

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: July 5, 2019

SUBJECT: BZA Case No. 20064– 1608 3rd Street NW

APPLICATION

Mount Sinai Baptist Church (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, seeks approval for a special exception under the use provisions of Subtitle U § 320.1(b) to permit a new community service center in an existing attached building. The site is located in the RF-1 Zone at premises 1608 3rd Street, N.W. (Square 520, Lot 93).

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 multi-modal 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 existing property operates as a outreach center by the Mount Sinai Baptist Church;
- There is currently no on-site vehicle parking and no requirement or proposed parking for the proposed development;

- Unique Learning Center (ULC), the community service center, currently operates out of the Mount Sinai Baptist Church, located across from the proposed development;
- ULC is primarily an after-school program, that operates Monday through Friday, with a per day average of about 30 elementary to middle school aged students;
- The Applicant states that most volunteers and students live within the immediate Shaw neighborhood and walk to the Church for community services; and
- The proposed development is also located within one-half mile of the Shaw Metrorail Station and the site is adjacent to a Metrobus stop.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. As the program already exists in the immediate area, the use is unlikely to significant increase in vehicle trips. Despite these minor impacts, DDOT has no objection to the approval of this application.

PUBLIC SPACE

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to this application should not be viewed as an approval of public space design. 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 expects the proposed public space design to meet all District standards. 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:cl