

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: July 21, 2015

SUBJECT: BZA Case No. 19058 – 3416 Wisconsin Avenue, N.W. (Square 1920N, Lot 800)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Starbucks Corporation, on behalf of Cathedral Commons Partners LLC (the “Applicant”) seeks a special exception from the prepared food shop requirements listed under §§721.3(t) to expand an existing prepared food shop from 18 to 28 seats in the C-2-A District at premises 3416 Wisconsin Avenue, N.W. (Square 1920N, Lot 800)

SUMMARY OF DDOT REVIEW

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 and information submitted by the Applicant, and research of recent Zoning actions on the subject site, DDOT finds;

- The Applicant is a retail tenant of Cathedral Commons, a Planned Unit Development (PUD) approved by the Zoning Commission (ZC) in Zoning Case Order No. 08-15;
- A condition of Zoning Order No. 08-15 required all residential and retail tenants to comply with the Truck Management Plan (TMP) for loading and service delivery;
- The TMP will adequately serve the project; and
- The proposal will have no adverse impacts on the travel conditions of the District’s transportation network.

DDOT has no objection to the approval of the requested zoning special exception.

TRANSPORTATION ANALYSIS

The coffee shop is an existing retail tenant of Cathedral Commons, a Planned Unit Development (PUD) project approved by the Zoning Commission (ZC) in ZC Order No. 08-15. The mixed-use PUD redeveloped the existing Giant grocery store, commercial, retail and residential uses on the large triangular shaped parcel bounded by Wisconsin Avenue to the east, Idaho Avenue to the northwest and commercial and residential parcels to the southwest. The project site is bisected by Newark Street creating a North Parcel and South Parcel. The subject coffee shop is located in the North Parcel.

Loading

A condition of the PUD approval required all residential and retail tenants to comply with the TMP for loading and service delivery. (Attachment) The TMP provided clear guidance on truck routing, delivery hours, designation of a loading dock coordinator, trash and recycling collection and residential moves. All tenants in the North Parcel are directed to use only the loading docks for deliveries, trash disposal services, and move-in or move-out activities through a lease provision or similar mechanism requiring such use. Loading and service delivery vehicles are limited to 30 ft. in length and able to fit within the existing internal loading area. Trucks and service delivery vehicles are directed to enter and exit the site from Wisconsin Avenue via Idaho Avenue. Tenants are responsible for providing this information to regular delivery service providers.

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. The site plan includes a sidewalk café area in public space with three tables, six chairs and two umbrellas approved under a DDOT Occupancy Permit. For any other portion 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.