


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
Neighborhood Planning Manager 

DATE: November 30, 2018

SUBJECT: **BZA Case No. 19882** – 1724 Kalorama Road NW

APPLICATION

Jubilee Housing, Inc (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions under Subtitle C § 703.2 from the parking requirements of Subtitle C § 701.5, and under Subtitle K § 716 from the lot occupancy requirements of Subtitle K § 703, to construct an additional story, add a penthouse, and convert the existing office building to a mixed-use building. The site is located in the RC-3 Zone at 1724 Kalorama Road NW (Square 2567, Lot 90). The development consists of the following:

- A community development center, Jubilee office space, and 25 affordable residential units;
- Zero (0) vehicle parking; and
- 14 long-term bicycle parking spaces and six (6) short-term bicycle parking spaces.

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 one 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 Applicant is requesting relief from 12 vehicle parking spaces;

- The Applicant conducted a parking occupancy study dated October 19, 2018;
- The Applicant is closing two existing curb cuts off of Kalorama Road NW, which will be replaced with additional on-street parking;
- DDOT finds the on-street vehicle parking is near capacity in the evening; and
- The Applicant has proposed a Transportation Demand Management (TDM) Plan to satisfy the requirement of Subtitle C § 703.4 that DDOT finds sufficient to off-set any impacts from granting vehicle parking relief.

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 may lead to a minor 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 vehicle parking relief with the following conditions:

- Implement the following Transportation Demand Management (TDM) plan, as proposed by the Applicant in the October 19, 2018 Transportation Assessment:
 - Jubilee – Employee Based Strategies:
 - Distribute employee packages, links, and materials including site-specific transit-related information to all employees;
 - Provide shower and changing facilities for the Jubilee office staff in the penthouse office space;
 - Continue to offer employees a transit subsidy of \$100/month that can be used for the Metro;
 - Jubilee has a group membership with Capital Bikeshare that allows employees to enroll for an annual membership for \$10 (regular memberships cost \$85/year) and Membership includes a helmet; and
 - Remove the off-street parking subsidy since this encourages driving.
 - Jubilee Housing – Resident Based Strategies:
 - Distribute packages, links, and materials including site-specific transit-related information to all persons or entities signing leases;
 - An electronic display will be provided in a common space shared by residents in the building and will provide real-time public transit information such as nearby Metrorail stations and schedules, Metrobus stops and schedules, car-sharing locations, and nearby Capital Bikeshare locations indicating the number of bicycles available at each location;
 - Provide one (1) additional long-term bicycle parking space beyond the Zoning requirement; and

- Jubilee has a group membership with Capital Bikeshare that allows residents to enroll for an annual membership for \$10 (regular memberships cost \$85/year) and Membership includes a helmet.
- Sitar Arts Center Strategies:
 - Provide six (6) short-term bicycle parking spaces in front of the proposed building for visitor use;
 - Provide shower and changing facilities on the ground-floor for Sitar employees;
 - Sitar offers its employees a \$50/month transit subsidy and will continue to do so; and
 - Provide four (4) long-term bicycle parking in the Sitar portion of the building in addition to what is required by Zoning.
- DDOT finds the TDM plan sufficient to off-set any impacts from granting vehicle parking relief and to meet the requirements of Subtitle C § 703.4.

TRANSPORTATION ANALYSIS

Vehicle Parking

Subtitle C § 701.5 of the Zoning Regulations requires a total of 12 vehicle parking spaces and the Applicant is seeking relief from all 12 parking spaces.

In situations where an Applicant is requesting relief from five (5) or greater vehicle parking spaces, DDOT typically requires an on-street parking occupancy study. The Applicant worked with DDOT to scope an appropriate area, as shown in Figure 1. Wells and Associates conducted an analysis of observed on-street vehicle parking conditions during weekday and weekend peak periods within a two to three block radius of the site. As shown below in Figures 1 and 2, the site is surrounded by on-street vehicle parking spaces.

