GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

MEMORANDUM

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2003 FEB 24 PM 2:59

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

DATE: February 24, 2003

SUBJECT: **Supplemental Review - BZA Application No. 16938** –Revised Application for a Special Exception to Operate an Accessory Parking Lot Located at 1906 Vermont Avenue, NW Lot 827, Square 333

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, The Most Worshipful Prince Hall Grand Lodge, proposes to use the subject property as an accessory parking lot to serve members and visitors to the Lodge located at 1000 U Street, NW, near the intersection with 10th and U Streets, NW. The initial application included the expansion of the existing parking lot onto land owned by the applicant located at 1902 Vermont Avenue, NW, Lots 824 and 825, Square 333. The revised submission proposes to continue the use of the existing surface accessory parking lot. The subject site last received BZA approval on March 3, 1982 to operate an accessory parking lot with 21 parking spaces.

The applicant provided DDOT additional materials including a traffic impact analysis of the site, revised applicant statement and a revised site plan. The site plan was amended showing only the treatment of the subject site, excluding the proposed expansion of the existing parking lot onto Lots 824 and 825, and redesign of the existing parking spaces. The revised site plans show propose a reduction from 28 to 21 parking spaces to provide for two handicapped accessible parking spaces and landscaping. A masonry wall measuring 12" thick, 42" high, by 78' long is proposed to separate the parking lot from the residence to the north. A guard booth installed at the western edge of the site, and three lights used to illuminate the lot are not identified on revised site plans.

The applicant's revised submission minimizes the negative impacts of the proposed parking lot by eliminating the proposed expansion of the surface area onto Lots 824 and 825. The current submission is to continue the use of the existing parking lot with several onsite

BZA Case No. 16938 Exhibit No. 51

Board of Zoning Adjustment
District of Columbia
CASE NO.16938
EXHIBIT NO.51

improvements. In a supplemental statement the applicant identifies that the accessory parking lot does not provide sufficient off-street parking for the uses of the principal structure, including 8,000 sq ft of commercial space currently available for rent. The principal structure served by the parking lot was constructed prior to 1958 and the building occupies 89% of the lot area, restricting the construction of any accessory parking spaces on site.

Less than a block from the site is the U Street-Cardoza Metro Station on the Metro Green Line and several major bus routes traverse U Street and 9th Street, NW. The African American Civil War Memorial is located at the U Street-Cardoza Metro Station.

The revised application minimizes the negative impact from the previous application by proposing only the continued use of the existing lot without any expansion. Based on the site location, the applicant should investigate alternative methods of bringing visitors, employees and staff to the site and encourage the use of mass transit. Accordingly, DDOT has no objection to the application.

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District Division of Transportation

FAX TRANSMITTAL

TO:	FROM:
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Office of Zoning	February 24, 2003
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Supplemental Review BZA Case No. 16938	(202) 671-2238

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NOTES/COMMENTS:

See attachments

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