GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

Memorandum

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

FROM: Kenneth G. Laden
Associate Director for Planning

DATE: July 3, 2001

SUBJECT: BZA Application No.16727 – To replace an apartment building with a new apartment building, Lots 864 and 865 in Square 442 at 626 S Street, NW, in R-4 district.

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

The applicant proposes to demolish an existing apartment building containing 12 units and replace it with a new apartment building to contain approximately 17 units. The existing building has no parking facility while the proposed one would provide five parking spaces compared to six spaces required under the Zoning Regulations. The applicant in a verbal communication, has stated that four additional parking spaces will be provided across the alley in the back of the building.

The property is located on the south side of S Street and is approximately 120 feet east of Seventh Street. On-street parking is allowed on both sides of these streets at all times. We note that several Metrobus routes operating along Seventh Street and Rhode Island Avenue serve the site. In addition, the Shaw/Howard University Metorail Station is less than 300 feet from the proposed redevelopment. It is concluded that this project is ideally located with regard to the existing public transportation system.

In our judgement, this proposal will have no adverse impact on the residential neighborhood from a transportation standpoint. Accordingly, DDOT has no objection to the application.

BZA
Case No. 16727
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16727
EXHIBIT NO.24

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

DATE: July 2, 2001

SUBJECT: BZA Application No. 16724 Continued Use of Property as a Parking Lot located at 3053 M Street, NW Lot 910, Square 1209

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

The applicant seeks to continue the use of the subject property as a surface parking lot. The property is located on M Street, NW in the Business District of Georgetown. The parking lot was in good condition and seems well maintained upon a site visit. On-street parking supply in the area is very limited and often has a negative spillover effect onto neighboring residential parking streets.

The proposed continuation of the existing use will not create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. If the subject land were to cease its present use as a parking lot, the lack of parking spaces will negatively effect the parking supply on neighboring residential streets. Accordingly, DDOT has no objection to the proposal.

KL:lb