

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: Samuel Zimbabwe 
Associate Director

DATE: February 16, 2016

SUBJECT: **BZA Case No. 17600B** – 300-320 Riggs Road, NE

APPLICATION

Application of Fort Totten North, LLC (the “Applicant”), pursuant to 11 DCMR § 3104.1, for a special exception under the fast food establishment requirements pursuant to § 733, to allow three fast food establishments in the C-2-A District at premises 300-320 Riggs Road, NE (Square 3748, Lot 52).

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

DDOT reviewed the site, which included retail as a part of the development plan, and transportation impacts as a part of a Large Tract Review (LTR) process in 2012 (Case No. 2012-01). The proposed retail square footage was included in the LTR analysis and appropriately mitigated at that time. The loading facilities, which include trash pick-up, are appropriately located within the site’s parking garages, adjacent to each of the food establishments, and provide access directly into the retail 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 this zoning variance 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:ei

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