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 17, 2003

SUBJECT: BZA Application No. 17052 – Request to Expand an Existing Elderly Development Center Located at 1901 Evarts Street, NE, Square 4125, Lot 50 in a R-1-B 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 District Office On Aging, proposes to expand the existing Senior Wellness Center (Center) located on the site to better accommodate current programs. The applicant has no plans to expand programming or introduce new uses at the site. The project consists of constructing a new fitness room, expanded office and storage space at the rear of the site to the south. A new vestibule is proposed for the building entry at the north of the site to provide additional space for a receptionist and seating for seniors waiting for rides. The Center employs eight full-time staff and is required to provide one parking space for every four employees or two parking spaces. Parking facilities will be expanded and increase from the 10 existing parking spaces, including two handicapped accessible, to a total of 17 parking spaces with three accessible spaces.

DDOT staff conducted a midday site visit. The site is located at the southwest corner of the intersection of 20th and Evarts Street, NE. Langdon Elementary School is located across Evarts Street, NE to the north. The southern edge of the site is undeveloped. The surrounding neighborhood is mainly comprised of single-family homes and several small churches. Unrestricted curbside parking is available on 20th Street, NE and the southern curb of Evarts Street, NE adjacent to the site. The northern curb of Evarts Street, NE has

BZA
Case No. 17052
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17052
EXHIBIT NO. 27

no parking restrictions on school days between 7:00 AM and 6:30 PM. Curbside parking adjacent to the site along Evarts Street, NE was near capacity with visitors to the site competing with staff from Langdon School and residents for available parking spaces. Staff observed no vehicles parked on the 20th Street, NE adjacent to the site. The applicant proposes to exceed the parking requirements to accommodate seven additional spaces on site to minimize parking impacts on local streets.

The proposed expansion 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