


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
Manager, Systems Planning 

DATE: March 3, 2017

SUBJECT: **BZA Case No. 19445** – 1827 Wiltberger Street, NW

APPLICATION

1827 Wiltberger LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9 requests a special exception under the rear yard requirements of Subtitle K § 805.1 to permit the conversion of, and addition to, an existing historic building into a mixed-use retail, office, and residential building in the ARTS-2 Zone. Access is proposed via public alleys surrounding three sides of site. The site is located at 1827 Wiltberger Street NW (Square 441, Lots 849 and 853).

The Applicant proposes to convert and expand the existing historic warehouse into a five-story mixed use building consisting of the following development program:

- 28,759 SF office;
- 11,992 SF retail;
- Nine (9) residential units;
- Nine (9) off-street vehicle parking spaces;
- Eight (8) long-term and zero (0) short-term bicycle parking spaces; and
- One (1) 30-foot loading berth and accompanying 100 SF platform.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As a means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19445

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 submitted by the Applicant, DDOT finds:

- The site currently consists of 32,248 SF of warehouse space;
- The Applicant is meeting the minimum number of vehicle parking spaces requirement of the Zoning Regulations by proposing to provide nine (9) spaces;
- The Applicant is meeting the minimum number of long-term bicycle parking spaces by proposing eight (8) secured long-term bicycle parking spaces, though these spaces are not shown on the submitted plans. No short-term bicycle parking spaces are required or proposed;
- The Applicant is meeting the loading requirements of the Zoning Regulations by providing one (1) loading berth off the public alley along the northern frontage;
- Access to the proposed vehicular parking spaces and loading berth are proposed via the existing public alley network;
- The existing 5-foot sidewalks along Wiltberger Street NW do not meet current DDOT standards of 6-feet; however, due to the narrow right-of-way and to be consistent with the existing 5-foot sidewalks to the north and south, the Applicant may leave the sidewalk in existing condition which meets ADA minimum clearance. Closing the three (3) existing curb cuts will provide additional space for pedestrians; and
- The Applicant should continue coordination with DDOT through the permitting process to close the three existing and no longer needed curb cuts on Wiltberger Street NW.

RECOMMENDATION

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 will lead to an 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 these minor potential impacts, DDOT has no objection to the approval of the requested special exception.

TRANSPORTATION ANALYSIS

Vehicle Parking

The Applicant is proposing to provide nine (9) off-street vehicle parking spaces, meeting or exceeding the requirements of the Zoning Regulations for the addition to the existing building. These spaces will be accessed from the public alleys on the eastern and southern sides of the property.

Bicycle Parking

The Applicant has proposed, but is not currently showing on the submitted drawings, eight (8) long-term and zero (0) short-term bicycle parking spaces, which meets or exceeds the requirements of the Zoning

Regulations. The long-term spaces should be accommodated with a secured storage room internal to the building.

Residential Permit Parking (RPP)

The site is located on the 1800 block of Wiltberger Street NW, which is currently subject to the Residential Permit Parking (RPP) program restrictions to allow only residents with Zone 1 or 2 parking permits. Since this block has RPP restrictions, future residents will be eligible to obtain Zone 2 parking permits.

Loading

DDOT's practice is to accommodate vehicle loading in a safe and efficient manner, while at the same time preserving safety across non-vehicle mode areas and limiting any hindrance to traffic operations. For new developments, DDOT requires that loading take place in private space and that no back-up maneuvers occur in the public realm. This often results in loading being accessed through the alley network, to which this building is adjacent. Access to this building for loading and unloading, delivery and trash pick-up is an important consideration, and DDOT expects the Applicant to comply with DDOT standards.

Subtitle C § 901.1 of the Zoning Regulations requires one (1) loading berth and an accompanying platform be provided on-site for office uses between 25,000 SF and 50,000 SF. No additional loading berths are required for the retail or residential portions because Subtitle C § 902.2 requires the highest loading requirement be provided. The Applicant is proposing one (1) loading berth with access from the public alley on the northern side of the site.

Public Space

DDOT's lack of objection to the special exception should not be viewed as an approval of public space elements. All elements in the public space, such as keeping open the three existing three (3) curb cuts along Wilberger Street NW, require a public space permit through DDOT's permitting process.

DDOT recommends that these curb cuts be closed since the garage doorways will be converted into pedestrian entrances. Closing the curb cuts will also provide additional pedestrian clear space given the existing narrow sidewalks. The existing 5-foot sidewalks along Wiltberger Street do not meet current DDOT standards of 6-feet; however, due to the narrow right-of-way and to be consistent with the existing 5-foot sidewalks to the north and south, the Applicant may leave the sidewalk in existing condition which meets ADA minimum clearance.

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's Design and Engineering Manual for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

JH:az

