GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

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Memorandum

TO: Jerrily R. Kress
Director
Office of Zoning

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: JUN - 6 2003

SUBJECT: BZA Application No. 17020 - to permit the expansion of a Chancery for the Embassy of Portugal in the DC/SP-1 District at 2012 Massachusetts Avenue, NW.

The Department of Transportation (DDOT) has reviewed the application and other material accompanying your memorandum of April 21, 2003. This report addresses the transportation aspect of the proposal.

The applicant, the RNC 2012 LLC on behalf of the Embassy of Portugal, requests approval to expand and relocate its Chancery at 2012 Massachusetts Avenue, NW. The expansion includes only the addition of a stairway, entranceway, and a porch at the rear of the building. The total gross square footage of the expansion is 500 square feet.

Presently, some of the Chancery functions are located at 2125 Kalorama Road, NW, which also includes the Ambassador's residence and other functions such as the Embassy's consular, Defense, Air, Military and Naval Attaché' at 2310 Tracy Place, NW

The applicant states that these facilities are both within residential zone districts and will be converted to residential use for the Ambassador and embassy staff upon relocating the chancery to the new location. According to the applicant, the new location will house approximately 40 persons and will draw approximately 10 to 20 visitors per day. On a busy day, the number could increase up to 30 people.

The property is located on the south side of Massachusetts Avenue, just west of Dupont Circle in the Dupont Circle and Massachusetts Avenue Historic Districts. The Chancery will provide 18 spaces to accommodate the parking needs of its diplomats and staff. Access to the parking facility is from P Street via an existing curb cut.

BZA
Case No. 17020
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17020
EXHIBIT NO. 33

To determine the effect of the proposal on the parking circulation and traffic conditions in the vicinity of the site, we have examined and assessed the existing road network serving the area, the available public transit in the area, and the parking supply to accommodate the parking needs of the project.

With regard to the road network, the property fronts on two arterial streets, namely Massachusetts Avenue, a principal arterial street, and P Street, a minor arterial street in the area. Therefore, the site is easily accessible by automobile with little impact on residential neighborhood streets.

With regard to mass transit, the Dupont Circle Metrorail Station is located two blocks from the site. In addition, there are numerous bus routes operating along Massachusetts Avenue, Connecticut Avenue and P Street. The Department concludes that the site is well located with respect to the public transportation system.

With regard to parking, the Chancery is providing on-site parking for 18 cars compared to nine spaces required by the Zoning Regulations. Additionally, there are several commercial parking facilities in the Dupont Circle area for visitors who chose to drive.

In consideration of the accessibility of the site provided by the road network, the excellent proximity to mass transit and the availability of on-site parking and commercial parking facilities near the site, DDOT supports the proposal.