GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

Transportation Policy and Planning Administration

BZA
Case No. 16905
Exhibit No. 33

2002 AUG -7 PM 3:37

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

DATE: August 2, 2002

SUBJECT: BZA Application No. 16905 – Application for R-5-A Review as a Precondition to the Construction of a Proposed Apartment Dwelling Located at 3817-3819 2nd Street, SE and 172-174 Mississippi Avenue SE, Lot 41, Square 6118

The District Department 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 requests that the Board of Zoning Adjustment conduct an R-5-A review of the proposal to construct a new apartment building at the subject site. The subject property is bounded by 2nd Street, SE to the east, Mississippi Avenue, SE, to the south, and two unimproved 15'- wide public alleys to the north and west. An existing three-story apartment building, currently vacant and boarded up, is located at the site. The applicant estimates that the existing structure contained approximately 30 rental units.

The applicant proposes to demolish the existing structure and erect a three-story apartment building with a total of 30 apartment units. The proposed apartment building is a matter-of-right development in a R-5-A district. An accessory parking lot will be provided at the rear of the site with a total of 30 parking spaces, including two dedicated handicapped parking spaces, matching the Zoning requirement of one parking space per dwelling unit. An existing 20'- wide driveway entrance off Mississippi Avenue, SE will be improved and provide access to the parking lot. Accessing the parking lot from either of the 15'- wide public alleys is not feasible under the existing conditions, as both public alleys abutting the site alley require upgrading with new paving and streetlights. In designing the entrance to the parking lot, the applicant should consider the alignment of the existing driveway serving

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an apartment building located immediately to the west of the subject site. The applicant should provide a pedestrian island between both driveway entrances with a minimum width of six-feet.

The proposed construction of an apartment dwelling will not negatively effect on-street parking in the neighborhood, 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 proposal.

KL:lb