

D.C. OFFICE OF ZONING

2006 SEP 21 PM 3:40

**NORMAN M. GLASGOW, JR.**  
202-419-2460  
norman.glasgowjr@hklaw.com

**KYRUS L. FREEMAN**  
202-862-5978  
kyrus.freeman@hklaw.com

September 21, 2006

VIA HAND DELIVERY

D.C. Zoning Commission  
441 4<sup>th</sup> Street, N.W., Suite 210  
Washington, DC 20001

ZONING COMMISSION  
District of Columbia

CASE NO. 05-30  
EXHIBIT NO. 89

**Re: Post-Hearing Submission for Zoning Commission Case No. 05-30**

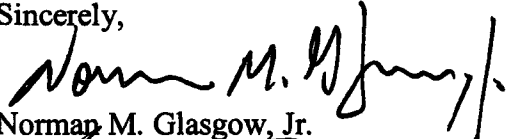
Dear Members of the Commission:

On behalf of the West Group Development Company LLC and The Jarvis Company (the "Applicants"), we hereby submit one original and twenty copies of the Applicants' Post-Hearing Submission for Case No. 05-30.

At the close of the public hearing on September 7, 2006, the Commission left the record open until September 21, 2006 for the Applicants to submit the following items: 1) details regarding the removal of six parking spaces behind Square 3719, Lot 23, as agreed upon at the public hearing (Tab A); and 2) supplemental data regarding accident information and trip generation based upon the Applicants' reduction in the number of units from 187 to 169 in its current proposal (Tab B). In conjunction with removing the six parking spaces, the Applicants have met with the owner of Square 3719, Lot 23 and have agreed to adjust the boundary of the land swap, and to grade and landscape the property between the existing property line and the curb of the proposed new street, all of which are shown on the sheets included with Tab B.

Thank you for your review of this application. We look forward to the Commission's consideration of this application at the October 16, 2006 public meeting.

Sincerely,



Norman M. Glasgow, Jr.



Kyrus L. Freeman

Enclosures

cc: Cherita Whiting, Advisory Neighborhood Commission 4B (w/encls. – via UPS)  
Jennifer L. Steingasser & Karen Thomas, D.C. Office of Planning (w/encls. – via Hand)

