

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Neighborhood Planning Manager 

**DATE:** May 3, 2019

**SUBJECT:** BZA Case No. 20014 – 1803 Rhode Island Avenue NE

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#### APPLICATION

Addisleigh Park Washington Properties LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, is requesting special exceptions under Subtitle U § 513.1(n) from the prepared food shop requirements of Subtitle U § 512.1(d)(3); under Subtitle C § 1500.3 from the penthouse regulations of Subtitle C § 1500; under C § 703.2 from the minimum parking requirements of Subtitle C § 701.5; and under Subtitle G § 1201 from the rear yard requirements Subtitle G § 405.2, and pursuant to Subtitle X, Chapter 10, for area variances from the loading requirements of Subtitle C § 901; and under Subtitle G § 101.5 from the floor area ratio requirements of Subtitle G § 402.1, to construct a new two-story commercial building with a cellar level and penthouse habitable space. The site is located in the MU-4 Zone at 1803 Rhode Island Avenue NE (Square 4209, Lot 5).

#### SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential safety and capacity impacts of the proposed action on the District’s transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

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- The Applicant is requesting relief from 13 vehicle parking spaces;
- In situations where an Applicant is requesting relief from five (5) or greater vehicle parking spaces, DDOT requires an on-street parking occupancy study;
- The Applicant has not completed the study and is actively working with DDOT to scope an appropriate study area;
- Per Subtitle C § 703.4, the Applicant is required to propose a Transportation Demand Management (TDM) Plan sufficient enough to off-set any impacts from granting vehicle parking relief. The Applicant is actively working with DDOT to determine an appropriate TDM;
- The Applicant is requesting relief from one (1) loading berth;
- A Loading Management Plan (LMP) will be required to ensure deliveries are scheduled outside of rush hour and in a way that does not impede vehicle traffic flow;
- The Applicant has not completed a LMP at this time and is actively working with DDOT to create a plan;
- Trash is stored on private property and will be rolled out onto Hamlin Street NE on pick-up days;
- The project is closing three (3) existing curb cuts off of Rhode Island Avenue NE and Hamlin Street NE, which will be replaced with additional on-street parking;
- The Applicant is required to provide two (2) short-term bicycle parking spaces and is providing seven (7) spaces; and
- It appears the balcony projections are not compliant. When balconies are structurally connected to bay windows, the width of the balconies shall be included in the width of the bay windows and the combined width shall comply with the requirements for bay windows (DCMR 12A 3202.10.2.1).

## RECOMMENDATION

DDOT has reviewed the Applicant's request and cannot recommend approval until the following outstanding issues are resolved:

- The Applicant develops a Transportation Demand Management (TDM) plan and receives approval by DDOT as required by Subtitle C § 703.4;
- The Applicant develops a Loading Management Plan (LMP) and receives approval by DDOT; and
- The Applicant conducts the neighborhood parking occupancy study.

## ANALYSIS

### Vehicle Parking

The Applicant is required to provide and is seeking relief from 13 vehicle parking spaces. In situations where an Applicant is requesting relief from five (5) or greater vehicle parking spaces, DDOT typically requires an on-street parking occupancy study to understand the action's impact on the neighborhood parking. The Applicant has not completed the study and is actively working with DDOT to scope an appropriate study area.

Subtitle C § 703.4 of the Zoning Regulations requires that any request for a reduction in the minimum number of required parking spaces include a Transportation Demand Management (TDM) plan that has

been approved by DDOT. The Applicant is actively working with DDOT to identify TDM measures sufficient to offset any impacts of vehicle parking relief.

#### Bicycle Parking

Subtitle C § 802.1 of the Zoning Regulations require zero (0) long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. The Applicant is proposing to exceed the short-term bicycle parking requirement by providing seven (7) spaces (4 U-racks).

#### Loading

Subtitle C § 901.1 of the Zoning Regulations requires one (1) loading berth for a retail property between 5,000 and 20,000 SF. The Applicant is requesting relief from the one (1) berth and is proposing loading take place on Hamlin Street NE.

A Loading Management Plan (LMP) will be required to ensure deliveries are scheduled outside of rush hour and in a way that does not impede vehicle traffic flow. The Applicant has not completed a LMP at this time and is actively working to create a plan.

Trash pick-up will take place off of Hamlin Street NE. Exhibit 10 shows a trash room on the first floor where trash can be stored on private property and rolled out to Hamlin Street NE for pick-up.

#### Public Space

DDOT's lack of approval to the application should not be viewed as an approval of public space elements. If any portion of the project with elements in the public space requiring approval, such as curb cut closures, bay windows, balconies, sidewalk cafes, or bike racks, the Applicant is required to pursue a public space permit through DDOT's permitting process.

It is unclear if the balcony projections are compliant. When balconies are structurally connected to bay windows, the width of the balconies shall be included in the width of the bay windows and the combined width shall comply with the requirements for bay windows (DCMR 12A 3202.10.2.1). For a building frontage on Rhode Island Avenue NE that is 104 ft, multiple projections may be a maximum of 53 ft and for a 122 ft wide building face, multiple projections may not exceed 62-ft.

The Applicant should refer to Titles 11, 12A and 24 of the DCMR, DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and guidance.

AC:kb