



# Washington Area Baptist Church – Sunrise Senior Living

## Board of Zoning Adjustment Hearing

### November 14, 2018



**GOROVE/SLADE ASSOCIATES, INC.**



Board of Zoning Adjustment  
District of Columbia  
CASE NO.19823  
EXHIBIT NO.121A2

## No transportation relief requested

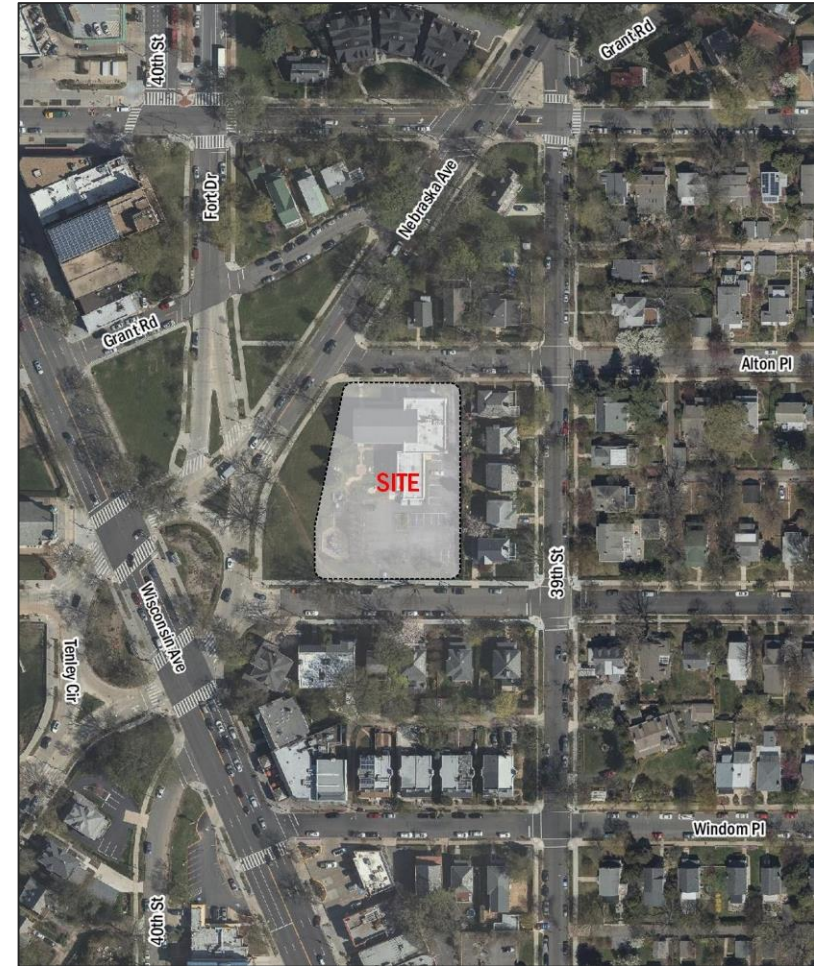
- Meets vehicular parking minimums
- Meets bicycle parking minimums
- Meets loading requirements

## Coordination with DDOT

- Comprehensive Transportation Review scoping
- Numerous meetings as project design evolved
- DDOT is in support of application

