Technical Memorandum:

TRAFFIC ACCESS AND PARKING ASSESSMENT - TUDOR PLACE SPECIAL EXCEPTION APPLICATION- BOARD OF ZONING ADJUSTMENT, (NO. 16477) DISTRICT OF COLUMBIA

Prepared for:
TUDOR PLACE FOUNDATION
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October, 1999

BZA
CASE No. 16477 Old Case Number
EXHIBIT No. 50

Case No. 16974
Exhibit No. 70

Board of Zoning Adjustment
District of Columbia
CASE NO. 16974
EXHIBIT NO. 70

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TECHNICAL MEMORANDUM

DATE: October 4, 1999

TO: The President and Interim Director
Tudor Place

Via
Allison C. Prince Esquire
Sarah E. Shaw, Esquire
WILKES, ARTIS, HEDRICK & LANE

FROM: Osborne R. George

RE: Traffic Access and Parking Assessment – Tudor Place
Board of Zoning Adjustments Application (No. 16477)

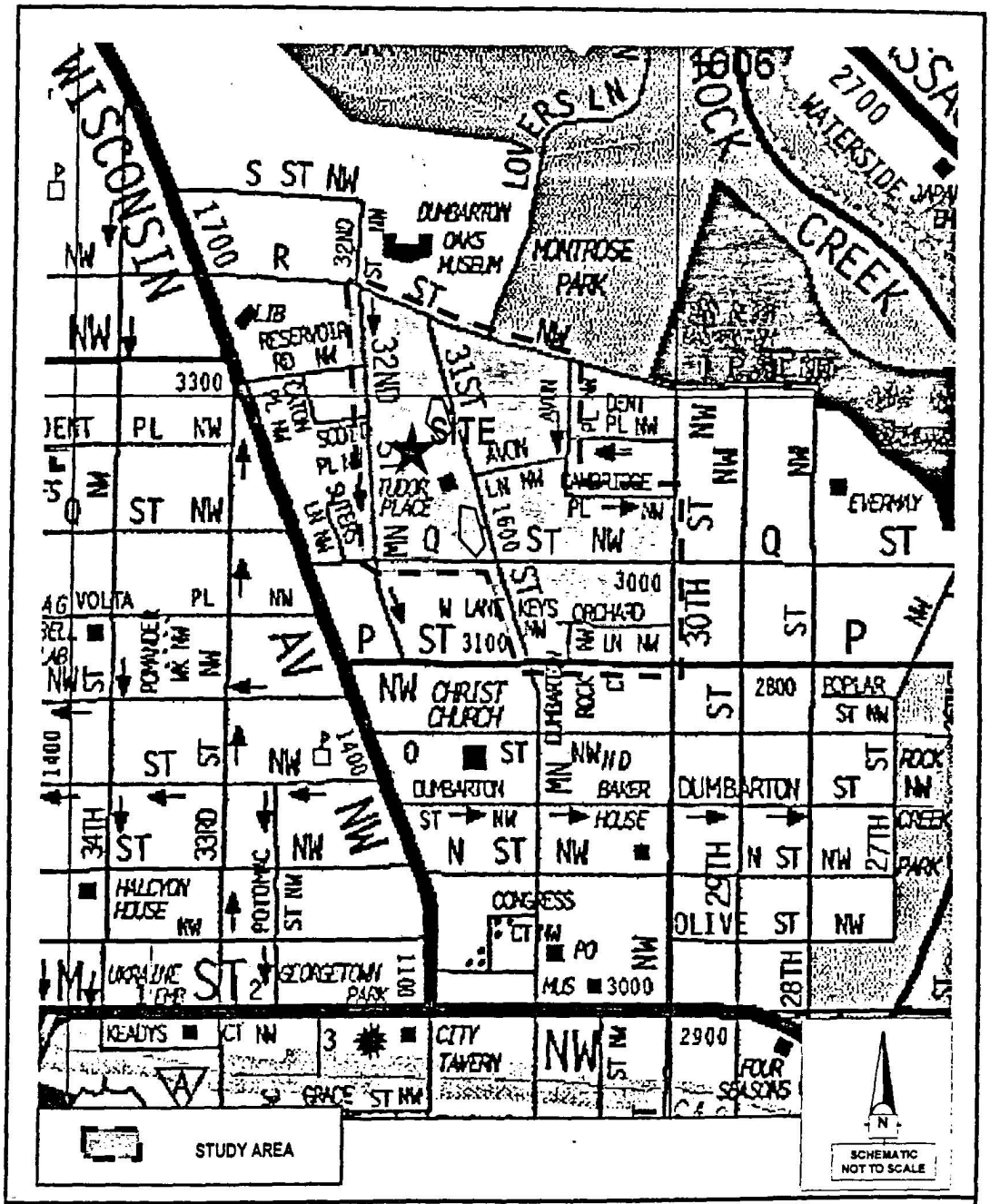
INTRODUCTION AND BACKGROUND

Tudor Place is a National Historic Landmark situated within Square 1281, Lot 830, in the Georgetown area of the District of Columbia. The square is bounded by R Street on the north, 31st Street on the east, Q Street on the south, and 30th Street on the west in the northwest sector of the City. Adjacent to Tudor Place, and immediately to the north is Dower House. Both properties are owned by the Tudor Place Foundation; and together they comprise most of the land area of Square 1281. The public entrances to both properties are off the west side of 31st Street. Exhibit 1 shows the location of both properties.

Tudor Place has been operated as a museum since 1988, with guided tours and non-group visitation scheduled over the period 9:00 AM – 4:30 PM, Monday through Saturday; and 12:00 Noon – 4:30 PM on Sundays. The most recent (1994) Special Exception approved by the Board of Zoning Adjustments included a number of conditions governing site usage; and these are thus related to traffic and