

Government of the District of Columbia

Department of Transportation



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe 
Associate Director
Policy, Planning and Sustainability Administration

DATE: October 20, 2015

SUBJECT: BZA Case No. 19090 – 300 Florida Avenue, N.W. (Square 519, Lot 73)

APPLICATION

Pursuant to 11 DCMR §§3104.1, Basque Bar LLC (the “Applicant”) seeks a special exception from the Green Area Ratio requirements under §§3405.1, to establish a restaurant in the C-2-A District at premises 300 Florida Avenue, N.W. (Square 519, Lot 73)

RECOMMENDATION

The purpose of the District Department of Transportation (DDOT) 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:

- Extensive paving of public space;
- The combined width of the steps, ramp and raised deck exceed the 10 ft. projection limitation listed in 12 DCMR §§3202.11.3.2;
- The raised deck is designed to accommodate exterior seating for a proposed future sidewalk café; and
- Restaurants and other qualifying eating establishments are required to have an active Certificate of Occupancy (C of O) prior to seeking approval from the Public Space Committee (PSC) for an unenclosed or enclosed sidewalk café.

DDOT has no objection to the requested special exception with the following conditions:

- Remove the proposed raised deck from site plans; and
- Redesign the front entrance steps and ramp in compliance with the 10 ft. building projection standard.

TRANSPORTATION ANALYSIS

Loading

DDOT expects trash and recycling collection, along with commercial delivery loading activities occur via the public alley at the rear of the site. DDOT will not permit trash collection in public space from the front of the building. Trash should be stored and collected on private property and loaded from the rear of the property through the public alley. Service and delivery vehicles are restricted from using reverse movements on public streets to access the loading facilities.

Public Space

The Applicant is required to provide an accessible ramp for the proposed restaurant use. The current design on the submitted site plans includes a raised deck above the public sidewalk grade for a future sidewalk café seating area. The combined width of the steps, ramp and raised deck exceed the projection requirements listed in 12 DCMR §§3202.11.3.2 which limits step and ramp projections to 10 ft. into public space on public streets 80 ft. or more in width; 3rd Street, NW measures 110 ft. wide at the subject location. DDOT expects the Applicant to remove the raised deck and redesign the front entrance steps and ramp in compliance with the building projection standards.

Restaurants and other qualifying eating establishments are required to have an active C of O prior to seeking approval from the PSC for an unenclosed or enclosed sidewalk café. Sidewalk café seating is typically located at the adjacent sidewalk grade (DCMR 24 §§312.5 & §§312.6) and enclosed sidewalk cafés should be demountable within 24 hours upon notice without damaging the sidewalk (DCMR 24 §§210.1). The proposed café seating area should be separated from the required ramp and steps accessing the building.

In line with District policy and practice, any substantial new building development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb and gutter, street trees and landscaping, street lights, sidewalks, paving, and other appropriate features within the public right-of-way bordering the site including the public alley to the rear. The Applicant is recommended to install green infrastructure elements in public space which will require review and approval from DDOT. 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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