

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

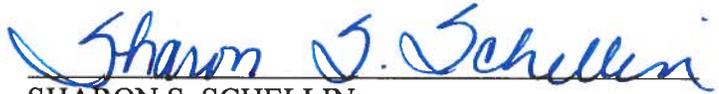


December 14, 2011

Re: Z.C. Case No. 05-30 (West*Group Development – 6000 New Hampshire Avenue, N.E.)

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of Exhibit 89 – consisting of 13 pages (plus 2 tabs) – of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 05-30.


SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION

Holland Knight

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2099 Pennsylvania Avenue, N.W., Suite 100
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September 21, 2006

VIA HAND DELIVERY

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

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

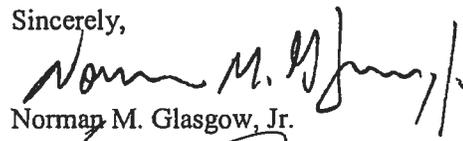
Dear Members of the Commission:

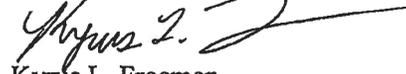
On behalf of the West Group Development Company LLC and The Jarvis Company (the "Applicants"), we hereby submit one original and twenty copies of the Applicants' Post-Hearing Submission for Case No. 05-30.

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) CASE NO. 05-30
Jennifer L. Steingasser & Karen Thomas, D.C. Office of Planning (w/encls. - via Hand) EXHIBIT NO. 89 copy

ZONING COMMISSION
District of Columbia

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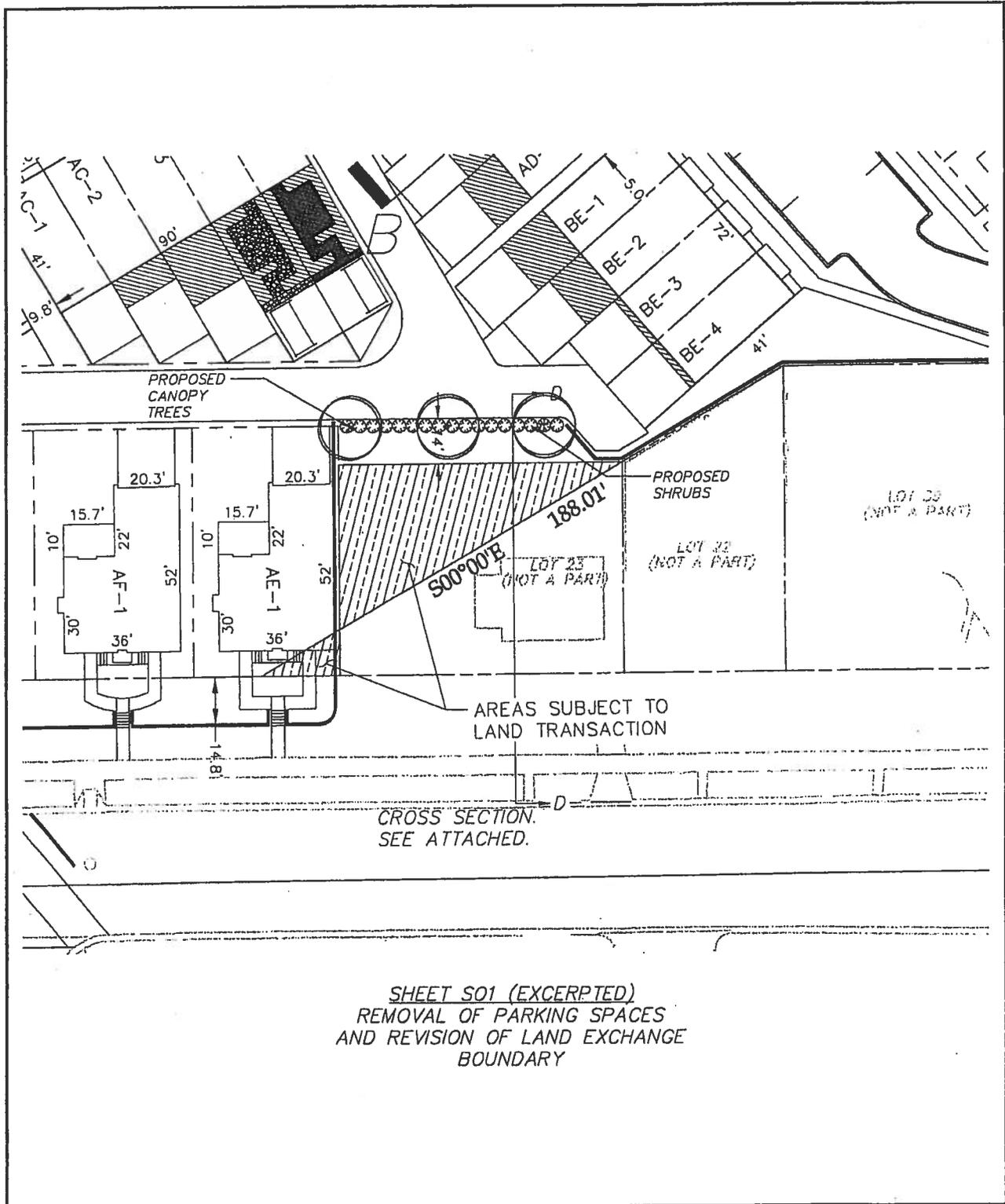
D.C. Zoning Commission
September 21, 2006
Page 2

