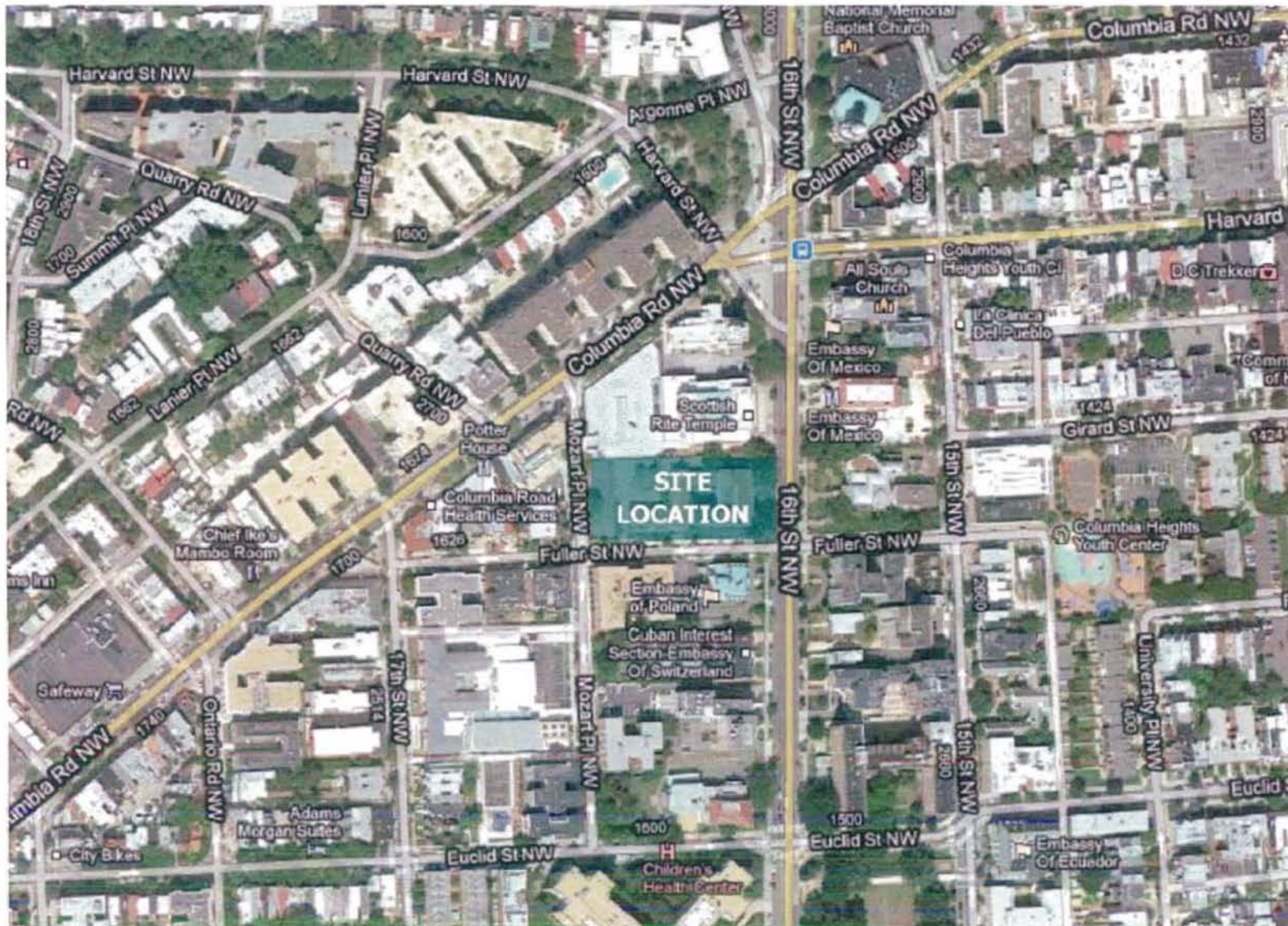


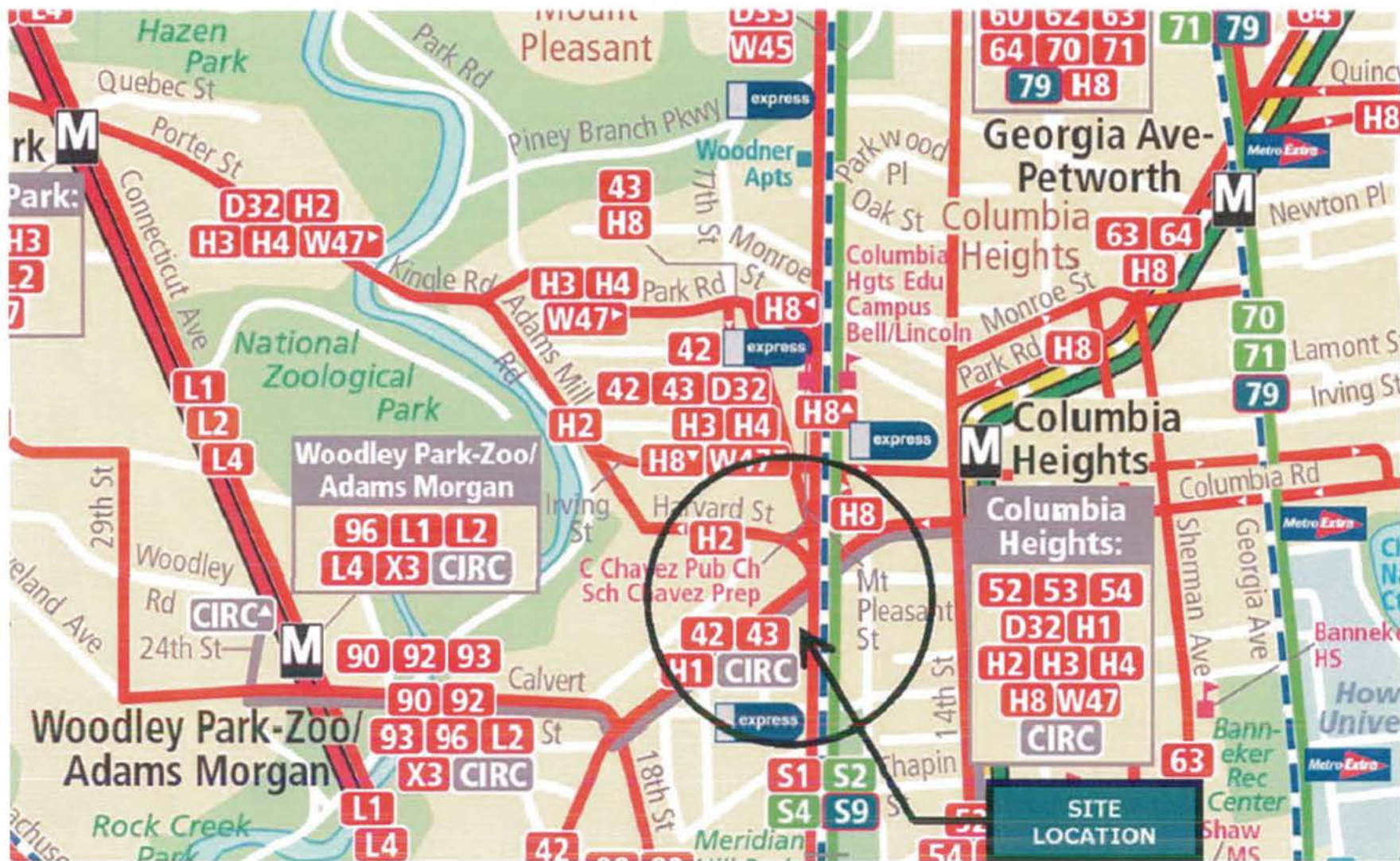
Il Palazzo PUD Transportation and Site Access

