

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: Jamie Henson
Systems Planning Manager

DATE: September 8, 2016

SUBJECT: Supplemental Report BZA Case No.19254 – 1612-1616 7th Street, NW

APPLICATION

1612 Seventh Street NW LP (the "Applicant"), requests a special exception from the historic structure parking requirements of Subtitle C § 704.2, and variance from the lot occupancy requirements of Subtitle G § 304.1, and the rear yard requirements of Subtitle G § 305, to allow the rehabilitation of, and addition to, a contributing historic structure for conversion to a mixed-use building with first and second floor retail uses, and eight residential units in the MU-4 Zone at premises 1612-1616 7th Street NW (Square 420, Lot 38). The Applicant is seeking relief from four of the six zoning required off-street parking spaces. The Applicant is providing two parking spaces on-site.

RECOMMENDATION

This memo responds to changes resulting from the new 2016 Zoning Regulations (ZR-16) which require the Applicant to provide six (6) parking spaces instead of 16 spaces under the 1958 Zoning Regulations. The District Department of Transportation's (DDOT) original report dated 5/3/16 responded to the Applicant's initial request for relief from 14 parking spaces under the 1958 Zoning Regulations. After an extensive review of the case materials submitted by the Applicant under ZR-16, DDOT finds the site generated impacts to on-street parking supply are expected to be the same as outlined in DDOT's original report. As such, DDOT has no objections to the requested special exception and variances with the following conditions as previously stated in DDOT's report:

- Designate four long-term bicycle parking spaces for use by retail employees now required under ZR-16;
- Provide a shower and changing facility with lockers that can be accessed by all retail tenants; and

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- Provide six short-term bicycle parking spaces located within public space now required under ZR-16.

Of note, the Applicant is required to meet short- and long-term bicycle parking requirements per Subtitle C § 800, which requires the Applicant to provide four long-term bicycle parking spaces (one parking space for the retail use and three parking space for the residential use) and three short-term bicycle parking spaces (or two bicycle racks) located in public space. The additional short- and long-term bicycle parking spaces required for retail, as well as the shower and changing facility will help further reduce parking demands to mitigate on-street parking impacts from the Applicant's requested relief.

DDOT's lack of objection to these zoning exceptions and variances should not be viewed as an approval of public space elements. The required short-term bicycle parking spaces located within public space are required to be approved 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 the Public Realm Design Manual.

SZ:rj