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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Tab A



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

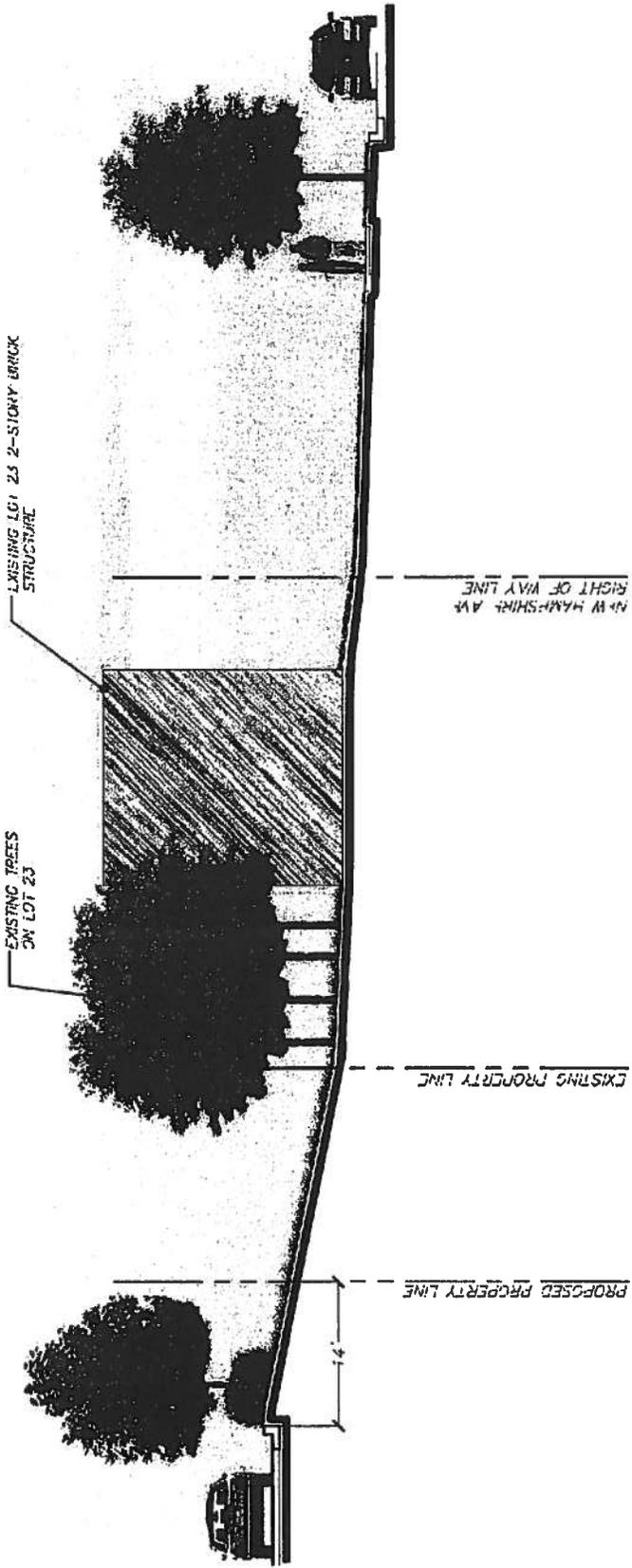
Client: West Group, LLC
SCALE: 1" = 40'
SHEET NO.: 2