parking generation, and potential impacts. They include restrictions on numbers and size of tours daily, as well as on the sizes, number, and time limits for large functions scheduled at the museum during evening hours. Since these conditions are presented in the Statement of the Applicant, they are not repeated here.

The Applicant's current application proposes to continue the use of Tudor Place substantially as per the BZA 1994 approval. Proposals which vary from the 1994 approval, which may have a bearing on traffic and parking needs, are as follows:

1) Inclusion of the adjacent Dower House as part of the Special Exception Application use of Tudor Place; and



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EXHIBIT 1 : TUDOR PLACE - SITE LOCATION MAP

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2) Use of the Dower House facility to serve as the residence of the Museum of the Director, the studio of the Museum's artist-in-residence, the venue for meetings of the Foundation's Board of Trustees and for small lectures.

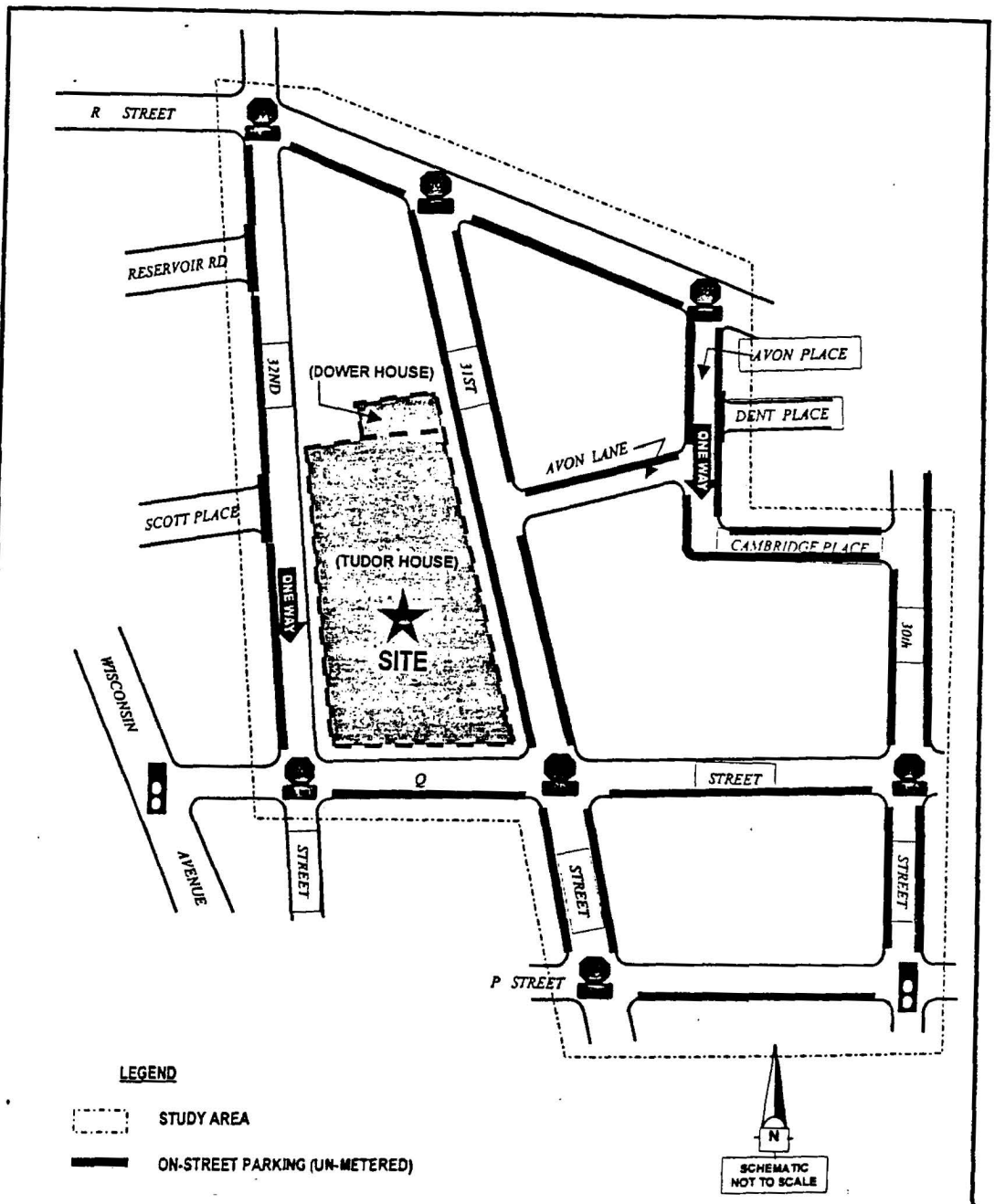
The land uses within the general area of the subject properties have not changed significantly since the 1992-1994 BZA evaluation and action. Testimony was presented in the case to the effect that, considering the hours of operation and other site usage restrictions, "the sole traffic issue is parking." The museum has noted that their heaviest activity periods are during Spring and Fall. Based on our review of the Applicant's submittal, and on a site reconnaissance of the facility over a four-day period during late September and early October 1999, we concur with the finding. The remaining sections of this memorandum present data and analysis to support this assessment, and to address the adequacy of parking and the proposed conditions of usage from the parking perspective.

