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
Transportation Policy and Planning Administration

Rec'd. 2005-FEB-4

DATE: February 1, 2005

SUBJECT: **BZA Application No. 17281** – Special Exception for a Gasoline Station at 4675 South Capitol Street, SW, Square 6274, Lots 1 and 4, in a C-3-A District

The District Department of Transportation (DDOT) has reviewed the subject application and material for the above site. DDOT does not support the application. This memorandum addresses the transportation aspects of the proposal.

The property owner, Power Fuel and Transport, LLC, seeks to re-establish a gas service station on the subject site located near the intersection of Southern Avenue and South Capitol Street, SW near the District line with Maryland. The site was previously occupied by a gas service station during the 1980's and was closed prior to 1990, with the gas storage tanks removed to comply with Environmental Protection Agency (EPA) standards, based on records obtained by the District Office of Planning (OP) and information provided to OP from the applicant's representative. The current certificate of occupancy (CO) is for a retail establishment. The CO will have to be converted into a gas service station after project completion, as the retail space will presumably contain the gas station operations.

The project consists of reinstalling a new gas storage tank, and six service islands to serve patrons. The applicant did not provide a detailed project description or a proposed site plan with the application, only providing that the existing parking will remain. OP staff met with the applicant's representative on one occasion and called him several times requesting further information regarding the project, including a detailed site plan showing the location and type of lighting, signage, landscaping, traffic movements, screening materials and trash dumpster. DDOT staff had a phone conversation with the applicant's

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representative on January 31, 2005, and reiterated the comments provided by OP, informing the applicant that DDOT cannot properly assess the transportation impacts of the project without reviewing a detailed site plan. A site plan was never provided to DDOT.

DDOT staff conducted a site visit and observed a number of items that raise concern. The project address listed on the application is 4675 South Capitol Street, SW, however that address is for a Bank of America branch, the existing retail store on the site that would presumably operate the gas service station has an address of 4665 South Capitol Street, SW. Construction activity was ongoing at the location of the gas islands and was ordered stopped by a DCRA inspector, for the third time. The site was partially razed as the asphalt was removed to install the gas service islands and gas storage tanks. DDOT staff could not determine the existing conditions of the site prior to construction, and thus could not determine an accurate number of existing parking spaces or the location of proposed drive aisles. Also, DDOT could not compute the required parking spaces for the site because the applicant did not provide the square footage of the building; one parking space is required for every 300 ft^2 of building area.

DDOT cannot accurately analyze the transportation impact of the site because of a lack of information provided by the applicant. At a minimum, the applicant must provide a site plan showing the location of the gas pump islands, access points, parking spaces, lighting, landscaping, and screening materials. DDOT is concerned that the applicant continues construction activity on site without BZA approval or proper construction permits, and has been reluctant to coordinate with OP and DDOT staff willing to address agency concerns prior to the hearing date.

DDOT requests the Board to review the project address provided by the applicant and determine if the applicant has provided accurate information on the zoning self-certification form. Accordingly, DDOT does not support the application.

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