## Conceptual approval from Public Space

- Curb cuts
- Semi-circular drive



Transportation Status and Requests

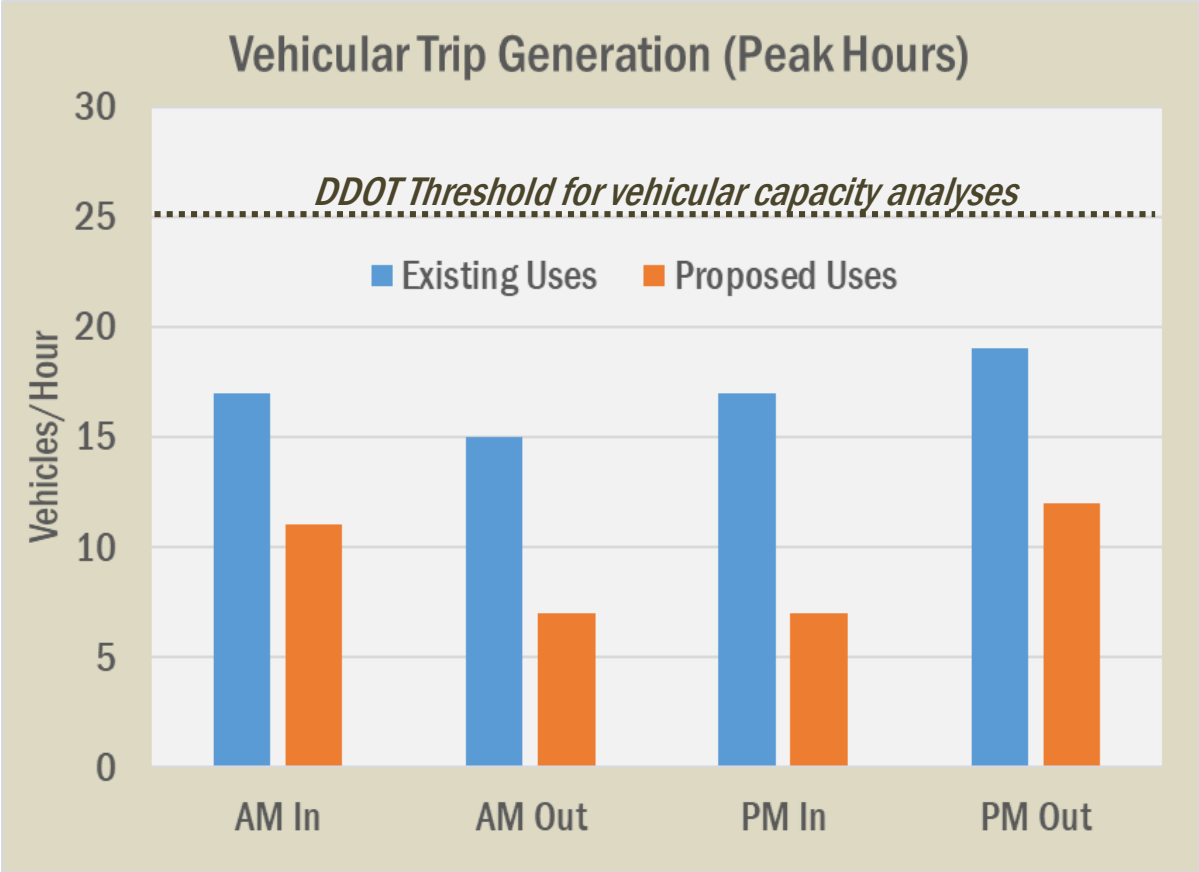


Project does not generate enough traffic to trigger traffic capacity analysis

Trip generation is negligible during peak times

Proposed uses generate less traffic than existing uses

Project traffic will not have a objectionable impact



## Traffic and Trip Generation

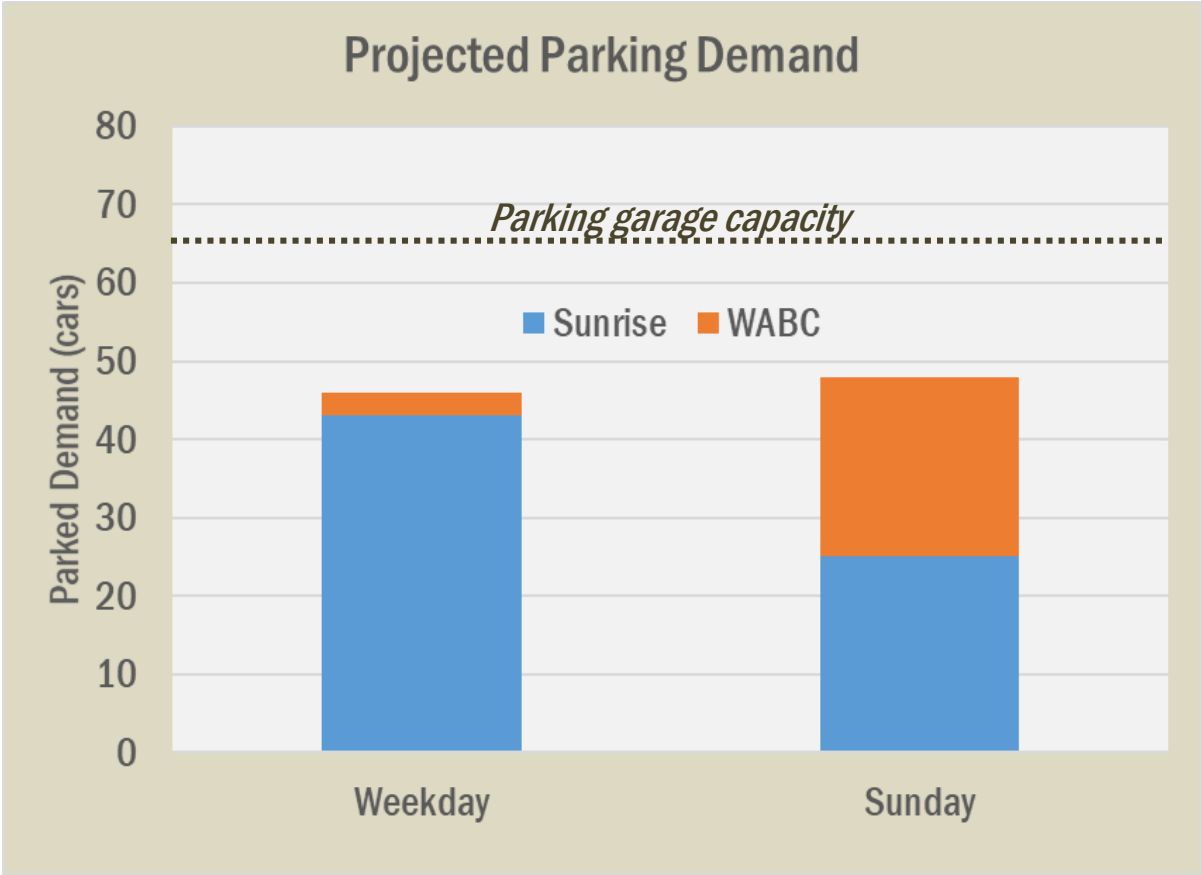


Parking supply is sufficient to accommodate demand

Shared parking analysis detailed in CTR

Garage will be managed to maximize how much demand is accommodated in garage

