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, FAIA
Director
Office of Zoning

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

BZA
Case No. 17047
Exhibit No. 34

DATE: July 22, 2003

SUBJECT: **BZA Application No. 17047** – Parking Variance to Allow the Conversion of a Warehouse into a Public Hall Located at 33 Patterson Street, NE, Square 672, Lot 255, in a C-3-A District

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 Hellman Company, proposes to convert an existing warehouse space into a public entertainment hall for gatherings, concerts, and live performances. The proposed hours of operation are 4:00 PM to 2:00 AM several days per week. The site frontage is located at 33 Patterson Street, NE near the intersection of North Capitol Street and New York Avenue in a redevelopment area called NoMA. The warehouse was constructed in 1989 for the use of fur storage and maintenance by a subsidiary of Garfinkle's and Woodie's, prior to going out of business. The Hellman Company, Inc. took ownership of the property in 2000. The applicant seeks a variance from the accessory parking requirements to allow for the conversion of the structure.

In a C-3-A District, the regulations call for one parking space for each 10 seats of occupancy. The applicant did not state the proposed capacity of the hall therefore each seven square feet (7ft²) of usable space shall constitute one seat. The applicant is required to provide 106 parking spaces. The applicant stated that only six (6) existing parking spaces could be provided at the site. The site is located near the New York Avenue Metro Station, currently under construction. The site falls within a Special District in which all properties over 10,000 square feet that fall within 2,500 feet of the New York Avenue Station, but not less than 1,500 feet to Union Station, are required to pay towards construction of the new station. The property contributes $9,280.00 per year to the new station.

The applicant submitted Traffic and Parking assessment of the site prepared by a traffic consultant. Using North Capitol Street as a boundary to the west, a survey was conducted within a five-minute walking distance, or 1,500 feet, from the site, a total of 340 on-street parking spaces were available.

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There are over several public parking lots in the immediate area generally for daytime use, and the applicant is actively pursuing parking contracts. The area consists of several government agencies and large parking lots, with railroad tracks creating a boundary to the east, North Capitol to the west, and Florida Avenue to the north, and Union Station to the south. The nearest residences to the site are located west of North Capitol Street, and should not be significantly impacted regarding on-street parking supply.

The proposed use of the site fits the description of the uses proposed for the NoMA area by the Office of Planning, where a vibrant new Downtown community is envisioned with a mixture of uses including residential, retail, cultural and entertainment. The site is well served by mass transit, located 900 feet from the proposed New York Avenue Metro Station, within walking distance of the Union Station Metro Station, and a large number of on-street parking spaces are available during afternoon and evening hours for patrons. Accordingly, DDOT has no objection to the application.

KL:lb

DISTRICT DEPARTMENT OF TRANSPORTATION

FAX TRANSMITTAL

TO:	FROM:
Jerrily R. Kress	Lewis C. Booker
COMPANY:	DATE:
Office of Zoning	July 23, 2003
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RE:	YOUR PHONE NUMBER:
BZA Case No. 17047	(202) 671-2238

☐ URGENT ☑ FOR REVIEW ☐ AS REQUESTED ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

See attachment

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