


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: July 13, 2018

SUBJECT: **BZA Case No. 19788** – 2720 34th Street NW and 3401 Massachusetts Avenue NW (Royal Norwegian Embassy)

APPLICATION

Royal Norwegian Embassy (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 2, requests a special exception from the lot occupancy requirements to renovate and expand a chancery including the construction of approximately 4,300 SF of new floor area, the approval of an elevator override not meeting penthouse setback requirements under Subtitle C § 1502.1, and a review of public space improvements. The site is located in the R-12 Zone at 2720 34th Street NW and 3401 Massachusetts Avenue NW (Square 1939, Lot 39).

TRANSPORTATION ANALYSIS

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. 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 Applicant proposes to renovate the site, which will include the addition of an approximately 4,300 SF garden room;
- The Applicant hosts approximately 100 events per year with an average of 40 guests per event and does not anticipate increasing the number or intensity of its events;
- The Applicant proposes to increase its number of off-street vehicle parking spaces from 17 to 23 with five (5) electric vehicle charging stations;

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- The site currently provides five (5) long-term and zero (0) short-term bicycle parking space and will provide 15 long-term spaces in its garage, six (6) short-term spaces near the front entryway, four (4) electric bicycle charging stations, and shower and locker facilities for employees;
- The Applicant is currently implementing several Transportation Demand Management (TDM) measures including on-site bicycle parking, two (2) in-house electric bicycles available for employee use, and complimentary Capital Bikeshare memberships for employees upon request. In addition to the new bicycle facilities discussed above, the Applicant proposes to further improve its TDM plan with the following strategies:
 - Identify a TDM leader to market various transportation options and alternatives to employees. This individual will contact goDCgo staff once per year to report efforts and coordinate regarding available transportation amenities;
 - Provide links on its website to commuterconnections.com, goDCgo.com, and other services as identified;
 - Install a real-time transit information screen within its lobby; and
- DDOT commends the Applicant for their robust and voluntary TDM program.

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. DDOT commends the Applicant for their robust voluntary TDM program and DDOT has no objection to the approval of the requested relief.

TRANSPORTATION ANALYSIS

Transportation Demand Management (TDM)

The Applicant is not proposing to intensify the number or scale of its events, nor is it adding additional on-site employees. However, it is volunteering to provide a number of TDM measures as demonstrated in the June 8th 2018 Gorove/Slade transportation memorandum. Currently, the site contains five (5) on-site long-term bicycle parking spaces. Employees are also provided complimentary Capital Bikeshare memberships upon request and have access to two (2) electric bicycles stored on-site. The Applicant proposes to implement additional voluntary TDM strategies, such as improving coordination with DDOT regarding available transportation options, providing a transit screen with real-time transit information, and providing additional bicycle parking, lockers, and showers.

Vehicle Parking

The site currently contains 17 vehicle parking spaces accessible via a curb cut on 34th Street NW. The Applicant proposes to add an additional six (6) spaces located off of the rear 15-foot public alley. Two (2) of the spaces will be tandem, one (1) will be parallel, and three (3) will be perpendicular. The Applicant proposes to install electric charging facilities serving five (5) of the site's vehicle parking spaces.

Bicycle Parking

The Applicant currently provides five (5) long-term bicycle parking spaces in its at-grade garage, and proposes to improve its supply despite not being required to do so by zoning. Post-renovation, the site will provide 15 long-term spaces in its garage and six (6) short-term spaces near its front entryway. The

Applicant also voluntarily proposes to provide four (4) electric bicycle charging stations and a shower facility in the garage near the proposed bicycle parking. Lockers will be made available in the Chancery for employees.

Loading

Dedicated loading is not required by zoning. all loading and trash operations will continue to take place off of the rear 15-foot public alley. No changes are proposed with this application.

Public Space

DDOT's lack of objection to the requested special exception should not be viewed as an approval of public space elements. Any elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT's permitting process. 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

