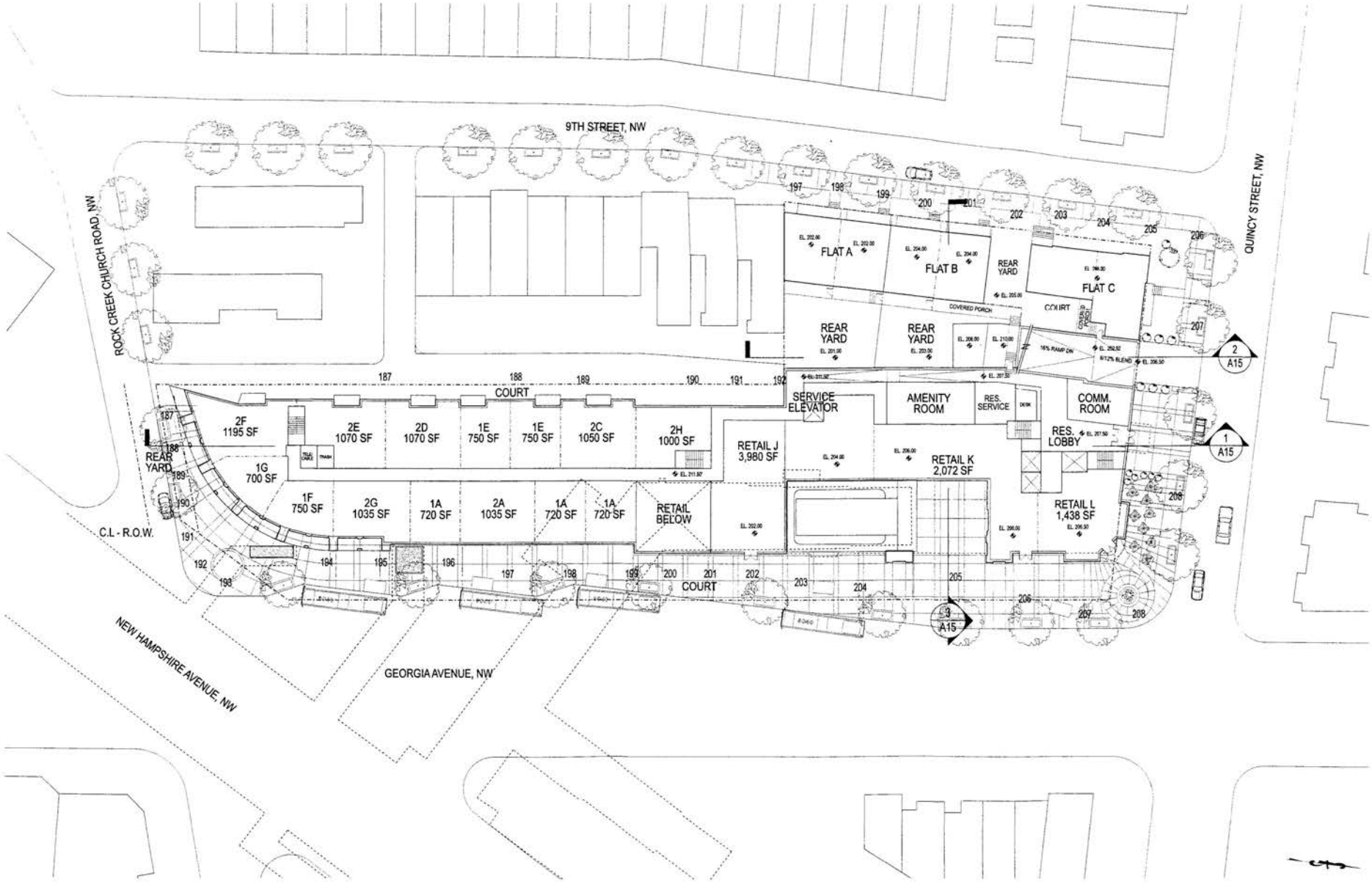
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FIRST FLOOR PLAN

