

TECHNICAL MEMORANDUM

To: Rock Creek – Takoma Theater LLC

From: Sidney Elam
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Date: December 1, 2017

Subject: Children’s National Medical Center at Takoma Theatre Transportation Summary

Introduction

This memorandum supports the proposed mixed-use development at 6833 4th Street NW in Washington, DC as shown on Figure 1. The site is currently occupied by a recently renovated 23,140 square-foot building that was formerly used as a movie theater as well as an unpaved parking lot accessed from 4th Street NW. The current development plan for the Takoma Theatre proposes to renovate and redevelop the building into to a multi-use development to include medical office space for the Children’s National Medical Center. The Applicant is seeking a Special Exception from the Board of Zoning Adjustment because the proposed development plan does not comply with the zoning regulation that requires at least 50 percent of designated use on the ground floor.

This memorandum supports the proposed development program as part of the Special Exception application. This document compares the trip generation of the proposed development program to the trip generation of the ground floor retail that is required by zoning regulations, presents the curbside management and summarizes the parking plans of the proposed development.

Site Trip Generation Comparison

As noted above, the proposed redevelopment plan for the Takoma Theatre building consists of medical office space for the Children’s National Medical Center. The zoning regulations require that at least 50 percent of the ground floor be dedicated for retail use. Fifty percent of the ground floor represents 5,398 SF of retail. The proposed plan provides 863 GSF of retail. Therefore, a trip generation comparison was analyzed for what 4,535 SF would generate for possible ground floor uses.

A comparison of trips generated based on the square footage of the proposed development program versus trip generated based on square footage ratio required by zoning regulations was calculated based on the methodology outlined in the Institute of Transportation Engineers’ (ITE) Trip Generation Manual, 10th Edition. Trip generation of the proposed development program and the program that meets the intent of the zoning regulations is shown in Table 1. As shown in Table 1, the proposed uses for the ground floor would generate fewer vehicular trips during the afternoon peak hour as well as fewer daily trips when compared to the square footage ratio that is required by zoning regulations.

Table 1: Site Trip Generation – Proposed Development Plan

Land Use	ITE Category	Code	Quantity	AM Peak Hour			PM Peak Hour			ADT
				In	Out	Total	In	Out	Total	
Proposed Land Use: CNMC Medical Office	Medical/Dental Office Building	720	4,535 SF	11	3	14	5	12	17	87
Matter-of-right Land Use: Retail (Pharmacy)	Pharmacy w/out Drive Through	880	4,535 SF	8	5	13	19	20	39	406

Curbside Management Plan

Under existing conditions, there are seven (7) metered parking spaces along the northern block face on Butternut Street NW. Along the western block face of 4th Street NW, there are three (3) metered parking spaces. The site is bounded by the Takoma Village Cohousing community to the south and east. The existing curbside management is shown on Figure 2.

Subject to DDOT approval, the Applicant is proposing to remove one (1) metered space along the western block face of 4th Street NW. The removal of this space will accommodate curbside patient pick-up/drop-off that will not impede traffic flow in the travel lanes. There are no proposed changes to the curbside management along the northern block face along Butternut Street NW. The curbside management along the perimeter of the site is shown on Figure 3.

Parking Plan

The existing private gravel surface parking lot adjacent to the building to the south can hold approximately 15 striped parking spaces. As shown on Figure 4, this parking facility is accessed via a curb cut on 4th Street NW. Through attendant-assisted parking, the number of parking spaces could increase the amount of available on-site parking to approximately 25-30 parking spaces. In addition, there are three (3) additional private parking lots less than 0.4 miles from the site. These private lots have monthly and daily parking options with a total of 82 parking spaces. The closest of these private parking lots is located to the southeast of the site on Willow Street NW. In the vicinity of the site, there are several private parking lots, and on-street metered and non-metered two (2) hour spaces within walking distance to the site.

