GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

DATE: April 6, 2005

SUBJECT: **BZA Application No. 17304** – Special Exception to Allow for Construction of an Office Building located at 45th and Benning Road, NE, at the Benning Road Metrorail Station

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The applicant, the Washington Metropolitan Area Transit Authority (WMATA), is the property owner of the subject sites and seeks special exception approval to reduce the number of required parking spaces, to allow for accessory parking in a residential zone and roof structure setback requirements to construct an office building and accessory surface parking lot on two development parcels. The DC Court Services and Offender Supervision Agency (CSOSA) will be the sole occupant of the office space. Parcel No. 1, located over the Benning Road Metrorail Station, will accommodate the office building, loading facilities, and a surface parking lot, Parcel No. 2 is the location of the accessory parking lot.

Parcel No. 1 is bordered by Central Avenue to the south, Benning Road and 45th Street to the west, 46th Street on the east and a 15' wide public alley to the east. A total of 32 parking spaces are proposed for the project, less than the required 61 parking spaces. The proposed 13-spaced accessory parking lot, Parcel No. 2, is located across the public alley. Four additional parking spaces will be located off the alley, and a separate 15-spaced sparking lot is proposed to be located at the front of the office building accessible from a driveway entrance off Benning Road, NE. Five parking spaces are reserved for Metro Kiss-and-Ride customers. DDOT has no objection to reducing the number of required parking spaces for the project as the site is located above the Benning Road Metro Station and is well served by several Metrobus routes.

BZA
Case No. 17304
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17304
EXHIBIT NO. 27

The required loading berth and platform is proposed to be located adjacent to an existing service driveway off 45th Street, NE used to access an existing building serving the Metrostation. A service delivery space is located off the public alley. DDOT has several concerns with the design of the parking and loading areas. The driveway into the main parking lot at the front entrance should be aligned at a 90° angle from Benning Road, NE in the public space starting at the curb until reaching the property line. The driveway ramp must be designed to be flush with the sidewalk grade and the proposed handicap ramps must be removed.

DDOT would prefer an alternate location for the accessory parking lot as it abuts a residence, however the project location is constrained by a small site and below grade Metro facilities prohibiting the construction of a below grade parking garage. If approved, the accessory parking lot located across the public alley must be redesigned to provide appropriate screening from the adjacent residence located to the north, as required by §2117.12 using a 42" high masonry wall or thick hedges along the perimeter. The parking spaces marked S14 and S23 on the submitted site plan, the two parking abutting the 46th Street, NE right-of-way, should be removed as the current design of the parking lot does not provide an area for vehicles to turn around from those two spaces. These parking spaces can be replaced with landscaping along the 46th Street, NE property line and paving material behind the screening area to allow for vehicle maneuvering. The entire parking lot should be shifted to the south to accommodate a buffer from the abutting residence.

CSOSA currently employs 90 staff and expects to receive 500 clients per day at the location. A majority of the employees are expected to use mass transit to commute to and from work and CSOSA will promote Metrorail and Metrobus usage. The applicant states that most of the clients will use public transportation as well, generally during non-peak hours.

With a number of Metrobus routes nearby, and Metrorail access below, DDOT expects a high amount of mass transit usage for the site. Accordingly, DDOT has no objection to the proposal, provided the applicant complies with the requested modifications to the proposed parking entry off Benning Road, NE, and redesigns the accessory parking lot providing appropriate screening from the adjacent residence.

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Fax number	727-6072	**Phone number**	671-0494

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