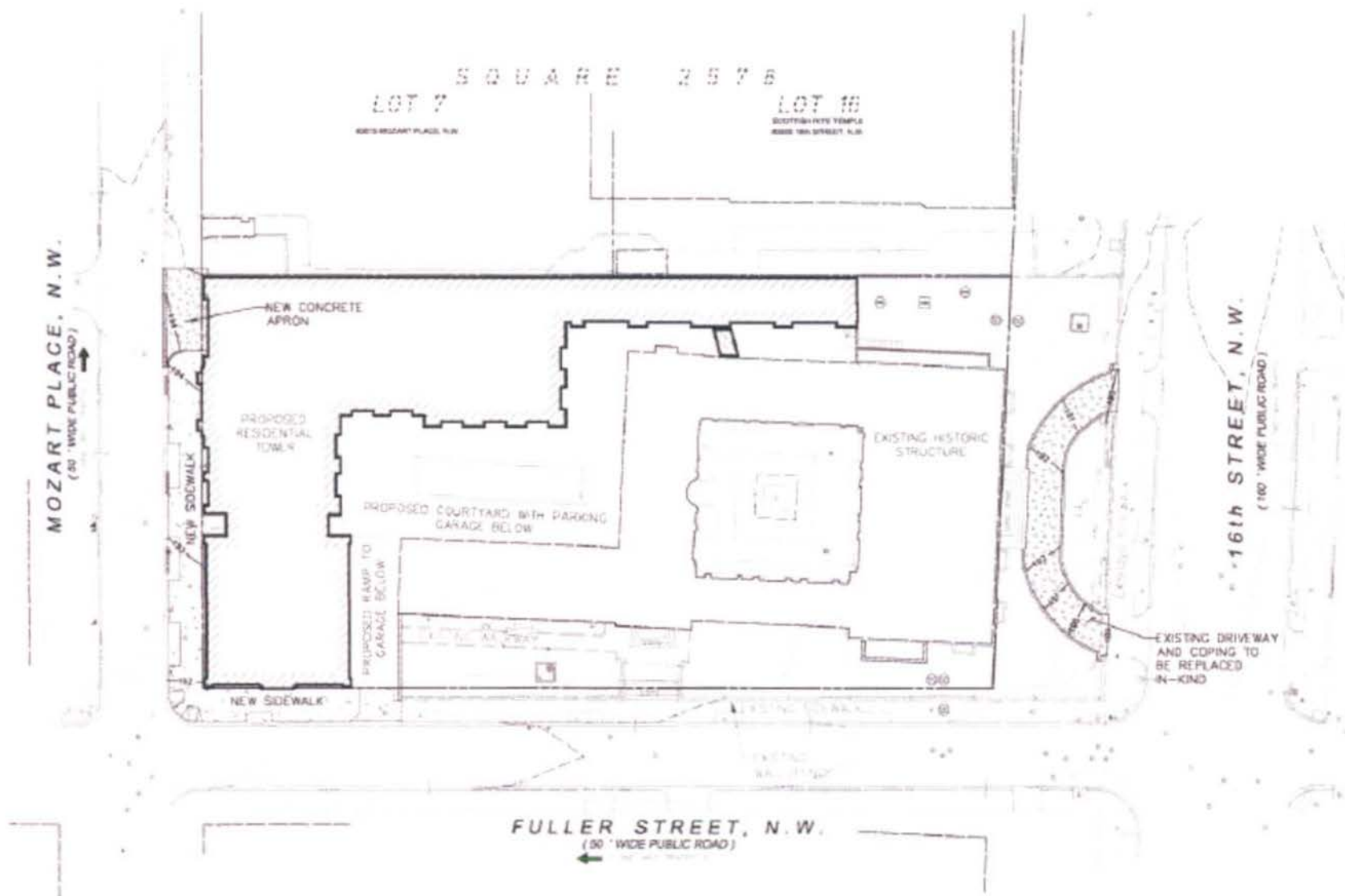
Zoning Commission Hearing
September 8, 2011



ZONING COMMISSION
District of Columbia
CASE NO. 11-08
EXHIBIT NO. 276







Program

- Adaptive reuse of historic building
- Construction of new adjacent residential addition
- Total of 110-135 dwelling units
- 60-90 parking spaces
 - Conventional or
 - Automated (mechanical)
- 30' loading/service area with 14' clearance

