

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Meridith Moldenhauer
Chairperson
DC Office of Zoning

FROM: Sam Zimbabwe *szw*
Associate Director, PPSA
District Department of Transportation

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18272
EXHIBIT NO. 30

2011 NOV 10 AM 10:47

DATE: November 10, 2011

SUBJECT: BZA Case No. 18272 – First Baptist Church of the City of Washington
1328 16th Street, NW; Square 181, Lot 163

The District Department of Transportation (DDOT) has reviewed the application and materials for the subject site. This memorandum addresses the transportation impacts.

APPLICATION

The applicant, *Holland and Knight, LLC*, on behalf of *First Baptist Church of the City of Washington*, seeks a special exception from the roof structure provisions of §411.5 of the *District of Columbia Zoning Regulations (DCMR Title 11 Zoning)*; a variance from the height limitations of §530.1 and a variance from the compact parking spaces provisions in §2115.4 to allow for the construction of an apartment building addition to an existing church at the subject property. The nine-story building addition will replace an existing surface parking lot located at the southeast corner of the intersection of 17th Street and O Street, NW.

The applicant proposes to arrange compact parking spaces in groupings of less than five spaces as required by §2115.4 due to the location of the garage elevator shaft and building support foundations. The placement of the compact parking spaces will allow the applicant to satisfy the accessory parking requirement of providing a minimum of 93 parking spaces.

DDOT previously reviewed the project at a *Preliminary Design Review Meeting (PDRM)* held on October 11, 2011. The meeting focused on the public space improvements on 17th Street and O Street, NW abutting the site. DDOT is concerned with the truck turning movements provided by the applicant that show delivery trucks crossing onto a neighboring property. (Attachment) The applicant will need to provide a loading schedule for the development to determine if the proposed loading management plan is adequate.

DDOT also has concerns with the location and design of the proposed new Pepco vaults to service the building addition. The site plans for the proposal show a total of four Pepco vaults on 17th Street, NW; an existing open-grate vault located in the sidewalk and three new Pepco vaults in public space adjacent to the building. These are screened from the sidewalk by a landscaped buffer. The proposed new vaults and landscaping reduce the sidewalk area and force pedestrians to walk on top of the existing open-grate vault.

DDOT believes that the sidewalk grates will have a negative effect on the pedestrian environment and recommends that the applicant minimize public space impacts by either removing the existing Pepco vault or replacing the open-grate vault cover with solid paving material matching the adjacent sidewalk. DDOT understands that the applicant does not own or maintain the subject vault and any changes would require coordination with Pepco including a determination if the existing vault can be abandoned. However, DDOT continues to reserve the right through its Public Space Committee and public space permitting process to approve or deny all public space applications associated with this project including the design and location of the proposed new Pepco vaults servicing the building.

RECOMMENDATION

The applicant has continued to coordinate with DDOT staff to resolve the concerns listed above. Accordingly, DDOT has no objection to the requested variances and special exception at this location.

SZ:lb

EXISTING CHURCH WEST STAIR TIES INTO
NEW PARKING GARAGE AT B1 LEVEL,
PROVIDING DIRECT ACCESS SEE PLAN
P1/MEZZANINE



