

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth Laden *KLaden*
Associate Director for Transportation Planning

DATE: November 7, 2007

SUBJECT: **BZA Application 17679**
(6923-6953) Maple Street and (6916-6926) Willow Street, NW

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DC OFFICE OF ZONING

The District Department of Transportation (DDOT) has reviewed the above application and other accompanying materials. This memorandum addresses the transportation elements of the application.

Jemal's TP Land LLC filed the application. The property is located in Square 3357 lots 40, 26, 27, 28, 29, 825, 814, 811, 820, 815, 840, 819, 824, 818, 808, and 843 and zoned R-5-A. It is also bounded in the east by Willow Street, which is a local street, on the southwest by a Maple Street, which is also a local street, on the north by a commercial building (CVS Retail Store) and on the south by a residential building. There are three vacant, dilapidated and boarded-up single family homes occupying part of the property. The property is approximately 101, 879 square feet in area.

The applicant seeks special exceptions pursuant to DCMR 11 §353.1 to erect two new medium-rise multiple dwelling buildings each containing 38 dwelling units in an R-5-A zoned district and in pursuant to DCMR 11 §2516.1 to re-locate two or more historic buildings or structures on a single subdivided lot.

The applicant's proposed development plan includes seventy-six off-street, on grade parking spaces (one parking space for every unit) in compliance with the zoning regulations. Adequate accesses to the

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buildings are through Willow and Maple Streets. A six foot wide sidewalks are provided on the east and southeast sides of the property. Adequate access to the loading facilities is included. The applicant will provide 40 bicycle parking spaces in the basements of the buildings. A minimum of 5% of the parking lot will be landscaped.

The property is located two blocks from the Takoma Park Metrorail Station on the red line and on several Metro bus routes operate on Carroll Street. The intersection of Carroll and Maple Streets and the intersection of Willow Street, Eastern Avenue and Carroll Street are signalized. DDOT notes that traffic volume on both Maple and Willow Streets is low. It was also noted that the traffic volume on Sandy Spring Road is light. Maple, Willow Streets, Sandy Spring Road, and Carroll Street have on street parking spaces and will provide parking for the visitors of the property.

The development will not have an adverse traffic impact on the neighborhood. Therefore, from the transportation standpoint, **DDOT supports the application.**