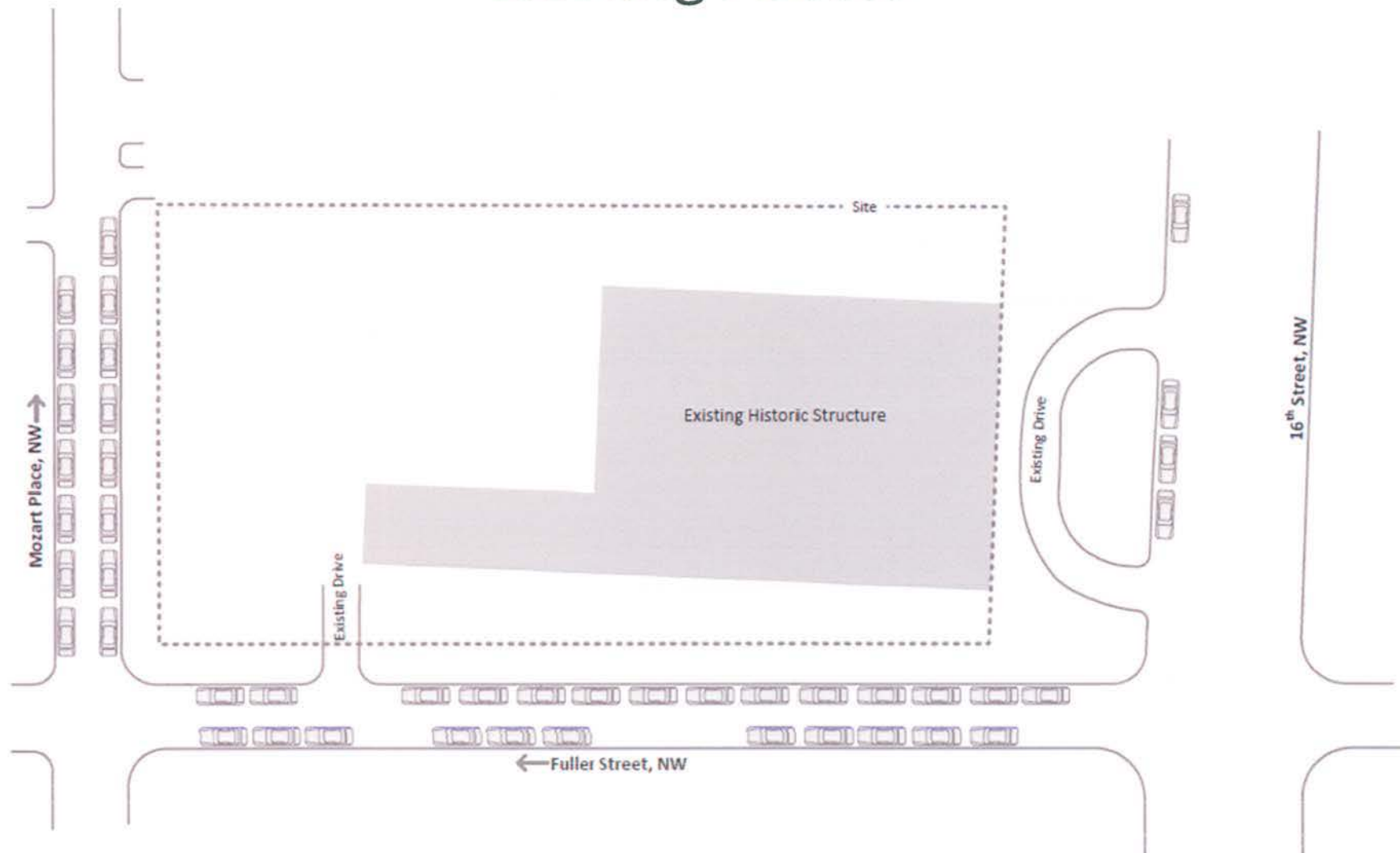


Traffic Analysis

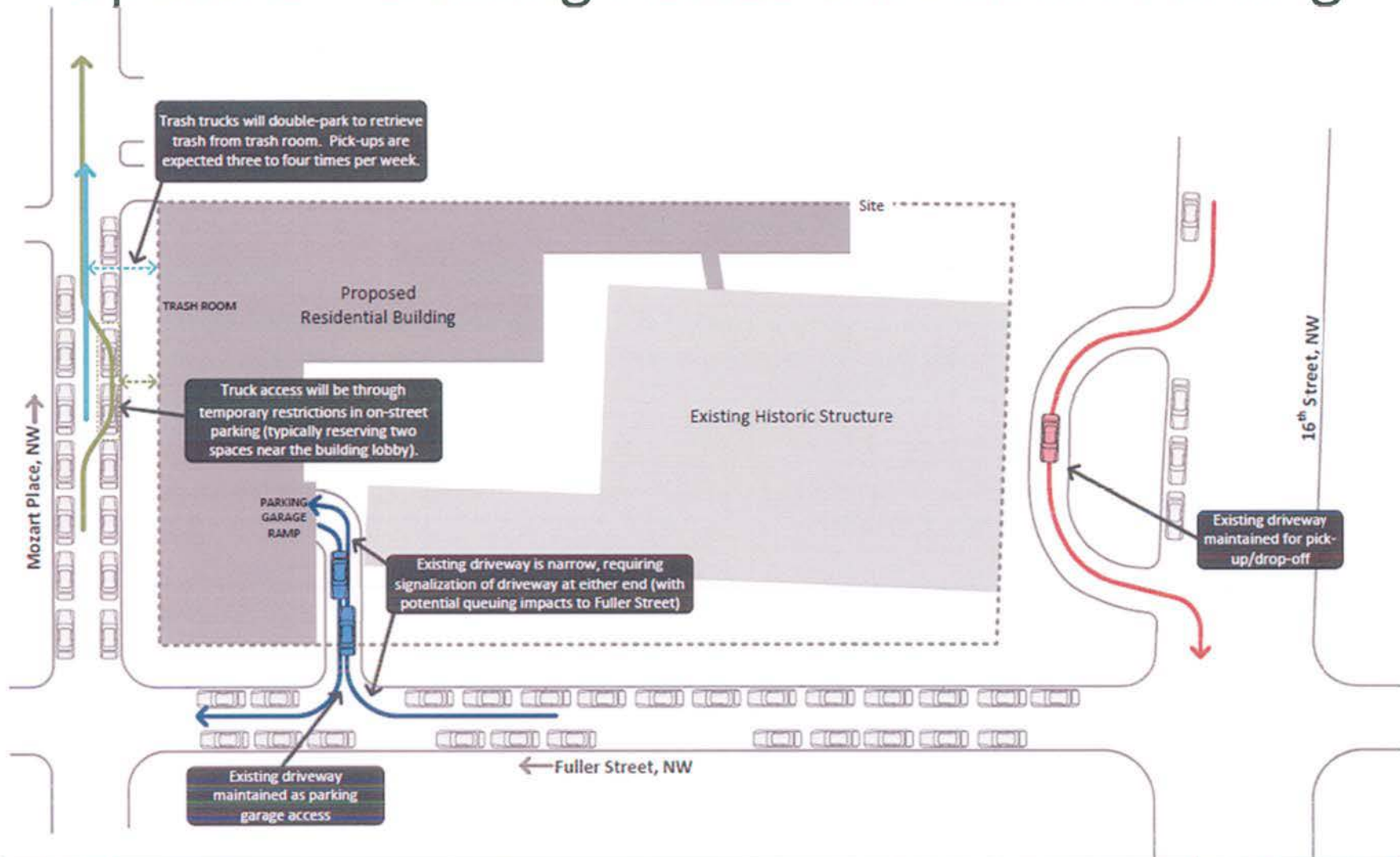
- Assumed background developments and growth rate
- Site trip generation – ITE with no mode split reductions taken
 - AM Peak Hour – 71 trips (16 in and 55 out)
 - PM Peak Hour – 80 trips (50 in and 30 out)
- Capacity analysis
 - All study intersections will continue to operate at same vehicular LOS
 - Garage entrance and exit will operate at acceptable LOS
 - Pedestrian LOS will continue to be acceptable



