GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

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OFFICE OF ZONING
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DATE: June 25, 2002

SUBJECT: **Supplemental Review** - 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 Transportation (DDOT) has previously reviewed the subject application and attached material. This memorandum provides additional information to the previous report submitted by DDOT dated March 15, 2002. This memorandum specifically addresses the applicant's proposal to expand an existing off-street surface parking lot from 78 to 173 spaces.

The applicant proposes to add 95 parking spaces to the existing 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 conducted on Thursday June 20, 2002, DDOT staff observed that the parking lot exceeded the full capacity and approximately 48 vehicles were observed parked in driveway access lanes, on landscaped areas, in ambulance-only reserved spaces, and marked fire lanes causing safety concerns.

Vehicles parked in the lot had parking permits clearly visible from the front of the vehicles displayed on the dashboard or hanging from the rear view mirror. This Field observation reinforced DDOT's original conclusion that the expanded parking facility is not only needed, but would serve employees and visitors to the site while minimizing the parking impact on neighboring streets.

DDOT staff met with representatives from ANC – 3F on June 19, 2002 and discussed community concerns with the proposed expansion of the parking facility. Additionally, ANC – 3F forwarded a copy of their report on the application to DDOT for review. The community is concerned that the

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Board of Zoning Adjustment
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applicant has not explored all available options to relieve the current parking situation for the site. These options include promoting car pooling among staff, and establishing a Metro subsidy program for employees.

We concur with the ANC view and recommend that the applicant implement a Transportation Demand Management plan (TDM) to include a rideshare program to attain higher vehicle occupancy, thereby reducing the number of cars going to and from the site. The TDM plan should also explore a Metrochek program or a shuttle bus service in the morning and evening rush hours linking the site to both the Tenleytown-AU and Van Ness- UDC Metrorail Stations. In addition, the applicant should develop a policy and allocate approximately 10 to 15 parking spaces to for the exclusive use for visitors. Finally, the applicant should carefully monitor and strictly enforce parking controls to ensure that only employees and visitors to the health care facility use the parking facility.

In summary, an expanded parking facility would improve traffic circulation and safety and reduce the on-street parking demand in the area. However, we recommend that the applicant implement a strong Transportation Demand Management to reduce on-site parking demand by 10 percent or 17 parking spaces.