

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

A handwritten signature in black ink, appearing to read 'SZ', is written over the name 'Sam Zimbabwe'.

DATE: July 21, 2015

SUBJECT: BZA Case No. 19060 – 1614 Wisconsin Avenue, N.W. (Square 1279, Lot 806)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Baco Juice and Taco Bar (the Applicant) seeks a special exception from the fast-food establishment requirements under §733 to allow the operation of a new fast food establishment in the C-2-A District at premises 1614 Wisconsin Avenue, N.W. (Square 1279, Lot 806)

RECOMMENDATION

The District Department of Transportation (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. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception with the following condition;

Develop a Loading Management Plan (LMP) with the following elements:

- Require all deliveries be scheduled in advance;
- Limit the size of trucks serving the site to a maximum of 30 ft. in length;
- Schedule major loading and off-loading activities during off-peak parking periods on weekdays and weekends;
- Closely monitor curb-side refuse and recycling collection to reduce the potential negative impacts on neighboring parcels and the general public using the sidewalk; and
- Distribute the LMP to regular vendors and the trash and recycling contractor.

Loading

The site is not required to provide loading facilities and lacks public alley access. The Applicant will use the curbside space on Wisconsin Avenue to serve the site for refuse and recycling collection and commercial loading. The site is located on the northern edge of the Georgetown Historic District. The area has high pedestrian traffic and a narrow sidewalk on the western side of Wisconsin Avenue that varies between 8 ft. and 13 ft. in width. Any material placed in public space will impact pedestrian traffic and café seating for neighboring businesses. DDOT recommends the Applicant develop a Loading Management Plan (LMP) with the following conditions listed above.

Public Space

DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. If any portion of the project has 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.

SZ:lb