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-30  
EXHIBIT NO. 89

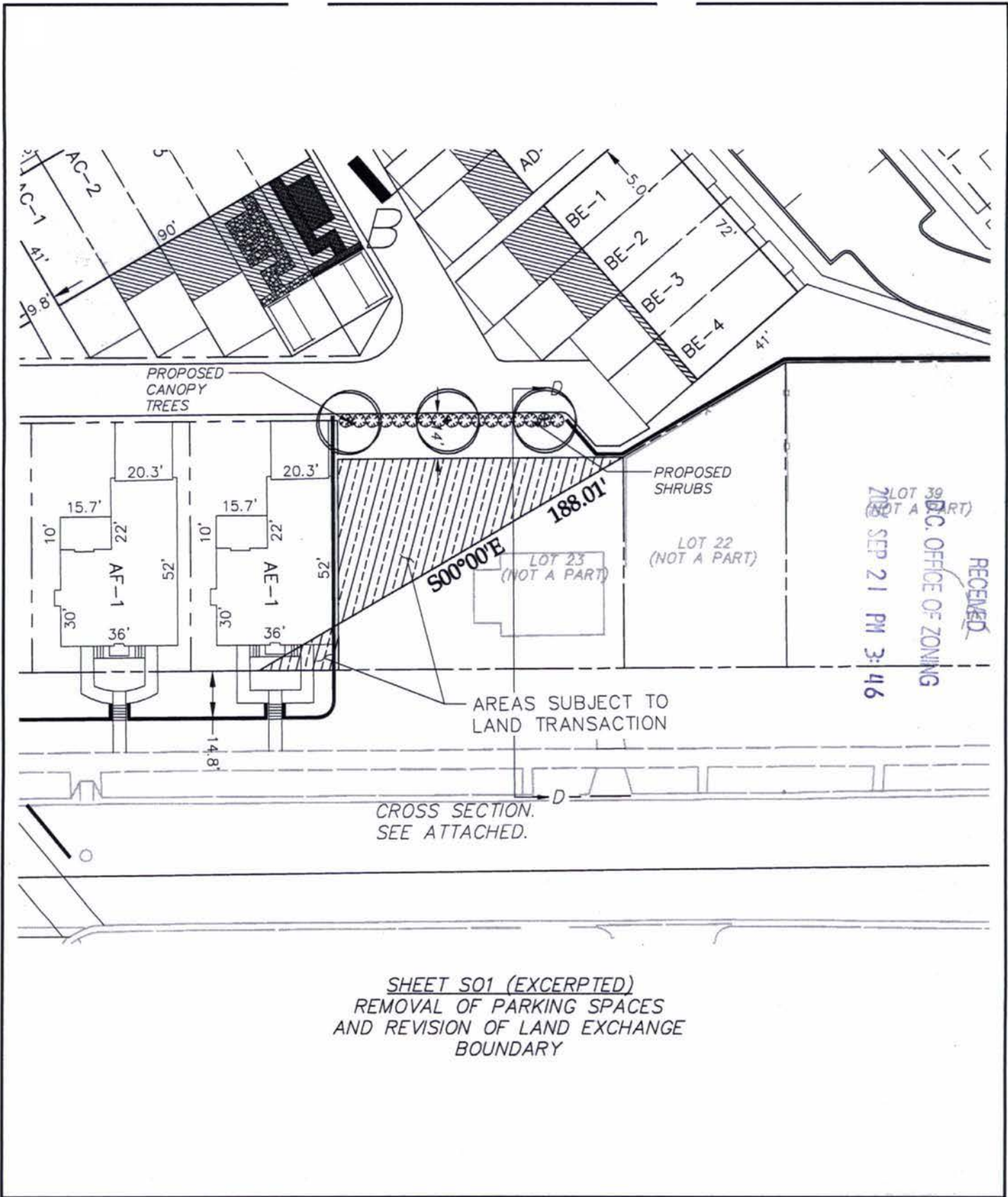
D.C. Zoning Commission

September 21, 2006

Page 2

**bcc:** Stan Voudrie (West\*Group) (w/encls. – via UPS)  
Ernest Drew Jarvis, William Jarvis (The Jarvis Company) (w/encls. – via UPS)  
Geoff Ferrell (Ferrell Madden Associates (w/encls. – via UPS)  
Art Lohsen (Frank Lohsen McCrery Architects) (w/encls. – via UPS)  
Robert Jeter, Ed Papazian (Kimley-Horn and Associates, Inc.) (w/encls. – via UPS)  
Steven E. Sher, Kyrus L. Freeman (w/encls.)

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RECEIVED  
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*SHEET S01 (EXCERPTED)*  
 REMOVAL OF PARKING SPACES  
 AND REVISION OF LAND EXCHANGE  
 BOUNDARY

Client:  
 West Group, LLC

SCALE:  
 1" = 40'