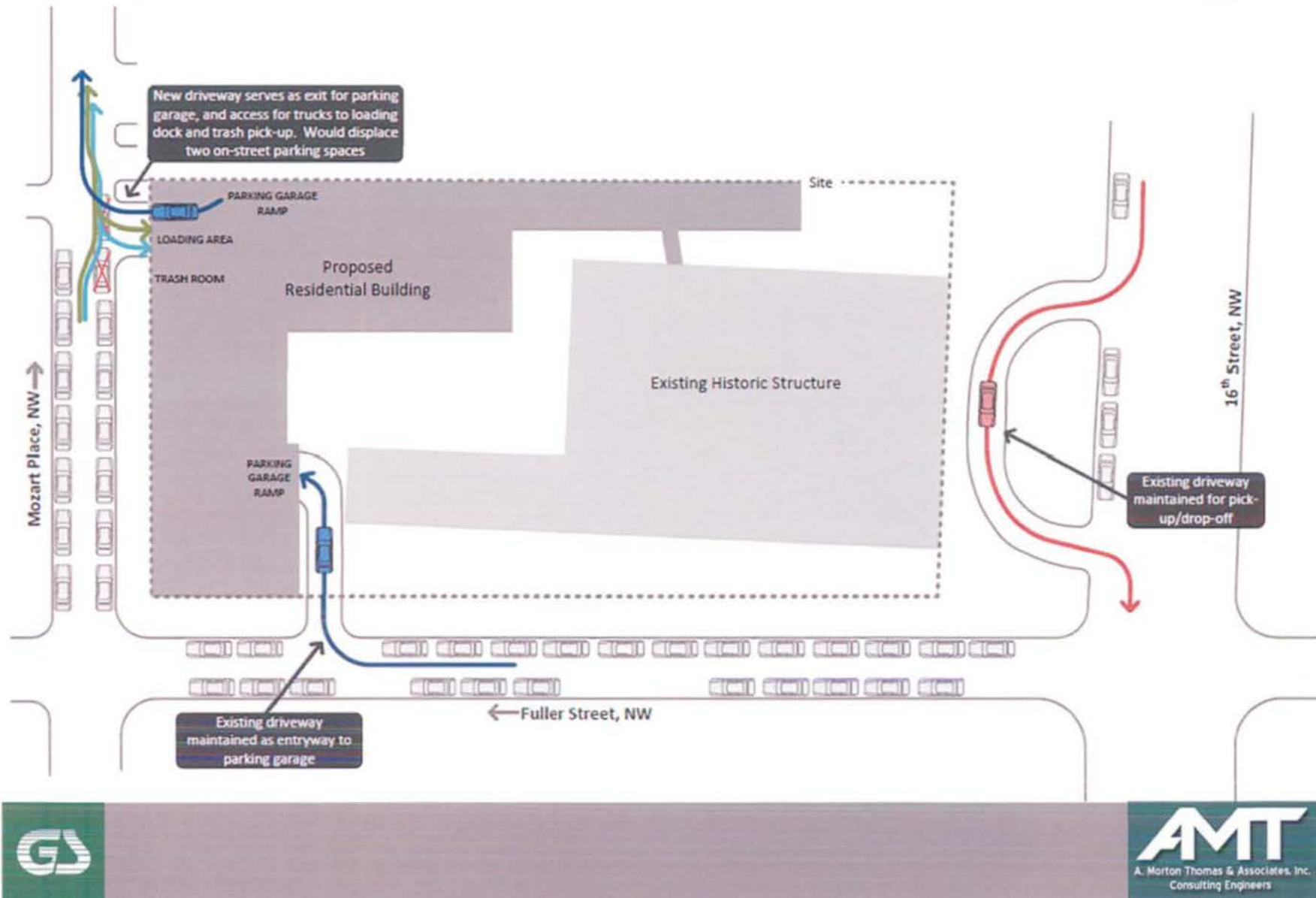
Existing Access