Project parking will not create objectionable conditions



## Parking Supply & Demand





### Expected Deliveries:

- Sysco food: 2 per week
- Trash removal: 3 per week
- Other deliveries: 1 to 2 per week
- FedEx/UPS: 10 to 12 per week

### Loading Management Plan:

- Hours of operation (8am-6pm)
- Designated loading manager
- All deliveries required to be scheduled with loading manager to avoid conflicts
- Routing information provided to drivers
- No idling while loading/unloading

**Not all deliveries are expected to use loading dock**

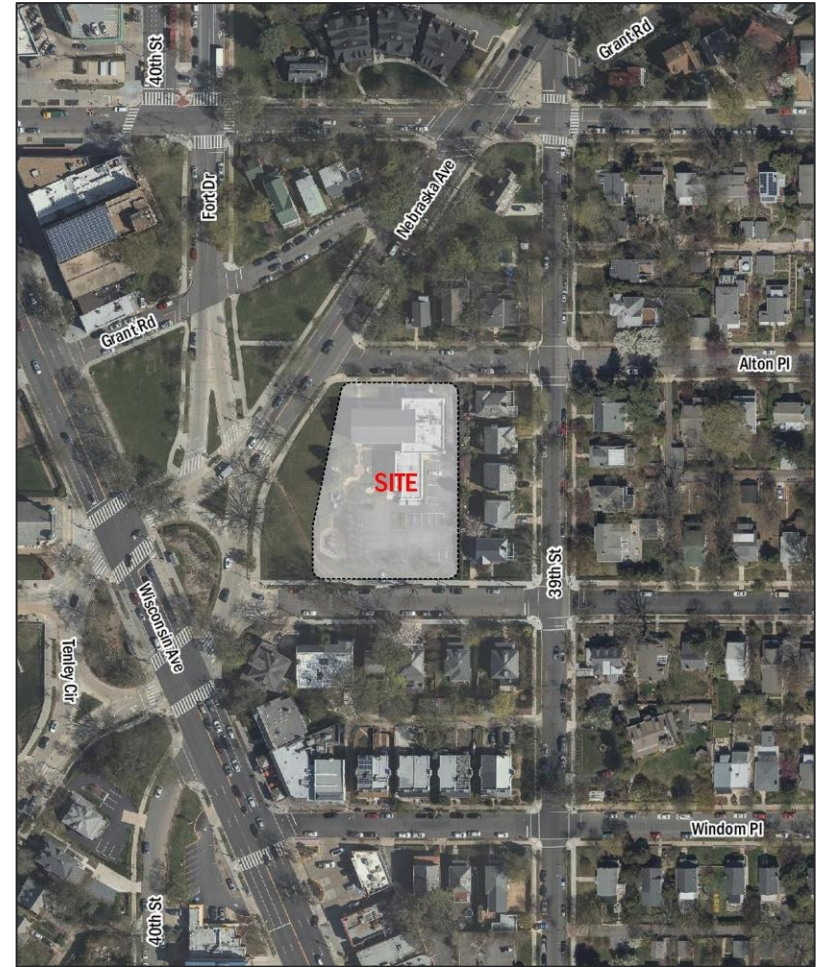
**Project will not create objectionable conditions due to loading**