SHEET NO.:  
 2

6000 NEW HAMPSHIRE AVE PUD

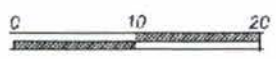
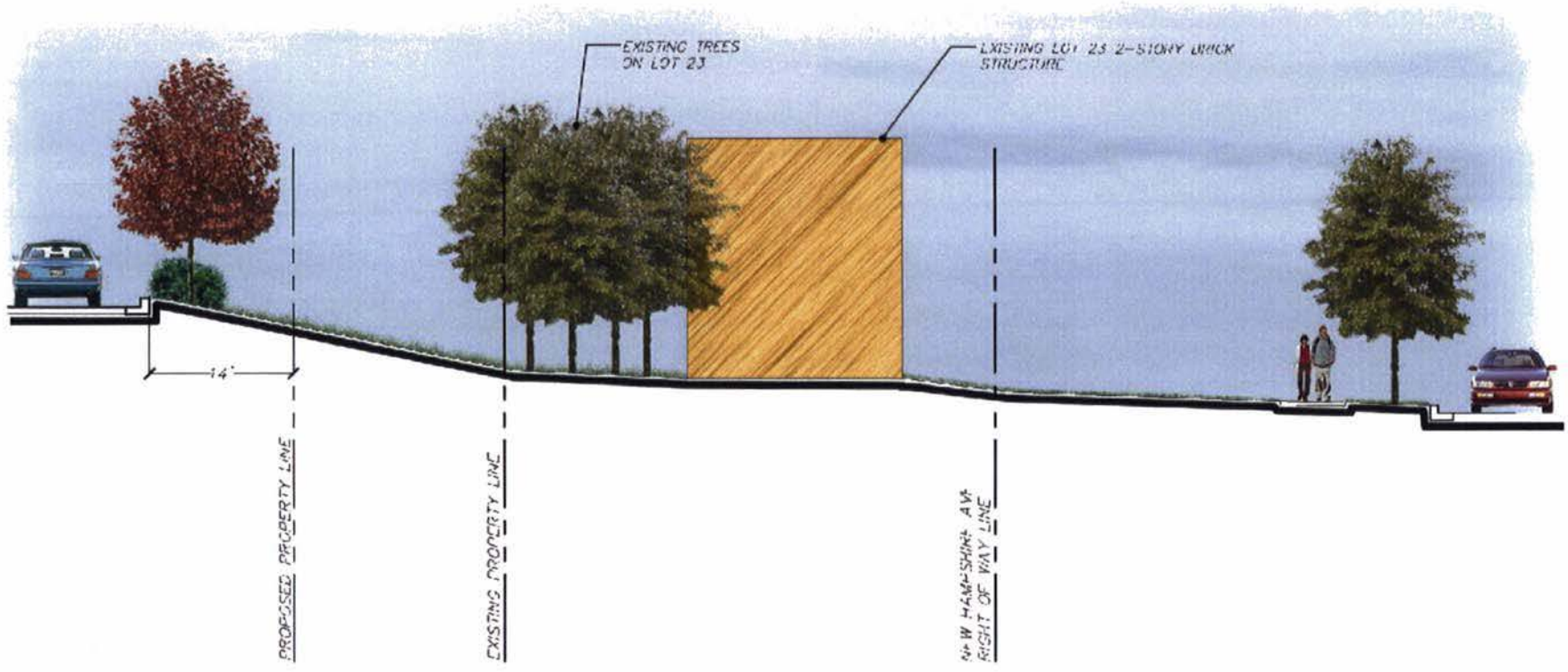
WASHINGTON D.C.

JOB NO.  
 DRAWN BY  
 RPD  
 CHECKED BY  
 RTJ  
 APPROVED BY  
 DATE PLOTTED  
 09-21-06  
 DATE ISSUED  
 09-21-06



13221 Woodland Park Rd.  
 Suite 400  
 Herndon, Virginia  
 20171  
 Phone: 703-674-1300  
 Fax: 703-674-1350

Engineering Planning and Environmental Consultants





Project **6000 New Hampshire Ave PUD**  
Subject **Revised Zoning Table for Lot AE**

Date 09/21/06

Job No. 110067000

Page 1 of 1

Zoning Lot			AE
Unit			SF
Bldg Dimensions	Width	ft	36
	Depth	ft	52
Vertical	Height	From FFE to Top Flr Ceiling	27.21
Elevation	at	Ceiling	245.21
Ground	Elev	at Midpt of Building	215
Building	Height	(By defn)	30.21
Rear	Midpoint	Grade Elev	220
Fronts	Public	Street ?	Y
Setbacks	Required	Front	0
		Side (L)	8
		Side (R)	8
		Rear	20
	Provided	Front	8
		Side (L)	8
		Side (R)	1.48
		Rear	27.29
Lot Occupancy		Maximum Allowable	0.4
		Provided	0.38
Lot / Building Data		Lot Area	3970
		Building Area	1527
		Gross Square Footage	3274
FAR		Maximum Allowable	1
		Provided	0.82
Parking	Required	Onsite	1
		Pvt	
		Street	0
	Provided	Onsite	2
		Pvt	
		Street	0



Kimley-Horn  
and Associates, Inc.

