

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

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MEMORANDUM:

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

FROM: Karina Ricks 
Associate Director for Transportation Planning

DATE: March 14, 2005

SUBJECT: ZC Application ZC 07-29
Rezoning application for lot 864 in Square 514 at MT. Vernon Square Historic District.

The District Department of Transportation (DDOT) has reviewed the application and other materials accompanying your memorandum. This memorandum addresses the transportation elements of the application.

Kressin North New York Avenue, LLC filed the application and requesting the approval for a partial rezoning of lot 864. The site is located in the northwest quadrant of the District of Columbia and bounded by in the east by an historic residential building, on the west by a residential building, in the north by an alley and in the south by New York Avenue which is a major arterial. It is located in Mt. Vernon Square Historic District and currently vacant. The property is currently zoned R-5-B. Lots east of the property line are zoned C-2-A while lots west of same property line including lot 864 are zoned R-5-B. The gross area of the lot is 7986 square feet. C-2-A zoned district is intended to provide shopping and business needs as well as housing for neighborhoods outside the District's Central Core.

The applicant is requesting that 4950 square feet of the property be rezoned C-2-C for the purpose of erecting 50 unit residential buildings. This portion of the property is in the east side with the demarcation line running north-south direction. The remaining portion (3033 square feet) is in the west side and remains zoned R-5-B to allow for the relocation of building # 465 New York Avenue, which is an historic building.

Most of the residents in the neighborhood support the rezoning and the project. District Historic Preservation Office (SHPO) and District Office of Planning support the project also. The applicant is providing one off street parking space for every four units totaling 13 parking spaces as required. The site plan shows that the off-street parking lot is at least 5% landscaped and paved. The applicant will provide

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5 covered and secured bicycle racks and will participate in District of Columbia Transportation Subsidy Program. The site is in close proximity to China Town Metro Rail Station. There are also numerous Metro Bus routes near the property along New York Avenue, 6th and L Streets.

The resultant plan is expected to provide a revitalization strategy for the neighborhoods along the New York Avenue's corridor and provide a framework to guide future development in the neighborhood.

Therefore, from the transportation standpoint, the proposed use will not have an adverse traffic or parking impact on the neighboring residential area. Accordingly, **District Department of Transportation supports the application.**

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FAX SHEET

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LC-07-29
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d.
District Department of Transportation

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Abbreviations:

HS: Host send
HR: Host receive
WS: Waiting send

PL: Polled local
PR: Polled remote
MS: Mailbox save

MP: Mailbox print
CP: Completed
FA: Fail

TU: Terminated by user
TS: Terminated by system
RP: Report

G3: Group 3
EC: Error Correct