

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

To: Sherry Schellin, Acting Secretary, Zoning Commission
From: Ken Laden, Associate Director, DDOT *KG Laden*
Subject: N Street Follies BZA Case No. 17337
Date: February 28, 2006
CC: Travis Parker, OP

The applicant proposes construction of a 96 room hotel behind the façade of three existing historic buildings on the north side of the 1700 block of N Street NW. Zoning requires 31 parking spaces for a hotel of this size, the applicant proposes 96 parking spaces. All parking will be accessed via an alley entrance on 17th Street NW between N Street and Massachusetts Avenue. The historic nature of the buildings precludes the possibility of access to the rear parking via N Street. The alley in question varies in width from just under 10 feet at 17th Street to as wide as 43 feet behind the applicant's properties. Vehicles exiting and entering the alley must yield to oncoming traffic to exit or enter the alley. Beyond the first 60 feet, the narrow right of way is somewhat mitigated by private parking pads on either side that allow vehicles to slowly pass each other. However, because these parking pads are private space, this is not an acceptable traffic management strategy.

The alley usage diagram (table 1-Suplimentary Data Presentation) provided by the applicant shows the potential for conflict between entering and exiting vehicles in the weekday PM peak under existing conditions (Wednesday Feb 8 from 5:00 to 6:00-28 vehicles entered the alley, 60 exited). The addition of 96 parking spaces to this alley would further exacerbate the existing unsafe condition in this alley.

Due to the potential conflicts between entering and exiting vehicles in the narrowest section of the alley, the District of Columbia Department of Transportation recommends that the application be approved with only the 31 parking spaces required under the zoning code. If you have any additional questions, please contact Ramona Burns, of my staff, at 202/671-2234.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17337
EXHIBIT NO. 54

TABLE 1
SQUARE 158 ALLEYWAY USAGE SURVEY
N STREET FOLLIES – BZA APPLICATION

TIME	SAT. (Jan. 21, 2006)				MON. (Jan. 23, 2006)				WED. (Feb. 8, 2006)			
	Inbound		Outbound		Inbound		Outbound		Inbound		Outbound	
	Pass. Car	Truck	Pass. Car	Truck	Pass. Car	Truck	Pass. Car	Truck	Pass. Car	Truck	Pass. Car	Truck
7:00 – 8:00 AM					20	2	2	2	24	4	3	2
8:00 – 9:00 AM					65	2	6	2	61	2	7	2
9:00 – 10:00 AM									55	2	5	3
10:00 – 11:00 AM									14	1	10	0
11:00 – 12:00 PM	9	0	11	0								
12:00 – 1:00 PM	10	0	9	0	9	0	16	0				
1:00 – 2:00 PM	6	1	9	1	7	0	9	0				
2:00 – 3:00 PM	12	0	9	0								
3:00 – 4:00 PM	7	0	9	0					10	2	23	0
4:00 – 5:00 PM	5	0	9	0	7	0	28	1	10	2	22	4
5:00 – 6:00 PM					20	0	55	0	28	0	60	0
6:00 – 7:00 PM					12	0	58	0	11	2	61	1
TOTAL	49	1	56	1	140	4	174	5	213	15	191	12

 - Inbound Vehicles.

 - Outbound Vehicles.