GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: September 9, 2003

SUBJECT: BZA Application No. ~~17409~~ 17049 Continued Use of Property as a Parking Lot located at 2310 and 2320 31st Street, NE, Square 4365, Lots 805 and 806

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 seeks to continue the use of the subject property as a surface parking lot for a period of ten years. The subject property is located on 31st Street, NE, and used as parking for employees of the adjacent industrial uses along V Street, NE including the US Postal Service. The parking lot has been in continual use for 45 years, and was last approved for a period of five years in BZA Order No. 16164.

Upon a site visit, several accessory parking lots were observed in the vicinity that served the employees of their respective industrial and manufacturing uses. Limited on street parking is available on 31st Street adjacent to the subject site, however very few vehicles were observed parked on the street. The parking lot was in good condition, well maintained and free from trash and debris. The lot is divided into three sections with three separate egress points as you head north on 31st Street, NE. The parking spaces in the middle section were striped, however the northern and southern sections were not striped as required in §2117.3. The applicant must install the required striping to clearly define all parking spaces on the parking lot.

If the subject land were to cease its present use as a parking lot, the lack of parking spaces will negatively affect the parking supply on neighboring residential streets located north of

BZA Case No. 17049 Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 25

the site. The proposed continuation of the existing use will not 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