

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: DC Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director *[Signature]*

DATE: March 4, 2014

SUBJECT: BZA Case No. 18723 – 2105 10th Street, N.W. (Square 358, Lots 5, 6 & 802)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18723

EXHIBIT NO. 34

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APPLICATION

Pursuant to Title 11 DCMR §§3103.2 2101 Morning Bright LLC (the Applicant) seeks variances from the lot occupancy (§772), rear yard (§§770.6) and parking space location requirements (§§2116.12) to allow the construction of a mixed-use residential building with ground floor retail in the Arts/C-2-B District at premises 2105 10th Street, N.W. (Square 358, Lots 5, 6 & 802)

RECOMMENDATION IN BRIEF

DDOT has reviewed the Applicant's request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. The proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. Despite this minor potential impact, DDOT has no objection to the approval of the requested variances.

PARKING RELIEF

The subject project will convert the existing First African New Church into a 6-story, mixed-use project with 45 dwelling units, ground-floor retail and one level of partially sub-grade

parking with 19 vehicular parking spaces, which exceeds the 15 spaces required by Zoning Regulations. The church has been identified as an individual historic landmark in the DC Inventory of Historic Sites and cannot be altered as part of the development proposal. The subsurface conditions restrict construction activity on site limiting the Applicant to only one level of parking in the basement that extends 4 ft. above the sidewalk grade without providing the required 20 ft. setback from the property lines. The ground floor level has been redesigned to include landscaped areas along the building line that will eliminate the visual impact of the parking level.

PUBLIC SPACE IMPACTS

The Applicant provided DDOT a copy of the pre-hearing statement and updated site plans on February 25, 2014. The site plans included substantially more landscaping and impervious materials than the original submission with a large landscaped strip adjacent to the building on 10th Street. The main entrance steps and ramps have been redesigned to reduce the projections into public space. The Applicant committed to upgrade the public space abutting the site to the current DDOT standards.

DDOT's lack of objection to the zoning variances should not be viewed as an approval of public space elements. The proposed public space improvements will be reviewed through DDOT's permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

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