

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager 

DATE: March 8, 2017

SUBJECT: BZA Case No. 19699 – 1800 Newton Street NE

APPLICATION

1800 Newton St. NE LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions from the nonconforming use requirements of Subtitle C § 204.9 and from the vehicle parking requirements for an expansion or change in use under Subtitle C § 705 to convert two (2) existing nonconforming ground floor retail spaces into two (2) nonconforming residential dwelling units in the R-1-B Zone. The site currently contains six (6) existing nonconforming apartment units above the retail units and does not have off-street vehicle parking. The Applicant is requesting relief from its zoning requirement of one (1) additional vehicle parking space. The site is located at 1800 Newton Street NE (Square 4202, Lot 191).

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.

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 cannot accommodate vehicle parking as the existing structure spans the entire extent of the property;
- The Applicant is not proposing bicycle parking and should meet or exceed its zoning requirement for bicycle parking;

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- DDOT finds the materials submitted to the record sufficient to meet the Transportation Demand Management requirement of Subtitle C section § 703.4 associated with parking relief requests. No additional documentation is requested by DDOT; and
- It appears that the Applicant's trash container is stored in public space in the rear alley and should be moved to private property.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District's transportation network on the following conditions:

- Provide no less than three (3) long-term bicycle parking spaces; and
- Remove the trash containers from public space.

TRANSPORTATION ANALYSIS

Vehicle Parking

Per Subtitle C § 701.5, the Applicant is required to provide one (1) vehicle parking space per every two (2) units. The Applicant's existing nonconforming residential and retail uses supply no off-street parking. Subtitle C § 705.2 allows Applicants to assume that the previous uses provided "at least the minimum number of spaces required," meaning the Applicant is only required to supply parking for the two (2) proposed units resulting in a requirement of one (1) vehicle parking space. The Applicant seeks relief from the required space. Per Subtitle C § 703.4, the Applicant is required to provide a Transportation Demand Management (TDM) plan to DDOT for review and approval in cases where relief is being sought. DDOT believes the three (3) recommended long-term bicycle parking spaces are sufficient to meet the requirement of C § 703.4.

Bicycle Parking

Per Subtitle C § 802.1 residential apartments are required to provide one (1) long-term bicycle parking space for every three (3) units. The two (2) proposed units would generate a requirement of one (1) long-term bicycle parking space. If assessed against the total eight (8) units, the Applicant would be required to provide three (3) long-term bicycle parking spaces. DDOT recommends the Applicant provide no less than three (3) spaces to meet or exceed the bicycle parking requirements of Subtitle C § 802.1.

Public Space

This review only pertains to zoning issues and does not consider the potential impacts to District owned public space. DDOT's lack of objection to the requested special exceptions 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.

DDOT notes that the Applicant's trash containers appear to be stored in the adjacent 16-foot public alley, which is not allowed in public space per DDOT policy. DDOT encourages the Applicant to explore opportunities to develop internal trash storage solutions through the proposed renovation project. The Applicant may wish to collocate the recommended bicycle storage and trash room. The Applicant may

refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr

