

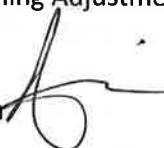
# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Neighborhood Planning Manager 

**DATE:** January 29, 2019

**SUBJECT:** **BZA Case No. 19907** – 861 New Jersey Avenue SE (CSX East)

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### APPLICATION

Greystar GP II, LLC (the “Applicant”), pursuant to 11 DCMR Subtitle X, Chapter 9, requests a special exception under Subtitle I § 203.3 from the front build-to line requirements of Subtitle I § 203.1, to construct a hotel with ground floor retail uses in the D-5 Zone. The Applicant seeks to locate their building 12 feet back from the property line in order to allow for a continuous sidewalk and streetscape along New Jersey Avenue. The Applicant also seeks relief for additional setback for a portion of the building from New Jersey Avenue to avoid conflicts with an existing sewer line. The site is located in the D-5 Zone at 861 New Jersey Avenue SE (Square 695, Lots 820 and 823).

### 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 has no objection to the approval of the requested special exception.

The subject action is appropriate because it enables the installation of a sidewalk and streetscape along the project’s New Jersey Avenue frontage within private property. The setback is necessary to achieve the sidewalk and streetscape because the property line extends to the western curblineline of New Jersey Avenue, with no available space for the sidewalk and streetscape within DDOT’s right-of-way. The Applicant is expected to provide an eight (8) foot clear sidewalk and a four (4) foot tree box adjacent to the building in order to accommodate anticipated pedestrian volumes adjacent to the site. All building entrances will be recessed in order to maintain the full clear sidewalk dimension. North of the proposed H Street driveway the sidewalk will be widened to 10 feet wide.

Board of Zoning Adjustment  
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CASE NO. 19907  
EXHIBIT NO. 34

The Applicant proposes to provide site access to the subject building and two (2) other proposed matter-of-right buildings within the property via private extensions of 1<sup>st</sup> Street SE and H Street SE. The Applicant must apply for public space permits for the proposed private street extensions. A Comprehensive Transportation Review (CTR) will be required at permitting to evaluate the safety and circulation impacts of the proposed site access points, inform the design and operations of the vehicular access points, identify impacts of the proposed access scheme, and determine appropriate mitigations. The CTR will also identify design and construction staging requirements for the subject development to ensure there are no impacts to the adjacent I-695.

**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 has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. 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:jr