GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

DATE: December 15, 2004

SUBJECT: **BZA Application No. 17252 – Special Exception to Allow for Construction of Row Dwellings, Flats, and Multi-Family Dwellings at 4922 Call Place, SE, 4911-4927 C Street, SE, and 301 and 305 50th Street, SE**

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, AmeriDream, proposes to demolish the existing, vacant buildings on the site and replace them with newly constructed residential buildings consisting of a mixture of row dwellings, flats, and multi family dwellings. The applicant complies with the parking lot and loading requirements of the site and seeks a special exception to allow for new residential development, and to deem the group of proposed residential building as a single building, in an R-5-A Zoning District.

The project site is located at the intersection of 50th Street and Call Place, SE, several blocks from the District border with Maryland and is bounded by St. Louis Street to the south and west, 50th Street to the east and C Street to the north. The Nalle Elementary School is located immediately to the north of the project site across C Street, SE and the Fletcher Johnson Elementary School is located several blocks to the south. A number of vacant residential projects are located to the east and south of the site.

The existing development of the site consists of nine vacant apartment buildings containing a total of 143-units arranged around a central paved parking area that will be demolished to provide for the new construction work. The applicant proposes to construct a nine-building residential project using a combination of building design elements to provide for a range of dwelling units from flats

BZA
Case No. 17252
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO. 17252
EXHIBIT NO. 38

to multi-family units that have individual parking garages. The total of seventy-six residential units proposed for the new project is a substantial decrease from the previous total.

The existing surface parking lot will be redesigned with a "passive open space" area identified as "The Green" in the center that creates two lots with separate entrances. Cars using the western lot will enter via a driveway off C Street, SE, and residents using the eastern parking lot will access it off of Call Place, SE. There are two parking spaces proposed near the parking entry off C Street, SE adjacent to the four-unit building that should be eliminated, the parking spaces are only four-feet from the adjacent building. The area should be landscaped, as DDOT recommends the applicant provide more landscaping on the perimeter of the parking lots to buffer the parking area from the residential units. The site satisfies parking requirements and there is additional unregulated curbside parking available on C Street, Call Place and St. Louis Street, SE, thus the removal of the two parking spaces will not have a substantial impact on parking supply.

DDOT encourages the applicant to create a usable area within "The Green" incorporating hardscape and landscape elements that provide aesthetic seating or recreational uses for residents, as this area is the center of the development project and can link the building materials to the landscape elements. The parking lot should be designed with light poles that minimize glare on the residential buildings.

Upon site visits, DDOT staff observed a number of suspicious activities in the area including numerous stolen or abandoned vehicles, an abandoned or stolen motorboat, and trash and debris dumped on adjacent roadways or vacant properties. Redeveloping the site will greatly benefit the community and create a much safer environment for the schoolchildren observed walking by the vacant lot to arrive at Nalle Elementary School. Accordingly, DDOT has no objection to the application, provided the applicant makes the requested improvements to the parking lots and establishes an aesthetic, usable space in "The Green" area for residents.

KL:lb