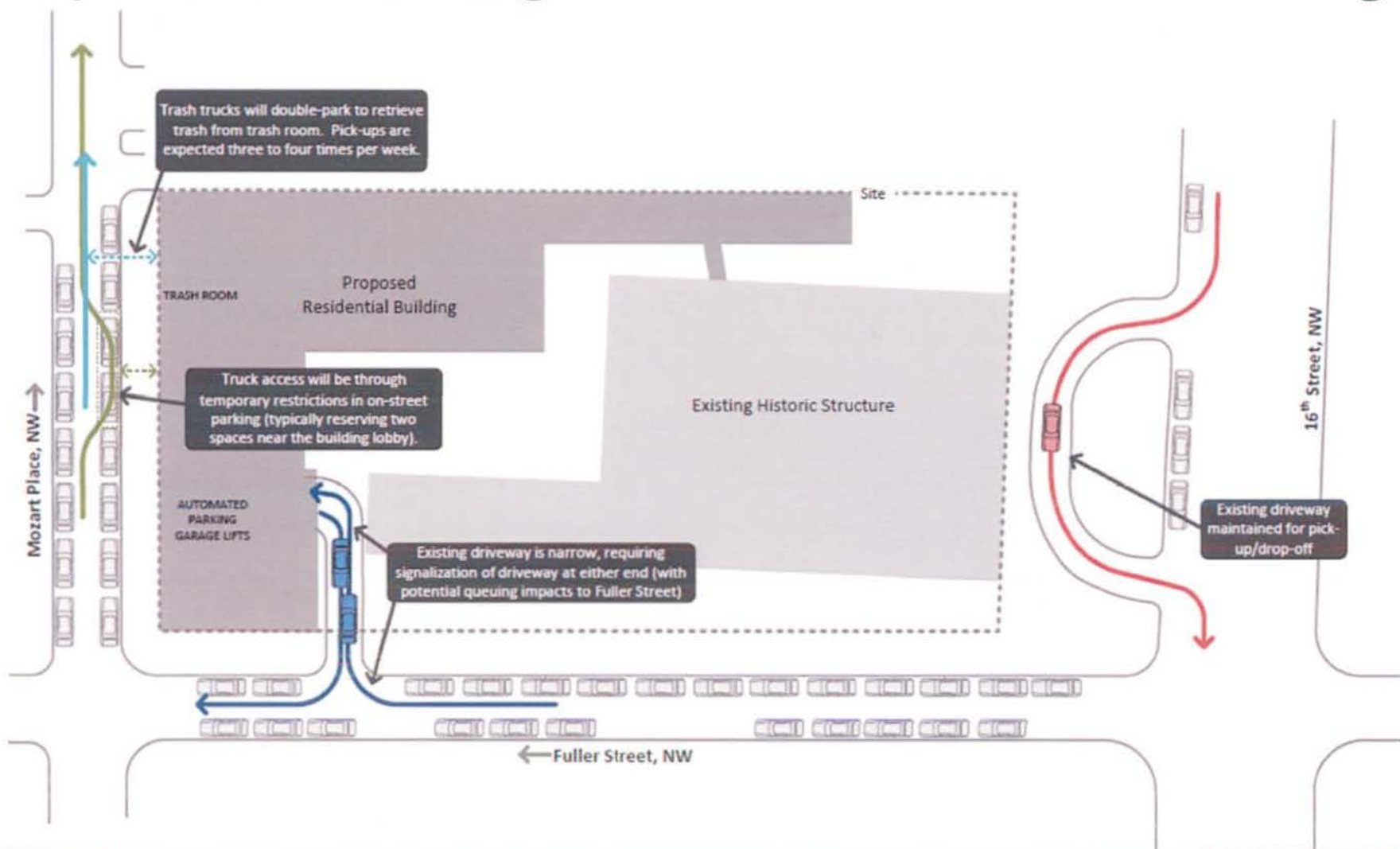
Option 1 – Existing Access with Conv. Parking



