

MEMORANDUM

To: Paul Millstein
Andrea Gourdine
From: Jim Watson, PTP
Erwin Andres, P.E.
Date: December 22, 2014
Subject: Hecht Warehouse PUD Modification Summary

Douglas Development Corporation
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INTRODUCTION

This memorandum summarizes the transportation impacts of the proposed PUD Modification to the historic Hecht's Warehouse project bounded by New York Avenue, Okie Street, and Fenwick Street in Northeast Washington, D.C. A modification to the previously approved PUD program has been proposed to allow for an additional approximately 8,074 square foot (sf) of retail/restaurant space not contemplated in the previous PUD approval. The driveway configuration from the previously approved PUD will be realigned to accommodate one curb cut from Hecht Avenue and one curb cut from Okie Street rather than two curb cuts on Hecht Avenue. The 8,074 sf retail/restaurant space is proposed to occupy a parcel adjacent to the intersection of planned Hecht Avenue and Okie Street in the area between the two curb cuts, as shown on Figure 1.

TRANSPORTATION IMPACTS

As noted above, the proposed PUD Modification to the previously approved historic Hecht's Warehouse project includes the addition of 8,074 sf of additional retail/restaurant space not contemplated in the previous PUD approval. This additional space will have limited impact beyond that described in the previously approved Traffic Impact Study prepared for the PUD and dated May 5, 2014 due to the following reasons:

1. The proposed modification to the approved PUD does not negatively affect the transportation impacts of the project since trips will be distributed from the parking garage entrance along Okie Street and will follow the patterns of other traffic for the development. The split of the Hecht Avenue curb cut in the previous PUD plan into one curb cut from Okie Street will allow for drop-off and pick-up traffic to be separated from through traffic along Hecht Avenue to allow for safer curbside operations for pedestrians entering and exiting vehicles. In addition, traffic calming measures along Hecht Avenue, including curb extensions, will continue to slow traffic as it travels along Hecht Avenue to enhance safety for pedestrians in the area.
2. Parking for the new retail uses will be adequately served by the parking garage structure adjacent to the PUD Site. The garage will accommodate approximately 1,067 vehicle parking spaces, which is more spaces than what is required for the modified PUD as well as for the previously approved ground floor retail (Mom's Organic) that is part of the garage building. Although the Zoning Regulations do not require parking for the PUD since the Hecht's Building is a historic landmark (see 11 DCMR § 2120.3), the parking garage will provide more than the minimum number of parking spaces that would otherwise be required for the retail and residential uses approved for the PUD Site, plus the proposed additional retail space.

3. Loading for the new retail uses will be adequately served by the approved loading facilities in the warehouse building. However, as a practical matter, trucks will pull up on the west side of the new addition and load through the addition's southwest entrance.

As a result, the development program and plan for the modified PUD will have no significant additional impact beyond that described in the previously approved PUD TIS.

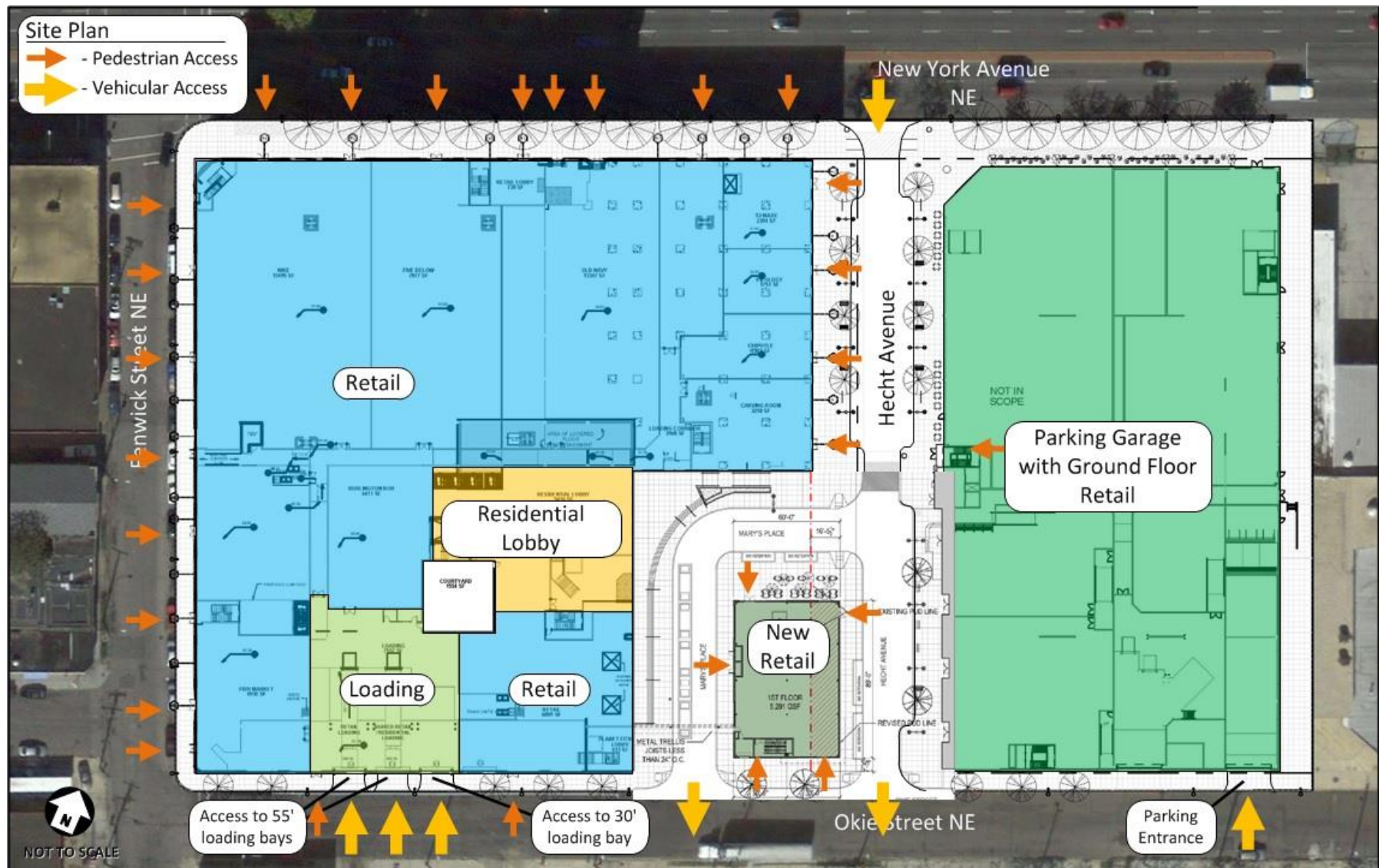


Figure 1: Proposed PUD Modification Conditions