**Memorandum**

■  
Suite 400  
13221 Woodland Park Road  
Herndon, Virginia  
20171

To: District of Columbia  
Zoning Commission

From: Edward Y. Papazian, P.E. *EYP*

Date: September 19, 2006

Subject: Consolidated PUD and Map Amendment  
6000 New Hampshire Avenue, NE  
Zoning Commission Case No. 05-30  
Additional Traffic Information

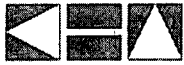
Enclosed is additional traffic information to be submitted into the record for the 6000 New Hampshire Avenue PUD (Zoning Commission Case No. 05-30).

**Accident Information**

Attached are accident summaries obtained from the District Department of Transportation (DDOT) for the past three years (2003, 2004, and 2005) for intersections along New Hampshire Avenue extending from Eastern Avenue to Oneida Street. The annual totals for the intersections closest to the 6000 New Hampshire Avenue property, from Rittenhouse Street to Oneida Street, range from 0 to 5 accidents. It should also be noted that there were no accidents involving pedestrians at the intersections closest to the property. The only accident involving pedestrians during the past three years occurred at the intersection with Eastern Avenue. In my professional judgment, these accident figures are low and demonstrate that these intersections operate in a safe manner.

**Trip Generation Comparison**

The proposed development program for 6000 New Hampshire Avenue has been reduced since the traffic impact study was prepared and submitted as part of the September 12, 2005 Statement of the Applicants. The traffic study was based on 199 residential units including 27 single family detached units, 111 townhouse units, and 61 condominium units. The current development program consists of 169 residential units including 38 single family detached units, 73 townhouse units, and 58 condominium units.



Kimley-Horn  
and Associates, Inc.

A comparison of the commuter peak hour trips from those development quantities is summarized in Table 1.

**Table 1**  
**Comparison of Trip Generation**

	AM Peak Hour			PM Peak Hour		
	In	Out	Two-Way	In	Out	Two-Way
<u>From Traffic Impact Study</u>						
27 Single Family Detached Units	7	21	28	21	12	33
172 Residential Condominium/Townhouse Units	14	66	80	63	31	94
<b>Total</b>	<b>21</b>	<b>87</b>	<b>108</b>	<b>84</b>	<b>43</b>	<b>127</b>
<u>Current Plan</u>						
38 Single Family Detached Units	9	27	36	28	17	45
131 Residential Condominium/Townhouse Units	11	53	64	50	25	75
<b>Total</b>	<b>20</b>	<b>80</b>	<b>100</b>	<b>78</b>	<b>42</b>	<b>120</b>

Trip figures are based on equations contained in Institute of Transportation Engineers (ITE) Trip Generation Report, 7<sup>th</sup> Edition. Single family detached units are Land Use Code 210 and Condominium/Townhouse units are Land Use Code 230 in the ITE Trip Generation Report.

These trip figures show that the peak hour trips generated by 6000 New Hampshire Avenue will be less than that tested in the traffic impact study.

The traffic study concluded that the area intersections would continue to operate at acceptable levels of service, the proposed development of 6000 New Hampshire Avenue would have no effect on levels of service at area intersections, and increases in vehicle delay would be marginal. These conclusions would continue to apply with the reduced development program in place.

**Location:**

**NEW HAMPSHIRE AVE And EASTERN AVE**

**Quadrant:**

2003		2004		2005	
Accidents	Injuries	Accidents	Injuries	Accidents	Injuries
14	12	14	6	12	8

**2003 - 2005 SUMMARIES**

**Contributing Factors:**

Diver:	Vehicle:	Roadway:	Unknown:
8 20.00%	0 0.00%	7 17.5%	23 57.5%

**Collision Types:**

Right Angle: 18	Left Turn: 8	Right Turn: 0	Rear End: 4	Side Swiped: 3	Head On: 0	Parked: 0
Fixed Object: 0	Ran Off Road: 1	Pedestrian: 1	Backing: 0	Non Collision: 1	Other: 0	

**Accident Times:**

Time	2003		2004		2005	
	# ACC	Percent	# ACC	Percent	# ACC	Percent
07:30-09:30	2	14.29%	0	0.00%	1	8.33%
09:30-11:30	1	7.14%	0	0.00%	1	8.33%
11:30-13:30	3	21.43%	2	14.29%	1	8.33%
13:30-16:00	1	7.14%	3	21.43%	2	16.67%
16:00-18:30	2	14.29%	6	42.86%	0	0.00%
18:30-07:30	5	35.71%	3	21.43%	7	58.33%
<b>Total</b>	<b>14</b>	<b>100.00%</b>	<b>14</b>	<b>100.00%</b>	<b>12</b>	<b>100.00%</b>
Weekday	11	78.57%	9	64.29%	5	41.67%
Weekend	3	21.43%	4	28.57%	3	25.00%