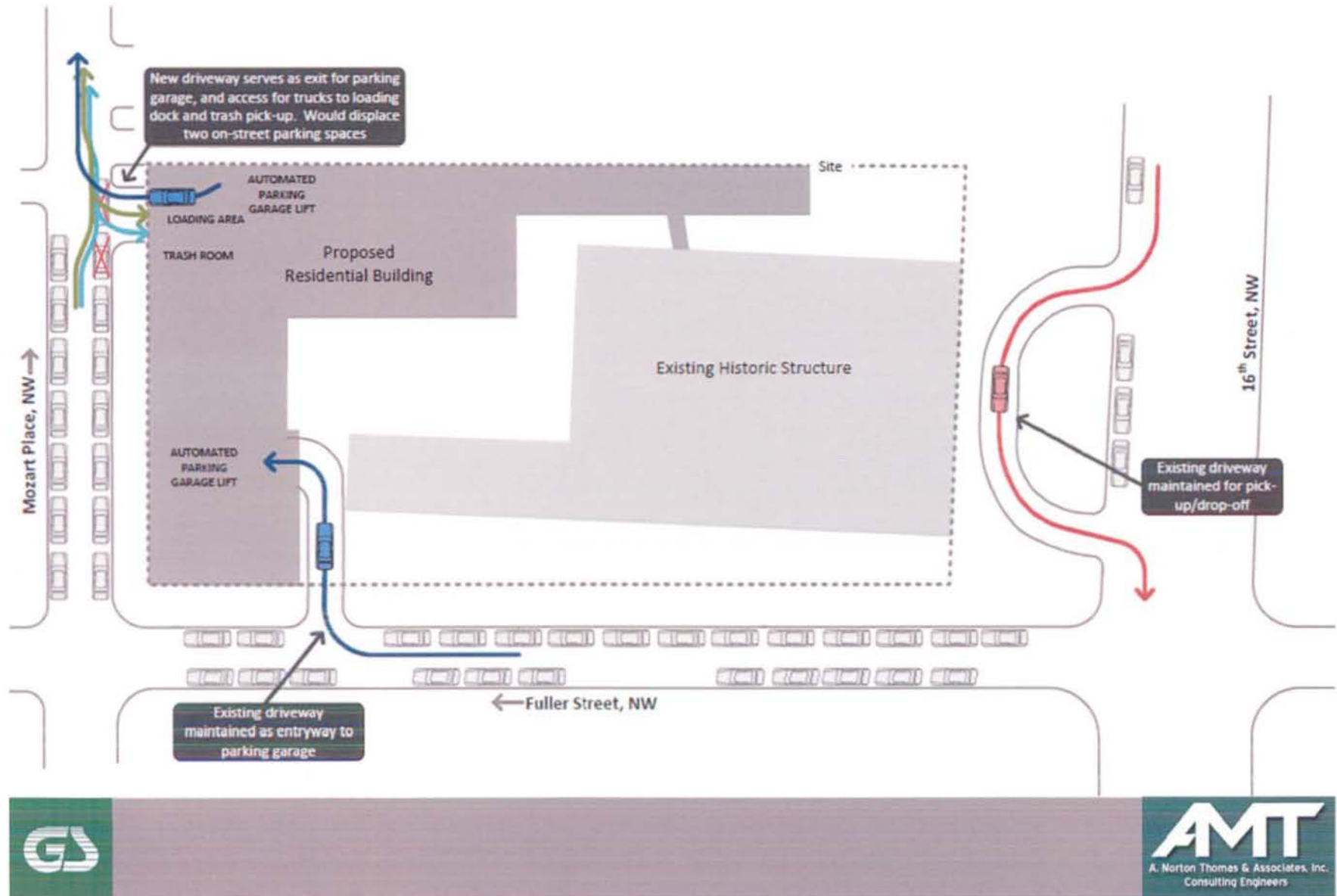
Option 2 – Mozart Drive with Conv. Parking



Option 3 – Existing Access with Autom'd Parking



Option 4 – Mozart Drive with Automt'd Parking



Access Observations

- Higher ped volumes crossing Fuller curb cut than Mozart Pl proposed curb cut adjacent to site
- Highest ped volumes on west side of Mozart to/from bus stops on Columbia Rd
- Crash data shows no significant history on Mozart or Fuller
- Crash data shows no definitive records of accidents associated with 16th Street curb cuts
- Community supports new Mozart Pl curb cut to reduce traffic through Mozart/Fuller intersection



Conclusions

- New trips generated will not degrade study area intersection vehicular or pedestrian LOS
- Site loading and parking access is not feasible without new curb cut on Mozart Place
- Due to the narrowness of the local streets, ped and vehicular circulation will be impacted without new curb cut on Mozart
- Semicircular drive on 16th Street
 - HPRB supports maintaining the visual character
 - Will only be used on very limited basis and operated as right in/right out
 - No definitive crash data suggesting existing issue