There are six (6) locations of metered and non-metered parking spaces in the vicinity of the site. North of the site, there is metered parking on 4th Street NW and Butternut Street NW, with total of thirty (30) on-street metered spaces. There are twenty-six (26) non-metered two (2) hour spaces on Butternut Street NW, north of the site. South of the site, there are twelve (12) metered spaces on 4th Street NW. Also, south of the site, there are non-metered two (2) hour spaces on 4th Street SW and Aspen Street NW with a total of thirty-four (34) spaces. In addition, there are one-hundred and forty-six (146) metered spaces located at the Takoma Metrorail Station, approximately 0.2 miles northeast of the site.

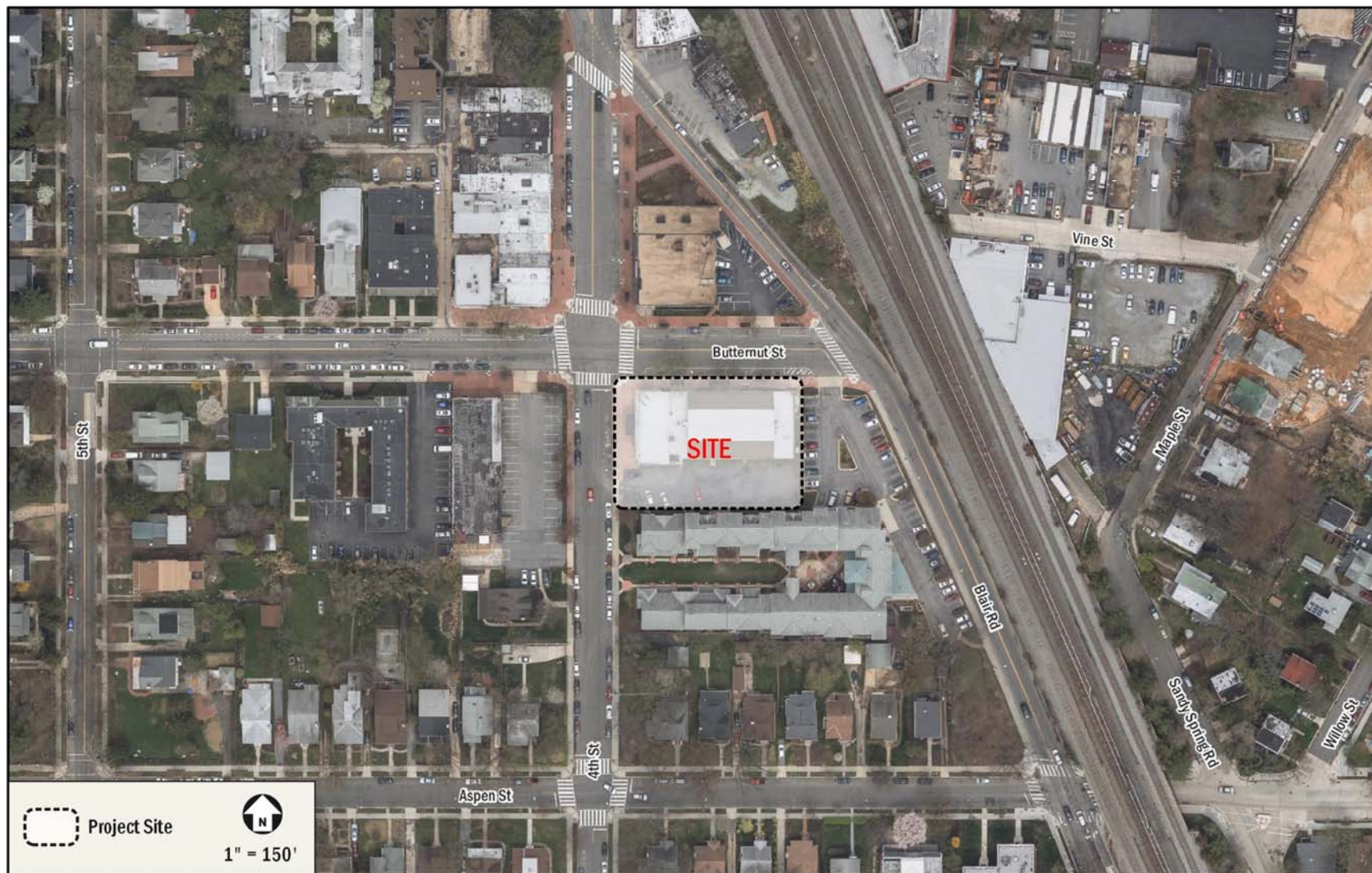


Figure 1: Site Location



Figure 2: Existing Curbside Management Plan



Figure 3: Proposed Curbside Management Plan

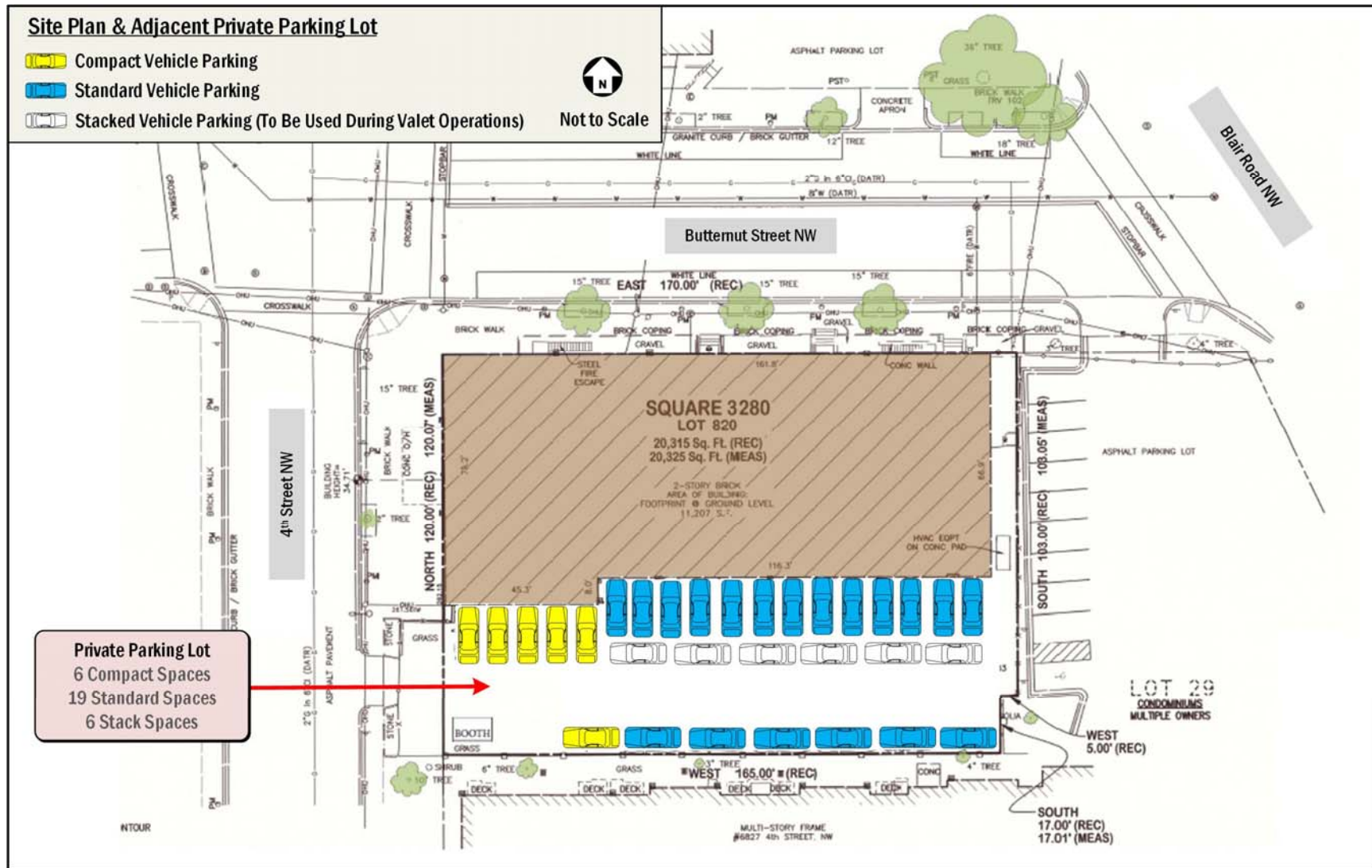


Figure 4: Site Plan and Adjacent Private Parking Lot, if Required