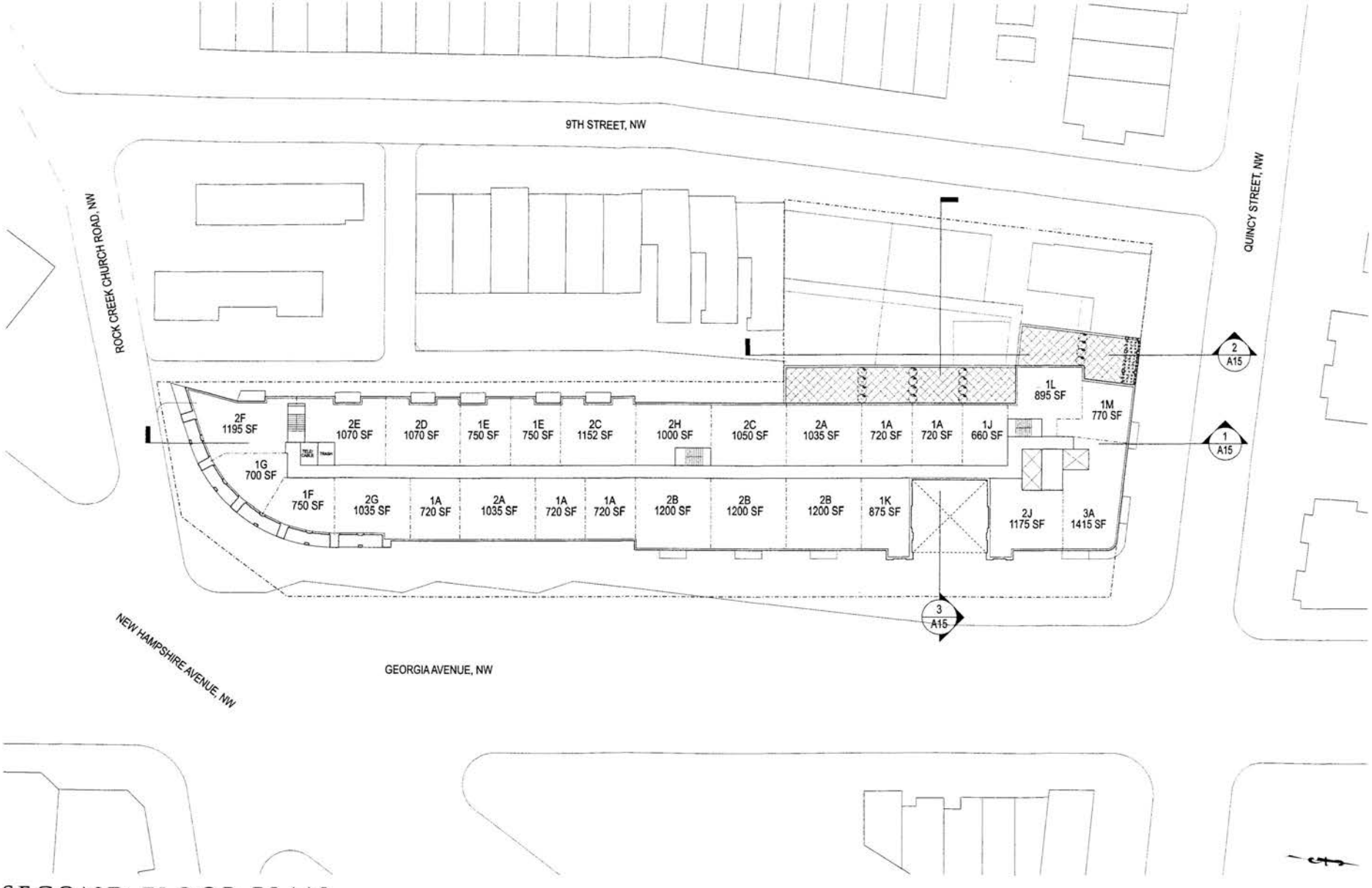
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SECOND FLOOR PLAN