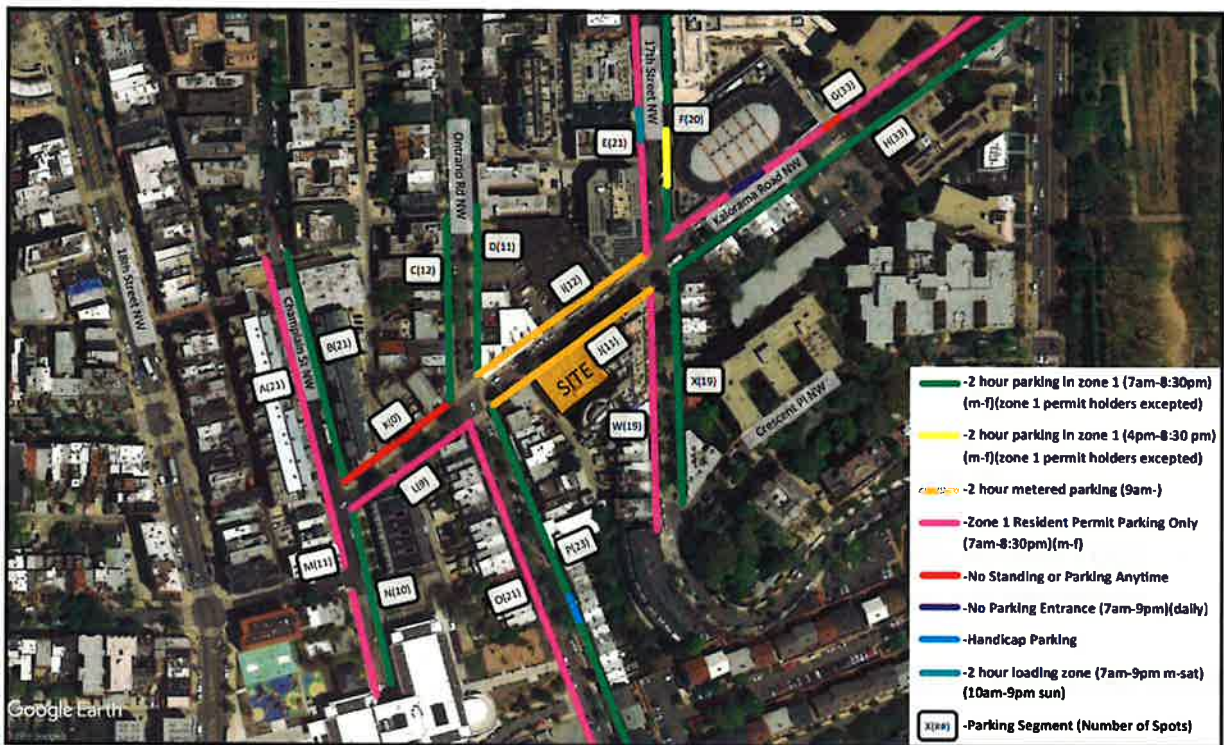


Figure 1. Parking Occupancy Study Area (Source: Wells and Associates, On-Street Parking Restrictions, 10/19/18, Figure 6)

| Time of Day | Total Occupied Spaces | Percent Occupied |
|---|-----------------------|------------------|
| WEEKDAY (307 total on-street parking spaces) | | |
| 3:30 pm | 249 | 81.1% |
| 4:30 pm | 268 | 87.2% |
| 5:30 pm | 264 | 85.4% |
| 6:30 pm | 260 | 85.9% |
| 7:30 pm | 277 | 90.2% |
| 8:30 pm | 287 | 93.4% |
| 9:30 pm | 287 | 93.4% |
| 10:30 pm | 290 | 94.5% |

Figure 2. Parking Occupancy Summary (Source: Wells and Associates, Parking Occupancy Summary, 10/19/18, Table 8)

Jubilee Housing supports 10 buildings in Ward 1 with roughly 299 units. An in-house survey found that of the 299 units, only 19 units owned cars. Thus, less than ten percent of current Jubilee residents own cars and the Applicant expects future residents to have similar characteristics.

