

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: Sam Zimbabwe 
Associate Director

DATE: March 24, 2015

SUBJECT: BZA Case No. 18925 – 6400 Georgia Avenue, N.W. (Square 2945, Lot 852)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Hwa Golden (the “Applicant”) seeks a special exception from the parking lot requirements under §213 to operate an accessory parking lot containing 40 spaces in the R-1-B District at premises 6400 Georgia Avenue, N.W. (Square 2945, Lot 852)

The subject site is improved with a surface parking lot that serves the commercial building located on the northwestern corner of the intersection of Georgia Avenue and Piney Branch Road, N.W. The parking lot is used by patrons of the commercial and retail uses of the building.

RECOMMENDATIONS IN BRIEF

The purpose of DDOT’s review is to assess the impact of the proposed action on the District’s transportation network and, as necessary, propose appropriate mitigations. After an extensive, review of the case materials submitted by the Applicant, DDOT finds:

- The continued use of the parking lot will have negligible impacts on the travel conditions of the District’s transportation network;

- The parking lot does not provide any dedicated spaces for handicapped vehicles;
- DDOT is unable to determine if the parking lot satisfies the minimum landscaping requirement; and
- The area has a high demand for on-street parking spaces and the continued use of the parking lot will minimize on-street parking demand in the area.

DDOT has no objection to the approval of the requested special exception with the condition the Applicant provides a minimum of two dedicated handicapped accessible spaces in the parking lot.

PARKING OPERATIONS

DDOT conducted a site visit on February 18, 2015. The parking lot was well maintained and free of trash and debris. The parking lot has a one-way circulation pattern with pavement markings at the exit to direct drivers. The parking spaces were striped and included wheel stops and signage.

SITE IMPROVEMENTS

A minimum of two parking spaces should be designated to serve handicapped vehicles to comply with the ADA Accessibility Guidelines (ADAAG) that requires public parking lots with 26 to 50 spaces to provide a minimum of two handicap accessible spaces. The existing pavement markings including the parking space lines are faded and should be restriped to include a directional arrow at the entrance and the two handicapped accessible spaces. The parking lot is surrounded by a perimeter wall with broken sections that require repairs and the asphalt paving surface requires spot repairs.

LANDSCAPING

Surface parking lots are required to provide landscaping for a minimum 10% of the total area devoted to parking.(§§2111.1) The submitted site plans do not identify the existing landscaping areas or proposed improvements and DDOT is unable to determine if the parking lot satisfies the minimum landscaping requirement.

PUBLIC SPACE

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. For the portions of the project with elements in the public space requiring approval, the Applicant is required to pursue a public space permit 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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