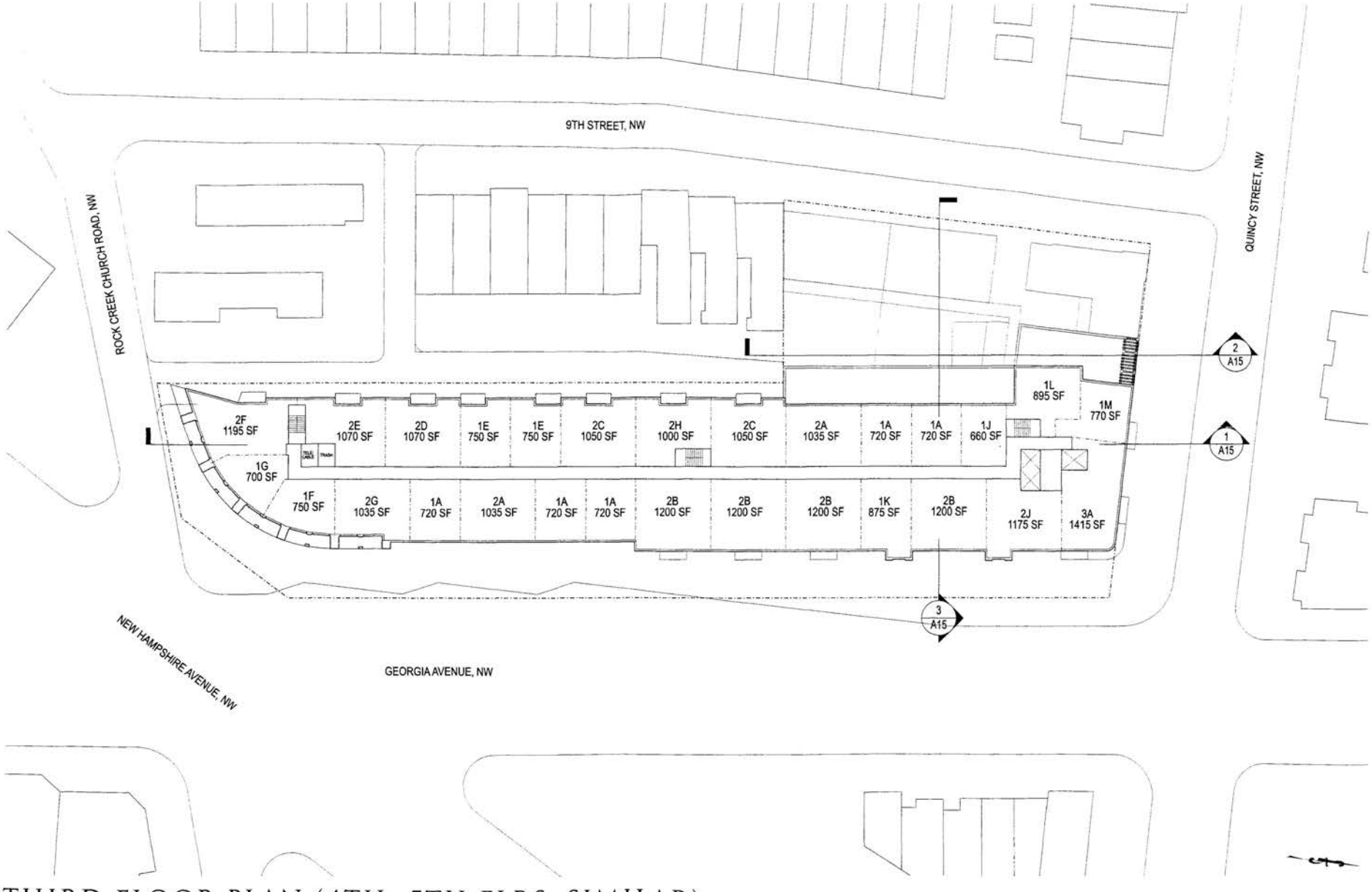
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THIRD FLOOR PLAN (4TH 5TH FLRS. SIMILAR)