**Location:**

**NEW HAMPSHIRE AVE And RITTENHOUSE ST**

**Quadrant:**

**NE**

2003		2004		2005	
Accidents	Injuries	Accidents	Injuries	Accidents	Injuries
2	1	4	2	2	0

**2003 - 2005 SUMMARIES**

**Contributing Factors:**

Diver:	Vehicle:	Roadway:	Unknown:
5 62.5%	0 0.00%	0 0.00%	3 37.5%

**Collision Types:**

Right Angle:	Left Turn:	Right Turn:	Rear End:	Side Swiped:	Head On:	Parked:
2	0	0	3	1	1	0
Fixed Object:	Ran Off Road:	Pedestrian:	Backing:	Non Collision:	Other:	
1	0	0	0	0	0	

**Accident Times:**

Time	2003		2004		2005	
	# ACC	Percent	# ACC	Percent	# ACC	Percent
07:30-09:30	0	0.00%	0	0.00%	0	0.00%
09:30-11:30	0	0.00%	1	25.00%	0	0.00%
11:30-13:30	0	0.00%	0	0.00%	0	0.00%
13:30-16:00	0	0.00%	1	25.00%	1	50.00%
16:00-18:30	0	0.00%	1	25.00%	0	0.00%
18:30-07:30	2	100.00%	1	25.00%	1	50.00%
<b>Total</b>	<b>2</b>	<b>100.00%</b>	<b>4</b>	<b>100.00%</b>	<b>2</b>	<b>100.00%</b>
Weekday	2	100.00%	1	25.00%	1	50.00%
Weekend	0	0.00%	2	50.00%	1	50.00%

**Location:**  
**NEW HAMPSHIRE AVE And QUACKENBOS ST**

**Quadrant:**  
**NE**

2003		2004		2005	
Accidents	Injuries	Accidents	Injuries	Accidents	Injuries
1	0	1	0	1	0

**2003 - 2005 SUMMARIES**

**Contributing Factors:**

Diver:	Vehicle:	Roadway:	Unknown:
3 100.00%	0 0.00%	0 0.00%	0 0.00%

**Collision Types:**

Right Angle:	Left Turn:	Right Turn:	Rear End:	Side Swiped:	Head On:	Parked:
0	0	0	1	1	1	0
Fixed Object:	Ran Off Road:	Pedestrian:	Backing:	Non Collision:	Other:	
0	0	0	0	0	0	

**Accident Times:**

Time	2003		2004		2005	
	# ACC	Percent	# ACC	Percent	# ACC	Percent
07:30-09:30	1	100.00%	0	0.00%	0	0.00%
09:30-11:30	0	0.00%	0	0.00%	0	0.00%
11:30-13:30	0	0.00%	0	0.00%	0	0.00%
13:30-16:00	0	0.00%	0	0.00%	0	0.00%
16:00-18:30	0	0.00%	1	100.00%	0	0.00%
18:30-07:30	0	0.00%	0	0.00%	1	100.00%
<b>Total</b>	<b>1</b>	<b>100.00%</b>	<b>1</b>	<b>100.00%</b>	<b>1</b>	<b>100.00%</b>
Weekday	1	100.00%	0	0.00%	0	0.00%
Weekend	0	0.00%	1	100.00%	1	100.00%

**Location:**

**NEW HAMPSHIRE AVE And PEABODY ST**

**Quadrant:**

**NE**

2003		2004		2005	
Accidents	Injuries	Accidents	Injuries	Accidents	Injuries
5	5	3	4	2	0