EXISTING CONDITIONS

The land uses within the potential impact area of the subject properties are largely single-family-attached residential, with some multi-family activity and institutional uses. The sub-area lies within the City's Ward 2; and on-street parking is regulated under the City's Residential Parking Program (RPP). Except for resident permit holders, vehicles parked on all area streets are restricted to 2-hour limits between 7:00 and 10:00 PM daily.

For purposes of this assessment, a four-block area (bounded generally by R Street to the north, 30th Street to the east, P Street to the south, and 32nd Street to the west) was selected for study. This area is shown in Exhibit 2. The approximate number of parking spaces available is illustrated for each block.

Parking usage surveys were conducted between 10:00 AM and 3:00 PM over the period Thursday, September 30 to Saturday, October 1, 1999. A survey was also conducted on Sunday, October 3 between 8:00 – 8:30 AM, as it was felt that this would represent the potential typical residential parking demand. The tables following summarize the observed parking supply vs demand situation.



O. R. GEORGE & ASSOCIATES, INC.	EXHIBIT 2 : TUDOR PLACE SUB-AREA EXISTING PARKING SUPPLY

TABLE 1

TUDOR PLACE SUB AREA OBSERVED PARKING USAGEFS				
Location/Section	**Total Spaces**	**Thursday, 9/30/99**	**Friday, 10/1/99**	**Saturday, 10/2/99**
30th Street (P Street to Cambridge)	75	49	42	44
31st Street (Q - R)	85	42	39	80
31st Street (P - Q)	32	24	23	31
32nd Street (Q - R)	38	24	30	35
P Street (30th – 31st)	25	14	16	25
Q Street (30th – 32nd)	41	30	27	38
Avon Lane (Avon Place – 31st St.)	10	6	7	7
R Street (Avon Place – 32nd St.)	33	24	25	27
TOTALS	**338**	**213**	**209**	**267**

TABLE 2

PARKING SPACE AVAILABILITY SUMMARY – Average Weekday situation			
Location/Section	**Total On-Street Spaces**	**Spaces Available**	
		Weekday	**Saturday**
30th Street (P Street to Cambridge Pl.)	75	29	31
31st Street (Q - R)	85	44	5
31st Street (P - Q)	32	8	1
32nd Street (Q - R)	38	11	3
P Street (30th – 31st)	25	10	0
Q Street (30th – 32nd)	41	12	3
Avon Lane (Avon Place – 31st St.)	10	3	3
R Street (Avon Place – 32nd St.)	33	8	6
TOTALS	**338**	**125**	**52**

Source: O.R. George & Associates