6000 NEW HAMPSHIRE AVE PUD
WASHINGTON D.C.

JOB NO.
DRAWN BY RFD
CHECKED BY RTJ
APPROVED BY
DATE PRINTED 08-21-08
DATE ISSUED 08-21-08

 Kimley-Horn and Associates, Inc. Engineering Planning and Environmental Consultants	13221 Woodland Park Rd. Suite 400 Herndon, Virginia 20171 Phone: 703-674-1300 Fax: 703-674-1350
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**Knutley-Horn
and Associates, Inc.**

ARCHITECTS
PLANNERS
ENGINEERS

6000 New Hampshire Avenue

POST HEARING SUBMISSION: SEPTEMBER 21, 2006

CROSS SECTION D-D OF LOT 23

05



Kimley-Horn
and Associates, Inc.

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 Fir 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

jb

Tab B



Kimley-Horn
and Associates, Inc.

■
Suite 400
13221 Woodland Park Road
Herndon, Virginia
20171

Memorandum

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.

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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
Total	21	87	108	84	43	127
<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
Total	20	80	100	78	42	120

Trip figures are based on equations contained in Institute of Transportation Engineers (ITE) Trip Generation Report, 7th 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.

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DDOT Accident Summary Report (R-7)

Prepared by:

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:	Left Turn:	Right Turn:	Rear End:	Side Swiped:	Head On:	Parked:
18	8	0	4	3	0	0
Fixed Object:	Ran Off Road:	Pedestrian:	Backing:	Non Collision:	Other:	
0	1	1	0	1	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%
Total	14	100.00%	14	100.00%	12	100.00%
Weekday	11	78.57%	9	64.29%	5	41.67%
Weekend	3	21.43%	4	28.57%	3	25.00%

DDOT Accident Summary Report (R-7)

Prepared by:

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%
Total	2	100.00%	4	100.00%	2	100.00%
Weekday	2	100.00%	1	25.00%	1	50.00%
Weekend	0	0.00%	2	50.00%	1	50.00%

DDOT - Accident Summary Report (R-7)

Prepared by:

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%
Total	1	100.00%	1	100.00%	1	100.00%
Weekday	1	100.00%	0	0.00%	0	0.00%
Weekend	0	0.00%	1	100.00%	1	100.00%

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DDOT Accident Summary Report (R-1)

Prepared by:

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%
Total	5	100.00%	3	100.00%	2	100.00%
Weekday	4	80.00%	3	100.00%	1	50.00%
Weekend	1	20.00%	0	0.00%	1	50.00%

DDOT Accident Summary Report (R-7)

Prepared by:

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%
Total	0	0.00%	0	0.00%	0	0.00%
Weekday	0	0.00%	0	0.00%	0	0.00%
Weekend	0	0.00%	0	0.00%	0	0.00%

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DDOT Accident Summary Report (R-7)

Prepared by:

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%
Total	3	100.00%	2	100.00%	4	100.00%
Weekday	2	66.67%	0	0.00%	2	50.00%
Weekend	1	33.33%	1	50.00%	2	50.00%