

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



POLICY, PLANNING AND SUSTAINABILITY ADMINISTRATION

Memorandum

TO: Jamison L. Weinbaum, Director
DC Office of Zoning

FROM: Karina Ricks *KR*
District Department of Transportation

DATE: September 28, 2010

SUBJECT: BZA Application #18109 (Application of Washington Metropolitan, CDC)
5127-5131 Nannie Helen Burroughs Avenue, N.E.

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D.C. OFFICE OF ZONING

APPLICATION

Washington Metropolitan, CDC (the 'Applicant') pursuant to 11 DCMR §§ 3104.1 and 3103.2, is seeking a variance from the floor area ratio requirements under subsection 771.2, variance from the nonconforming structure provisions under subsection 2100.3, and a special exception from the parking requirements for a historic resource under subsection 2120.6, to allow the construction of a retail and commercial office building in the C-1 District at premises 5127-5131 Nannie Helen Burroughs Avenue, N.E. (Square 5196, Lots 801 and 805).

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) recommends support of the Applicant's request for a special exception from the parking requirements for a historic resource under subsection 2120.6.

The Applicant has met with DDOT for purposes of reviewing the transportation impacts of the project. According to the plans provided, access to the site can occur without substantial infringement on the public space. The parking spaces for the project shall be located off the public alley. DDOT expects the property management company, upon complete build-out, to properly schedule all

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EXHIBIT NO. 27

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deliveries to the future retailers and commercial uses of the building. Deliveries may have undue impacts on the surrounding neighborhood if not properly monitored by property management. The Applicant has informed DDOT the retail space may be leased to a restaurant company that will be served by a number of vendors attempting to make daily deliveries. There is no proper loading space for such deliveries to occur and unloading across the sidewalk is not preferred. The Applicant has not noted if a loading zone, properly established by DDOT, may be needed.

WMATA BUS STOP ON NANNIE HELEN BURROUGHS AVENUE

DDOT is aware the Applicant may request the city to move the existing Nannie Helen Burroughs Avenue bus stop, currently located adjacent to the theater. The Applicant's desire to move the bus stop for purposes of visibility of the theater and its future tenants, contradicts DDOT policy to move the bus stop. Mass transit facilities shall remain visible and easily accessible to the public.

PUBLIC SPACE AND STREET TREES

The Applicant should be aware that any utility vaults (e.g. PEPCO, Washington Gas, etc.) proposed for location in public space will need to be reviewed by DDOT. DDOT reserves the right to deny utility vaults in public space, especially along Nannie Helen Burroughs where DDOT is investing a significant amount of time and money to create a more livable and inviting neighborhood transportation route. Nannie Helen Burroughs is part of the DDOT Great Streets design program and the Applicant will be responsible to work with DDOT to adhere to specific design standards. The Applicant will be expected to plant street trees, assuming the adjacent sidewalk is wide enough.

SUMMARY

DDOT supports the special exception request for a reduction in parking and believes the special exception shall be granted.