**Loading**



## Community Concerns:

- CTR included review of concerns noted by community
- Changing 39<sup>th</sup> Street and Alton Place to an all-way stop
- General traffic calming review for 39<sup>th</sup> Street
- Marking/Signing improvements at Nebraska Avenue and Alton Place
- Pedestrian signal timing improvements across Nebraska Avenue
- DDOT's staff report notes that they are willing to consider the CTRs recommendations if the application is approved



Community Concerns Reviewed in the CTR

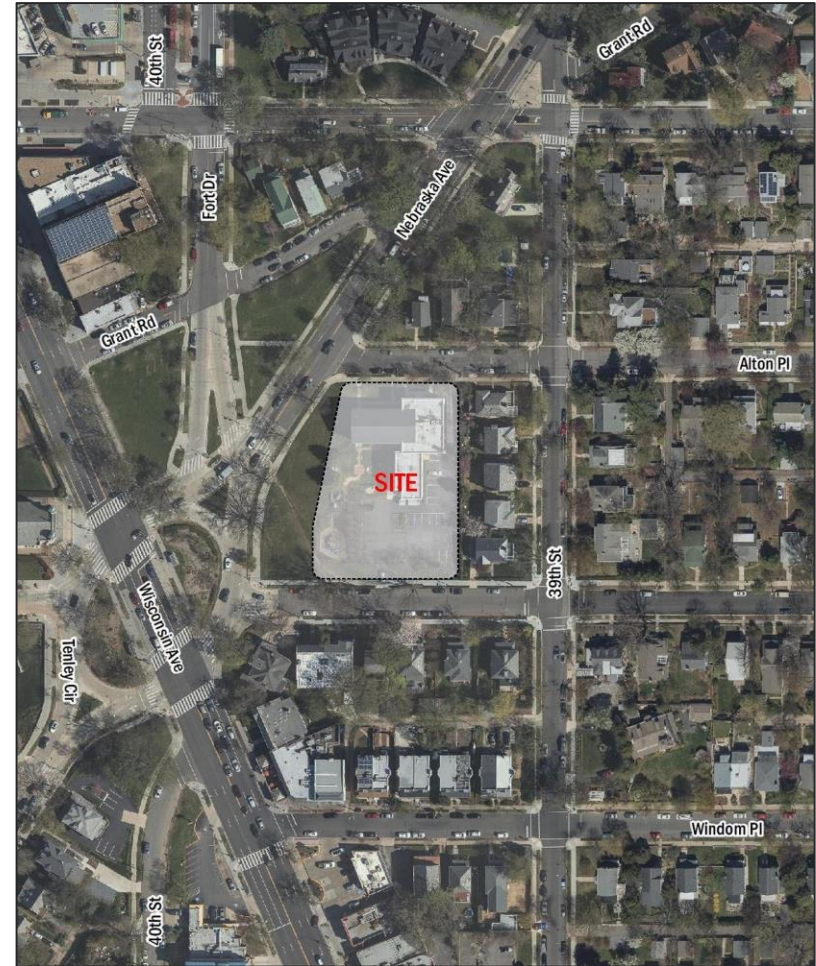


## Summary

- No objectionable conditions due to traffic, parking or loading

## Continued Coordination with DDOT

- Final public space
- All-way stop and signing/markings improvements



## Transportation Summary





# Testimony: Andy Altman

Wisconsin Avenue  
Baptist Church





# Testimony

Wisconsin Avenue  
Baptist Church





# Testimony

Wisconsin Avenue  
Baptist Church





# Testimony

Wisconsin Avenue  
Baptist Church





# Testimony

Wisconsin Avenue  
Baptist Church





# Practical Difficulties: Lot Occupancy & Number of Stories

Wisconsin Avenue  
Baptist Church

