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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

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Transportation Policy and Planning Administration

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2002 MAR 15 PM 4:57

**MEMORANDUM**

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

**FROM:** Kenneth G. Laden Rich Rybeck for KL
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

BZA
Case No. 16836
Exhibit No. 31

**DATE:** March 15, 2002

**SUBJECT:** BZA Case No. 16836 – Application for a Special Exception to Allow for the Construction of an Addition of Four Beds to an Existing Hospice Facility and the Enlargement of an Existing Surface Parking Lot Located at 3720 Upton Street, NW, Lot 818, Square 1825

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, The Washington Home, proposes to construct a four-room addition to an existing structure on site, The Hospice of Washington. The proposed addition will accommodate four patient rooms. Additionally, the applicant proposes to expand an existing off-street surface parking lot from 75 to 173 spaces.

The Washington Home underwent renovation in 1985 and filed for a special exception to approve the current site layout including demolishing and replacing the existing structure on the site, and providing a 116 space accessory parking lot. The community expressed, through ANC-3c, a concern that the number of parking spaces was excessive and recommended to the Board that the total be reduced to 85 spaces. The approval decision reduced the number of parking spaces to the current level of 75 spaces.

The applicant proposes to add 98 parking spaces to the parking lot for a total of 173 spaces. The applicant states that the existing parking lot does not provide enough spaces for staff and visitors, leading to parking overflow that negatively impacts on-street parking near the site.

Upon an afternoon site visit, DDOT staff found that the parking lot reached full capacity and several cars were observed parked in driveway access lanes and fire lanes. On street parking reached full

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capacity with the only available spaces near the site located on the north side of Upton Street, which has two-hour, residential parking restrictions which prohibit visitors and workers from long-term use of the spaces. An expanded parking facility will improve traffic circulation and safety, and reduce the on-street parking demand in the area. Accordingly, DDOT has no objection to the proposal.

KL:lb