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 G. Laden
Associate Director for Transportation Planning

DATE: March 12, 2004

SUBJECT: **BZA Application No. 17099** – Application for a Special Exception to Operate an Accessory Parking Lot Located at 1902 and 1906 Vermont Avenue, NW, Square 333, Lots 824 and 825 and 827

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 Most Worshipful Prince Hall Grand Lodge, proposes to use the subject property as an accessory parking lot to serve members and visitors to the Lodge located at 1000 U Street, NW, near the intersection with 10th and U Streets, NW. The subject lot is located in an R-4 district, additionally the Uptown Arts-Overlay (Arts) District applies to Square 333 as listed in §1900.1. Arts Overlay District encourages the development of a mixture of building uses to encourage pedestrian activity.

Two previously submitted BZA Applications for the site, Nos. 16901 and 16938, were withdrawn prior to the scheduled BZA hearing dates and subsequently modified for this submission. DDOT concerns for both applications was the lack of adequate screening from residences that abut the parking lot.

The site is located at the northwest corner of Vermont Avenue and T Street, NW. The subject property is an existing accessory surface parking lot within Lots 824 and 825, and a vacant grass lot within Lot 827. The existing accessory surface parking lot has 28 parking spaces, with access via a driveway entrance off Vermont Avenue, NW. Directly to the north and west of the subject lot are occupied single-family row dwellings.

BZA
Case No. 17099
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17099
EXHIBIT NO. 32

The applicant submitted a revised site plan that shows a total of 20 parking spaces including three handicap parking spaces. Patrons of the lot would continue to use the driveway entrance off Vermont Avenue, NW to enter the site. Increased landscaping is proposed for the public parking space abutting the site, and for Lot 825 located north of the parking area. A masonry wall measuring 12" thick, 42" high, by 78' long is proposed to separate the parking lot from the residence to the west.

The revised proposal minimizes the negative impact from the previous applications by continuing the use of the existing lot with increased landscaping. The applicant should encourage the use of mass transit. Less than a block from the site is the U Street-Cardoza Metro Station on the Metro Green Line and several major bus routes traverse U Street and 9th Street, NW. Accordingly, DDOT has no objection to the application.

KL:lb