GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

To: Andrew Altman
Director
Office of Planning

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: November 9, 2004

Re: **BZA No. 17238** – Application for a Special Exception to Allow for the Expansion of the Grand Oaks Assisted Living and Skilled Nursing Facility Located at 5255 Loughboro Road, NW, Lot 26, Square 1488N, Located Within a R-5-A Zoning District

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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, Sibley Memorial Hospital (Sibley), seeks special exception approval to allow for the expansion of an existing assisted living and skilled care nursing facility. Sibley is the property owner of the entire lot, which is improved with the Sibley Memorial Hospital and the separate Grand Oaks Assisted Living and Skilled Nursing Care Facility (Grand Oaks). The site is located at the intersection of MacArthur Boulevard and Loughboro Road, NW near the District of Columbia boundary with Maryland. Vehicular access to the site is provided by driveway located on MacArthur Boulevard, NW that leads to the main entrance and the accessory parking lot.

Sibley received approval to construct the existing Grand Oaks facility under BZA Order No. 16312, dated March 4, 1998. The Order granted Sibley the right to; construct a community residence facility with 124 residents and 47 staff, identified as the assisted living facility; establish a health care facility with 96 beds and 64 staff; and provided for variances from the floor area ratio and number of stories limitations.

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The proposed new four-story addition will be constructed on top of the existing surface parking lot and will complement the existing building by matching the design features, building mass and height. Two pedestrian bridges will link the structures on the second and third floors. The addition will add 36 new residential units and accompanying recreational and lounge space totaling 56,000 square feet. The application also includes a small expansion to the existing dining facilities to accommodate the increased number of residents and provide enough space for all of the residents to share meals together.

A total of 1528 parking spaces are currently provided on site for Sibley and Grand Oaks, with 15 spaces targeted to be lost after construction. Grand Oaks is served by several surface parking lots and a new parking garage is being constructed immediately to the west. DDOT staff conducted several site visits and observed the operations of the surface parking lots. The parking lots were well maintained and landscaped and empty parking spaces were available. Loading activities will occur in the facilities located at the rear of the existing building.

The main vehicular entry to Grand Oaks will continue to be the existing driveway located off MacArthur Boulevard, NW, that helps to separate Grand Oaks from Sibley. The applicant states that the current 104 residents at Grand Oaks own only 10 vehicles, used infrequently, and the new residents will maintain a similar ratio. A small shuttle-bus helps to serve the residents' transportation needs.

The proposed expansion of Grand Oaks will not create objectionable or dangerous traffic conditions or significantly impact on-street parking supply. Accordingly, DDOT has no objection to the proposal.

KL:lb

DISTRICT DEPARTMENT OF TRANSPORTATION

FAX TRANSMITTAL

TO:	FROM:
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BZA	November 10, 2004
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BZA Case No. 17238	(202) 671-2238

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

NOTES/COMMENTS:

See attachment