

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Samuel Zimbabwe 
Associate Director

DATE: April 10, 2015

SUBJECT: ZC Case No. 05-22A – Modification to a Previously Approved Planned Unit Development (PUD) at 2303 14th Street, N.W. (Square 2868, Lot 155)

PROJECT SUMMARY

View 14 Investments, LLC (the “Applicant”) seeks approval to modify the approved PUD to include flexibility, otherwise required by special exception approval, under §735 of 11 DCMR, to permit a dog day care center to be located in the retail space on the ground floor of the existing building in the C-2-B District at premises 2303 14th Street, N.W. (Square 2868, Lot 155)

The subject site is located on the east side of 14th Street between Florida Avenue and Belmont Street and was approved as a Planned Unit Development (PUD) in Z.C. No. 05-22. The mixed-use project contains approximately 32,000 SF of ground floor or below-grade commercial and service uses, 185 apartment units and 151 parking spaces in an underground parking garage with 15 spaces dedicated for retail use.

SUMMARY OF DDOT REVIEW

DDOT is committed to achieving an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, constructing safer streets, and providing outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within, and take advantage of, the District’s multimodal transportation network.

The purpose of DDOT's review is to assess the potential safety and capacity impacts of the proposed action on the District's transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds;

- The existing retail parking spaces satisfy the off-street parking requirements; and
- The proposal will have no adverse impacts on the travel conditions of the District's transportation network.

As such, DDOT has no objection to the approval of the action.

TRANSPORTATION ANALYSIS

DDOT reviewed the overall transportation impacts of the development in the original PUD filing in Z.C. No. 05-22. The Applicant retained a transportation consultant to conduct a traffic impact analysis of the project. The analysis found that the proposed new development would add two (2) net additional AM peak-hour trips and 37 net trips in the PM peak-hour, a negligible increase to the existing traffic volume. It was found that the transportation network could accommodate the proposed project without creating dangerous or objectionable traffic conditions. DDOT reviewed the Applicant request and determined that additional transportation analysis is not required for this action.

Operations

The proposed dog day care center will occupy one of four retail units for the project site. Beta Martial Arts Academy occupies a retail unit with frontage along Florida Avenue and the other two units on 14th Street are currently vacant. The proposed facility is located in the southwest corner of the ground floor of the building with a total area 4,300 SF. The retail entrance to the unit is on 14th Street near the intersection with Florida Avenue.

Parking

The Applicant is required to provide a minimum of two (2) vehicular parking spaces at a ratio of one space per every 750SF in excess of 3,000 SF. The approved PUD provides a total of 151 parking spaces in the underground garage with 15 spaces reserved for retail use.

Public Space

DDOT's lack of objection to the zoning action should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The

Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

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