**2003 - 2005 SUMMARIES**

**Contributing Factors:**

Diver:	Vehicle:	Roadway:	Unknown:
3 30.00%	1 10.00%	1 10.00%	5 50.00%

**Collision Types:**

Right Angle:	Left Turn:	Right Turn:	Rear End:	Side Swiped:	Head On:	Parked:
2	1	0	3	2	0	0
Fixed Object:	Ran Off Road:	Pedestrian:	Backing:	Non Collision:	Other:	
1	0	0	0	0	0	

**Accident Times:**

Time	2003		2004		2005	
	# ACC	Percent	# ACC	Percent	# ACC	Percent
07:30-09:30	0	0.00%	0	0.00%	0	0.00%
09:30-11:30	0	0.00%	0	0.00%	1	50.00%
11:30-13:30	0	0.00%	0	0.00%	0	0.00%
13:30-16:00	3	60.00%	0	0.00%	0	0.00%
16:00-18:30	0	0.00%	2	66.67%	1	50.00%
18:30-07:30	2	40.00%	1	33.33%	0	0.00%
<b>Total</b>	<b>5</b>	<b>100.00%</b>	<b>3</b>	<b>100.00%</b>	<b>2</b>	<b>100.00%</b>
Weekday	4	80.00%	3	100.00%	1	50.00%
Weekend	1	20.00%	0	0.00%	1	50.00%

**Location:**  
**NEW HAMPSHIRE AVE And ONEIDA ST**

**Quadrant:**  
**NE**

2003		2004		2005	
Accidents	Injuries	Accidents	Injuries	Accidents	Injuries
0	0	0	0	0	0

**2003 - 2005 SUMMARIES**

**Contributing Factors:**

Diver:	Vehicle:	Roadway:	Unknown:
0 0.00%	0 0.00%	0 0.00%	0 0.00%

**Collision Types:**

Right Angle:	Left Turn:	Right Turn:	Rear End:	Side Swiped:	Head On:	Parked:
0	0	0	0	0	0	0
Fixed Object:	Ran Off Road:	Pedestrian:	Backing:	Non Collision:	Other:	
0	0	0	0	0	0	

**Accident Times:**

Time	2003		2004		2005	
	# ACC	Percent	# ACC	Percent	# ACC	Percent
07:30-09:30	0	0.00%	0	0.00%	0	0.00%
09:30-11:30	0	0.00%	0	0.00%	0	0.00%
11:30-13:30	0	0.00%	0	0.00%	0	0.00%
13:30-16:00	0	0.00%	0	0.00%	0	0.00%
16:00-18:30	0	0.00%	0	0.00%	0	0.00%
18:30-07:30	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>
Weekday	0	0.00%	0	0.00%	0	0.00%
Weekend	0	0.00%	0	0.00%	0	0.00%

**Location:**  
**NEW HAMPSHIRE AVE And OGLETHORPE ST**

**Quadrant:**  
**NE**

2003		2004		2005	
Accidents	Injuries	Accidents	Injuries	Accidents	Injuries
3	5	2	0	4	2

**2003 - 2005 SUMMARIES**

**Contributing Factors:**

Diver:	Vehicle:	Roadway:	Unknown:
6 66.67%	0 0.00%	1 11.11%	0 0.00%

**Collision Types:**

Right Angle:	Left Turn:	Right Turn:	Rear End:	Side Swiped:	Head On:	Parked:
0	0	0	5	2	0	1
Fixed Object:	Ran Off Road:	Pedestrian:	Backing:	Non Collision:	Other:	
0	1	0	0	0	0	

**Accident Times:**

Time	2003		2004		2005	
	# ACC	Percent	# ACC	Percent	# ACC	Percent
07:30-09:30	0	0.00%	0	0.00%	1	25.00%
09:30-11:30	0	0.00%	0	0.00%	0	0.00%
11:30-13:30	0	0.00%	0	0.00%	0	0.00%
13:30-16:00	0	0.00%	0	0.00%	1	25.00%
16:00-18:30	2	66.67%	0	0.00%	1	25.00%
18:30-07:30	1	33.33%	2	100.00%	1	25.00%
<b>Total</b>	<b>3</b>	<b>100.00%</b>	<b>2</b>	<b>100.00%</b>	<b>4</b>	<b>100.00%</b>
Weekday	2	66.67%	0	0.00%	2	50.00%
Weekend	1	33.33%	1	50.00%	2	50.00%