GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

MEMORANDUM

D.C. RECEIVED
BOARD OF ZONING
2001 APR 20 PM 3:01

TO: Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: April 13, 2001

SUBJECT: BZA Application No.16687 Special Exception to Add Housing Additions to Existing Office Building Located at 2440 M Street, NW; Lot 20, Square 25

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation aspects of the proposal.

The applicant seeks a special exception to construct housing unit additions on an existing medical office building. The existing medical office building has a three-level, below grade parking garage with 324 parking spaces. There are currently two egresses to the garage, one located on M Street, and one located at the rear of the property via an alley. The alley entrance and 62 parking spaces will be removed with the proposed construction. 142 residential units will be constructed, 22 designed for the handicapped. The parking requirements listed in Section 2101 of *DCMR Title 11, Zoning* for the subject site is 36 residential parking spaces and 136 office parking spaces. The applicant will exceed the parking requirements by providing 80 residential parking spaces and 182 office parking spaces, with 6 reserved for the handicapped.

The site is located approximately four blocks from the Foggy Bottom METRO Station and is located near several bus routes. The proximity to public transportation, and parking spaces provided will adequately serve the proposed additions, and will not negatively effect the parking supply on neighboring streets. The proposed additions will not cause a negative impact on traffic will not create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. Accordingly, DDOT has no objection to the application.

KL:lb

BZA
Case No. 16687
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16687
EXHIBIT NO.32