

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Maurice Keys *MK*
District Department of Transportation (DDOT)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18591
EXHIBIT NO. 29

DATE: July 15, 2013

SUBJECT: BZA Case 18591 – 1255 H Street, NE (Square 1004, Lot 0343)

RECEIVED
J.C. OFFICE OF ZONING
2013 JUL 16 AM 10:09

APPLICATION

Pursuant to 11 DCMR § 3103.2, the Applicant seeks a variance to allow for an addition to an existing commercial building that is not in compliance with the maximum floor area ratio (FAR), required parking spaces, nor the required loading facilities for proposed restaurant use as set forth in DCMR Sections 772.1, 2101.1 and 2201.1 respectively for premises 1255 H Street, NE (Square 1004, Lot 0343).

DEVELOPMENT PROGRAM

The proposed project includes the renovation of an existing commercial building to a restaurant with indoor seating, rooftop seating, and culinary training facility. The site maintains no onsite parking and no loading docks. The proposed renovation includes an extension of a second floor, a new partial third floor, a canopy over a roof service bar, and egress enclosure to an existing two-story building. The property in its current configuration is approximately 2,338 sf in lot area and 5,360 sf in total building area which includes an existing basement. The proposed additions will add approximately 2,053 square feet to the building.

RECOMMENDATION AND CONDITIONS

If approved this project may lead to marginal increases in vehicular, pedestrian, and bicycle trips in the vicinity of this property. However, based on a thorough review of the information provided, DDOT has determined that the requested zoning relief will not have a significant impact on the travel conditions of the District's transportation network. However, the delivery and loading operations of the restaurant have the potential to impact traffic in this area if these functions interrupt traffic flow or block access along H Street, 13th Street, or in the public alley. As such, DDOT requests that the Board of Zoning Adjustment require the following conditions with approval of the requested variance.

- 1 All loading and garbage pick-up shall occur at the rear of the building from the public alley
- 2 Business operations of the site do not block vehicular access to the public alley, other than brief loading and garbage pick-up

SITE ACCESS AND LOADING

The site can be accessed via H Street and by an alley located at the rear of the building. H Street is a high capacity transit corridor serving numerous bus routes and is heavily utilized by pedestrians, cyclists, and transit patrons. The subject property is directly adjacent to a planned streetcar station on the H Street/Benning Road Line. This streetcar line is currently under construction and expected to begin service later this year. Neither streetcar construction nor operating level or service shall be impeded during the renovation or business operations of the site.

Frequent deliveries to the site may be hindered along H Street during construction of the streetcar line as well as during ongoing streetcar transit service hours. For these reasons, DDOT is not likely to support reserved curb space or designated loading zones along H Street or 13th Street in the vicinity of this site. All loading and garbage pick-up shall occur at the rear of the building from the public alley. Business operations of the site shall not block vehicular access to any portion of the public alley, other than brief loading and garbage pick-up.

PUBLIC REALM

The Applicant may be required to pursue a public space permit through DDOT's permitting process to address aspects of the project that involve the use of public space. In accordance with District policy and practice, any substantial development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb & gutter, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site. Because of the recent streetscape improvements along H Street and the streetcar line, the restoration of public space will be to higher standard than elsewhere in the District. Specific design standards for H Street will be provided to the Applicant upon request. General guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

MK fe