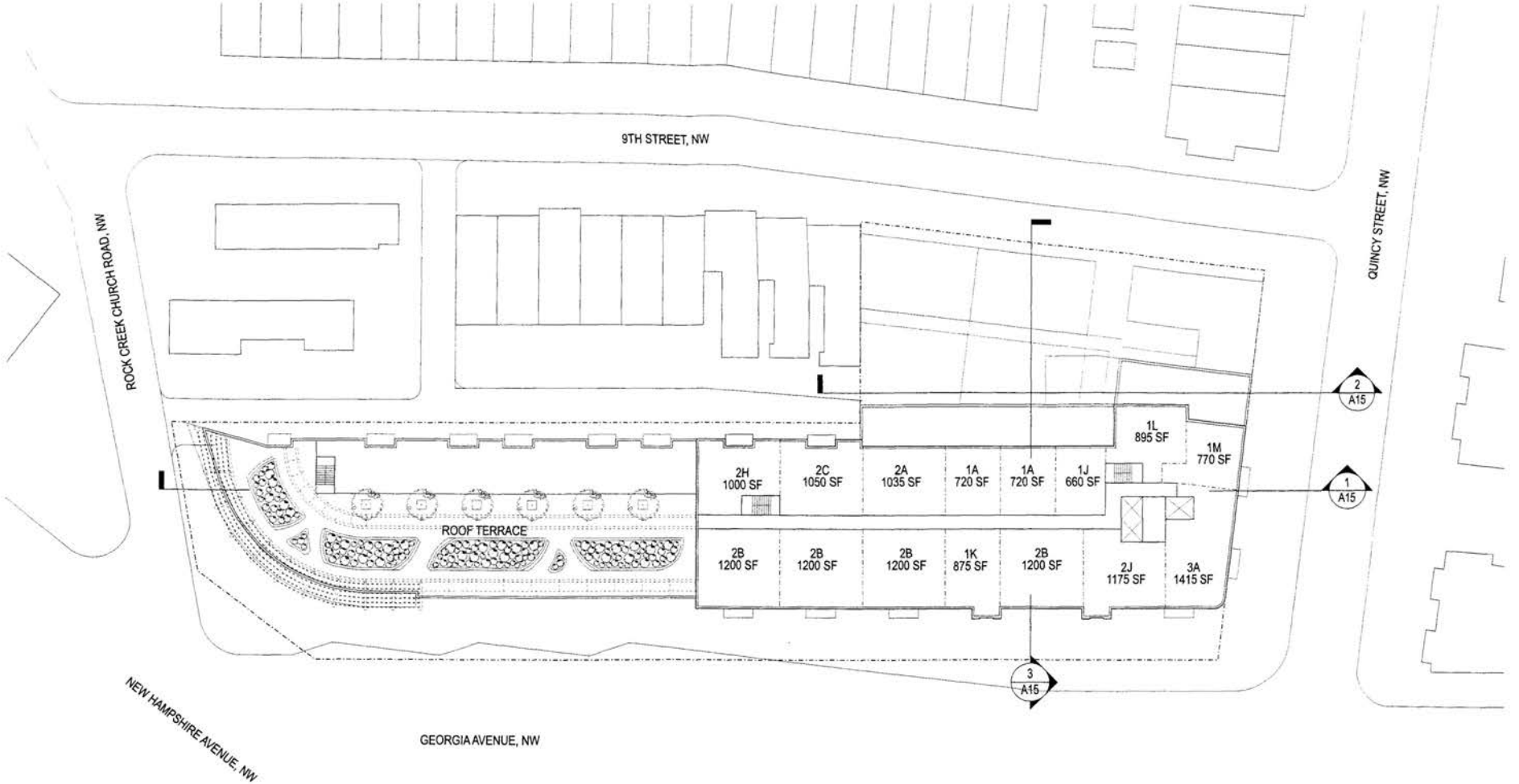
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SIXTH FLOOR PLAN