Although the expected car ownership is low for the residential portion of the development and there are available parking spaces, DDOT finds the on-street vehicle parking is near capacity in the evening. As

shown in Figure 2, the highest parking demand observed on a weekday occurred at 10:30 PM in which 94.5% of overall spaces were occupied, leaving a remaining 17 available Residential Permit Parking (RPP) and 2 hour parking spaces available.

Transportation Demand Management

Subtitle C § 703.4 of the Zoning Regulations requires that any request for a reduction in the minimum number of required parking spaces include a Transportation Demand Management (TDM) plan that has been approved by DDOT. The Applicant has agreed to a TDM plan which includes the following elements:

Jubilee – Employee Based Strategies:

- Distribute employee packages, links, and materials including site-specific transit-related information to all employees;
- Provide shower and changing facilities for the Jubilee office staff in the penthouse office space;
- Continue to offer employees a transit subsidy of \$100/month that can be used for the Metro ;
- Jubilee has a group membership with Capital Bikeshare that allows employees to enroll for an annual membership for \$10 (regular memberships cost \$85/year) and Membership includes a helmet; and
- Remove the off-street parking subsidy since this encourages driving.

Jubilee Housing – Resident Based Strategies:

- Distribute packages, links, and materials including site-specific transit-related information to all persons or entities signing leases;
- An electronic display will be provided in a common space shared by residents in the building and will provide real-time public transit information such as nearby Metrorail stations and schedules, Metrobus stops and schedules, car-sharing locations, and nearby Capital Bikeshare locations indicating the number of bicycles available at each location;
- Provide one (1) additional long-term bicycle parking space beyond the Zoning requirement; and
- Jubilee has a group membership with Capital Bikeshare that allows residents to enroll for an annual membership for \$10 (regular memberships cost \$85/year) and Membership includes a helmet.

Sitar Arts Center Strategies:

- Provide six (6) short-term bicycle parking spaces in front of the proposed building for visitor use;
- Provide shower and changing facilities on the ground-floor for Sitar employees;
- Sitar offers its employees a \$50/month transit subsidy and will continue to do so; and
- Provide four (4) long-term bicycle parking in the Sitar portion of the building in addition to what is required by Zoning.

DDOT finds the proposed TDM plan to be sufficient for the newly proposed development program.

Bicycle Parking

Subtitle C § 802.1 of the Zoning Regulations requires 10 long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. Both long-term and short-term bicycle parking spaces will be provided as required by the Zoning Regulations. The Applicant has proposed four (4) more long-term bicycle parking spaces and four (4) additional short-term spaces as part of their TDM plan for a total of 14 long-term and six (6) short-term bicycle parking spaces. Long-term bicycle storage is provided on the ground floor of the building; four (4) in the Sitar portion of the building and 10 in the residential portion of the building.

Loading

Subtitle C § 901.1 of the Zoning Regulations does not require on-site loading for a residential property with fewer than 50 units. Move-in and move-out can take place in the alley or by residents applying for temporary “emergency no parking” permits.

Public Space

DDOT’s lack of objection to the application should not be viewed as an approval of public space elements. If any portion of the project with elements in the public space requiring approval, such as curb cut closures, canopies, or bike racks, the Applicant is required to pursue a public space permit through DDOT’s permitting process. Canopies may be permitted, but will need to maintain clearance from existing and proposed street trees given the narrow right-of-way.

Additionally, DDOT is working with the Applicant and ANC outside of this application to modify on-street vehicle parking on Kalorama Road NW between 17th Street NW and Ontario Road NW as well as a small segment on Ontario Road NW.

The Applicant should refer to Titles 11, 12A and 24 of the DCMR, DDOT’s *Design and Engineering Manual*, and DDOT’s *Public Realm Design Manual* for public space regulations and guidance.

AC:kb