

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DISTRICT DEPARTMENT OF TRANSPORTATION



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Transportation Policy and Planning Administration

## Memorandum

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

**FROM:** Karina Ricks   
Associate Director, TPPA

**DATE:** November 10, 2008

**SUBJECT:** BZA Case No. 17837 Request for area and special exceptions to construct a new residential development known as the Hillcrest Homes in R-1-B District, S.E.

The District Department of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This memorandum addresses the transportation elements of the proposal.

The applicant, Hillcrest Associates LP proposes to construct a new residential development containing 54 single-family detached dwellings. The subject property is located along the District's southeastern border with Prince George's County Maryland between Naylor road and Branch Avenue. The property is currently vacant and located in an R-1-B zone district.

To determine the potential impact of the site development, we have examined the proposal with regard to the future extension of southern Avenue between Naylor Road and Branch Avenue, the availability of public transportation to service the development, the trip generation level and parking, access and circulation

### Roadway Network

The Highway Master Plan includes the extension of Southern Avenue to complete a now missing segment between Naylor Road and Branch Avenue. The applicant will dedicate, as a part of this project, approximately 128,259 square feet of land to the District for the Southern Avenue right-of-way.

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CASE NO. 17837  
EXHIBIT NO. 35

The proposed project will be served by a private road within the proposed alignment of Southern Avenue extending to Branch Avenue with a 70 foot wide (R-O-W). The internal circulation is by way of alleys twenty feet wide. The proposed development will provide 100 parking spaces compared to 54 spaces required by the Zoning Regulations.

The land dedication by the applicant represents a saving to the District tax payers as the project would have required the purchase of right of way to complete the missing section. The developer will construct a portion of Southern Avenue extension to provide access to the development to DDOT standards and DDOT will complete the remainder of the roadway at some future date. The roadway design and construction will be coordinated, reviewed and approved by DDOT. Until DDOT completes the remainder of the road, the built segment will be a private drive and will be maintained by the developer or future homeowner's association.

#### Transit

With regard to mass transit, we note that the project is located approximately 1500 feet from the Naylor Road Metrorail Station on the Green Line. In addition there several Metro bus routes which operate on Naylor Road and Southern Avenue linking the proposed development to the Naylor Road Metrorail Station. DDOT concludes that the development will be well served by the existing public transportation system.

#### Transportation Demand Management

With regard to trip generation, the applicant estimates that the residential development will generate approximately 33 vehicle trips during the a.m. peak hour and 43 vehicle trips during the p.m. peak hours. DDOT has reviewed the traffic study provided by the applicant and concludes that traffic generated by this project will have no significant impact in terms of capacity and level of service on the surrounding intersections.

In addition, at the request of DDOT, the applicant has agree to implement a Transportation Demand Management (TDM) to include a one-time membership fee subsidy in a car sharing program and a complimentary Smart rip card with \$20 Metro fare with each new sales agreement.

#### Parking

The applicant will provide 100 parking spaces for the proposed development. DDOT believes that the parking supply is excessive as the development is well served by both the bus system and the Naylor Road Metro Rail Station on the Green Line. Access to the site is via the extension of Southern Avenue west of Branch Avenue as a private roadway. The internal circulation is by way of alleys having twenty feet wide DDOT supports the proposed access and circulation.

### Recommendation

In summary, the development is ideally situated to take advantage of existing high quality transit resources and contribute to the city's street network. Department strongly supports opportunities for more residents to live close to transit, thus reducing transportation impacts otherwise anticipated if those same residents could only be accommodated in less transit-accessible areas of the region. DDOT is encouraged by the Transportation Demand Management program proposed with the project. In addition, as a part of this application, right-of-way is being dedicated for DDOT's future extension from Southern Avenue to Naylor Road at no cost to the Department. We recommend the roadway design and construction is coordinated, reviewed and approved by DDOT.

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