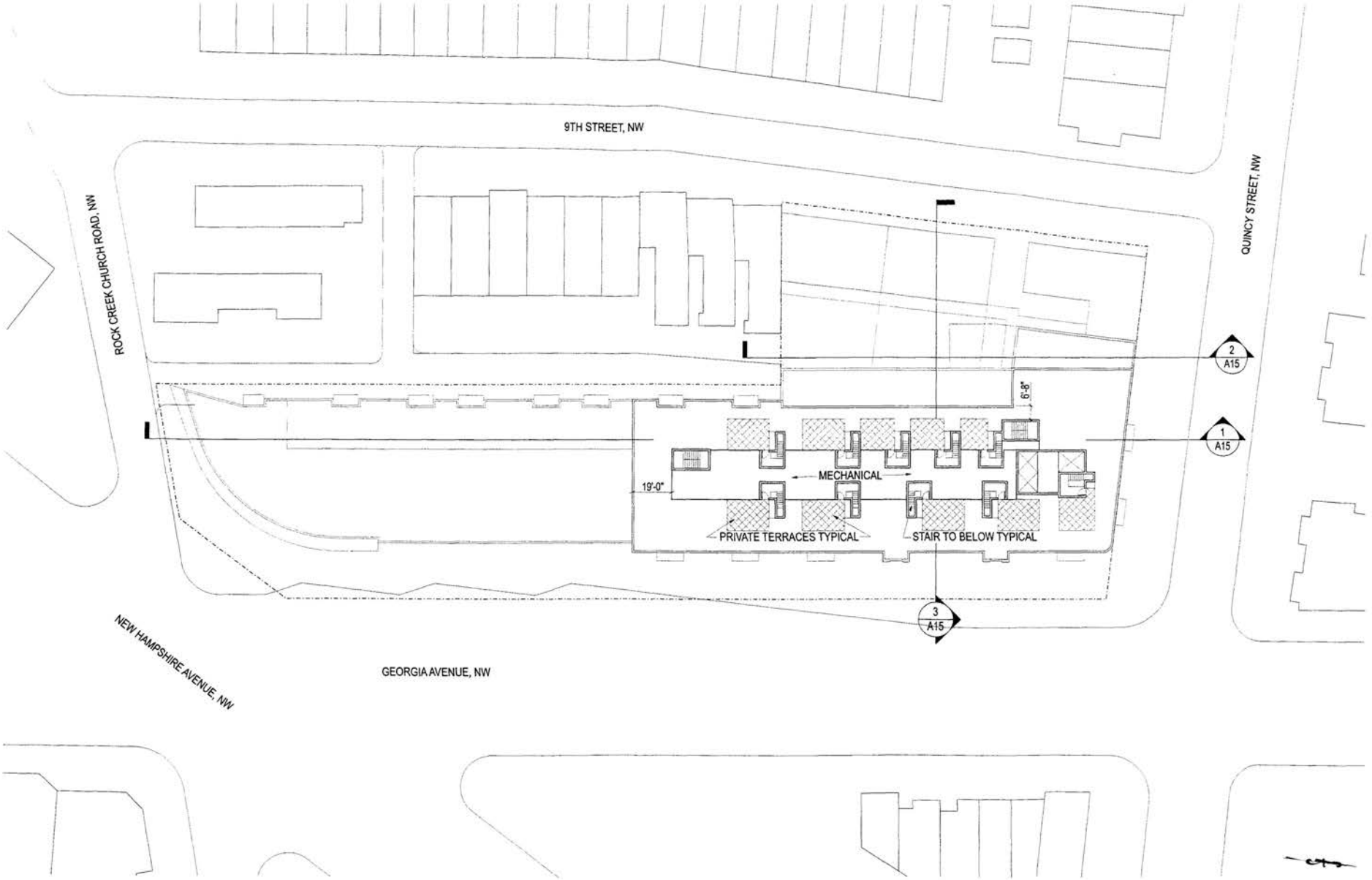
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ROOF PLAN

