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May 18, 2017

Mr. Bob Aramony
c/o Building Partnerships
5614 Connecticut Avenue, NW, Suite 330
Washington, DC 20015

RE: 101 Q Street NE
BZA APPLICATION
Washington DC
Our Job No.: 2017-0531

Dear Bob:

This is a follow-up to our discussion and information you provided to me regarding the demolition of the existing two-story building at 101 Q Street NE. The existing building is approximately 16,000 sq ft of office space.

It is expected that the existing building will be razed and a new five-store development will be built that will total approximately 37,000 sq ft that will include about ±18,000 sq ft of office space on two levels, three levels of apartments with a total of 30 apartment units, and 17 parking spaces that will be used by transitioning domestic violence victims.

You have indicated that, based upon your experience in other similar situations, the 30 apartment units that will be used for domestic violence victims is such that it will not require nor do the occupants, have automobiles.

The site is proposed to be developed with 17 underground parking spaces which, under normal circumstances, would generate approximately 8-9 morning and 8-9 evening peak hour trips for the parking spaces. That low number of peak hour trips generated by the cars in the parking garage is dminimus and will not create an adverse effect on traffic conditions.

I would find it highly unusual that a full Traffic Impact Study would be needed for only 8 or 9 peak hour trips.

If you need additional information, please call.

Sincerely,

John W. Guckert, PTP
President

JWG:smb

cc: Emily Vaias

Board of Zoning Adjustment
District of Columbia
CASE NO.19726
EXHIBIT NO.15