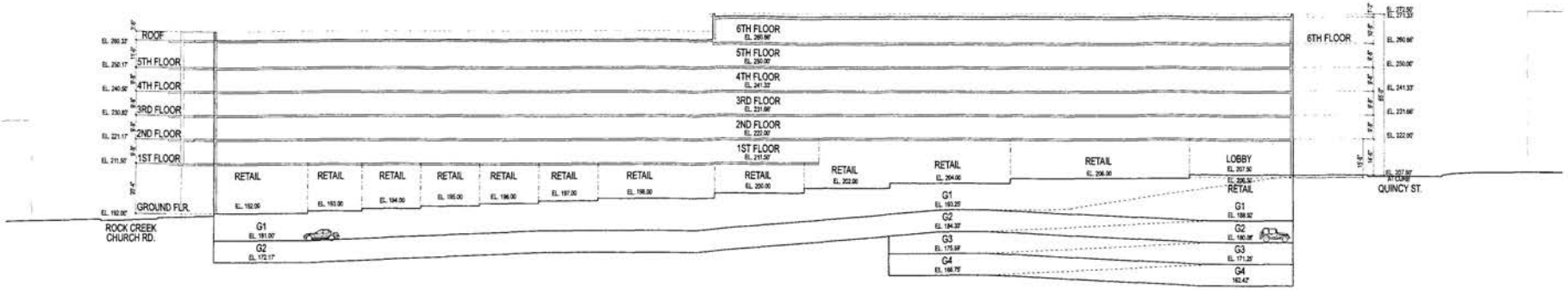
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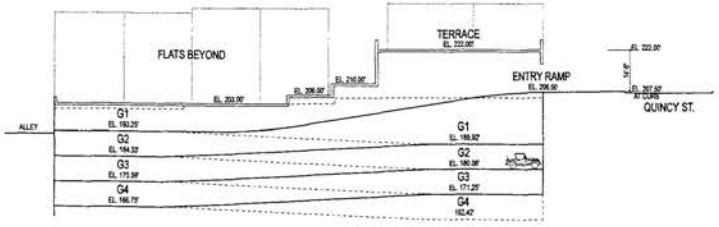
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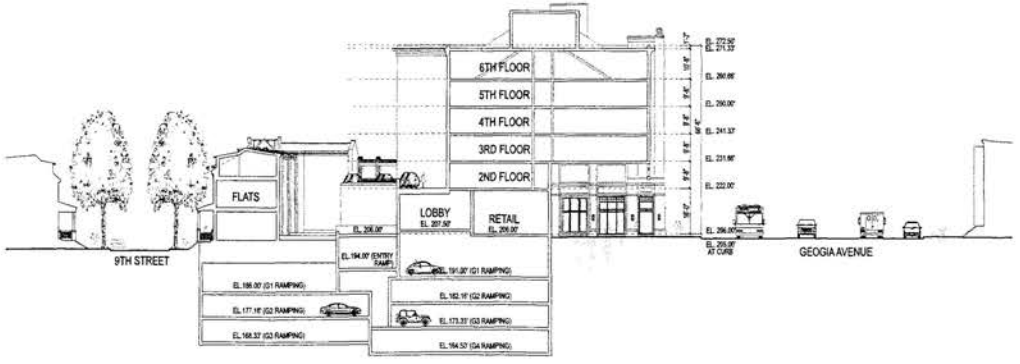
GEORGIA AVENUE - PETWORTH



1 LONGTUDINAL SECTION



2 LONGTUDINAL SECTION



3 TRANSVERSE SECTION

SECTIONS

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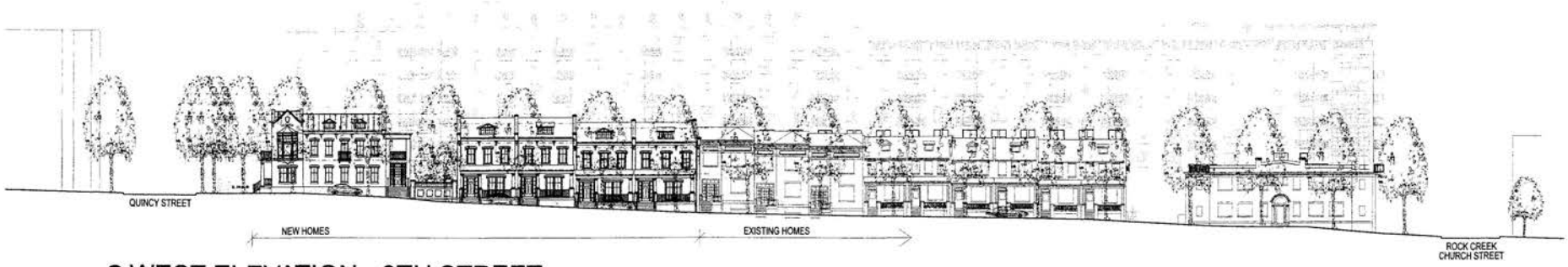
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GEORGIA AVENUE - PETWORTH



1 EAST ELEVATION - GEORGIA AVENUE



2 WEST ELEVATION - 9TH STREET



3 NORTH ELEVATION - QUINCY STREET



4 SOUTH ELEVATION - ROCK CREEK CHURCH ROAD

ELEVATIONS

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