

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, AICP 
Neighborhood Planning Manager

DATE: July 2, 2020

SUBJECT: BZA Case No. 20256 – 3905 Kansas Avenue NW

APPLICATION

3905 Kansas 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 under the RF-use requirements of Subtitle U § 320.2, and under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, to permit the conversion of an existing semi-detached principal dwelling into a three-unit apartment house. The site is in the RF-1 Zone at 3905 Kansas Avenue NW (Square 2906, Lot 830) and does not have alley access.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. 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 Applicant is not proposing to meet the zoning requirement for two (2) parking spaces and is seeking full parking relief for the property;
- The Applicant had a previous design that included two (2) curb cuts and three (3) off-street parking spaces. The previous design was not supported by DDOT or the Office of Planning (OP);

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- ANC 4C passed a resolution on March 11, 2020 requesting that DDOT deny the Applicant’s request for a curb cut on Kansas Avenue NW;
- Based on the feedback from the ANC, DDOT, and OP, the Applicant redesigned the property to eliminate all curb cuts and the off-street parking spaces;
- The Georgia Ave-Petworth Metrorail station is 0.4 miles from the property, as are numerous Metrobus routes;
- DDOT supports the new site design in Exhibit 41 without curb cuts or on-site parking; and
- As required by Subtitle C § 703.4, the Applicant has proposed a sufficient Transportation Demand Management (TDM) plan for the requested parking relief.

RECOMMENDATION

DDOT has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application with the following condition to meet the requirement of Subtitle C § 703.4:

- Implement the following TDM Plan, as proposed by the Applicant in Exhibit 38:
 - A one-time, one-year bikeshare and/or carshare membership will be issued to the first lessee or owner of each residential unit as part of the move-in package. This measure is for initial owners only, and not in perpetuity; and
 - A SmarTrip card preloaded with \$10 will be offered for each unit at the initial sale or lease of units in the building.

TRANSPORTATION ANALYSIS

Vehicle Parking

Per the Applicant’s Statement, the site is required to provide two (2) off-street parking spaces. The Applicant is asking for full parking relief from the required vehicular parking spaces. The property does not have access to a public alley.

The Applicant had a previous design that included two (2) curb cuts and three (3) off-street parking spaces. The previous design was not supported by DDOT or the Office of Planning (OP). DDOT opposed the curb cuts because they created additional conflict points between pedestrians and drivers, and they would have reduced existing curbside parking supply. No other properties on the 3900 block of Kansas Avenue NW have a curb cut on Kansas Avenue, and there is 60 feet of curbside parking in front of the property. The Georgia Ave-Petworth Metrorail station is 0.4 miles from the property, as are numerous Metrobus routes. ANC 4C passed a resolution on March 11, 2020 requesting that DDOT deny the Applicant’s request for a curb cut on Kansas Avenue NW. Based on the feedback from ANC 4C, DDOT, and OP, the Applicant redesigned the property to eliminate the curb cuts and the off-street parking.

Subtitle C § 703.4 requires that any request for a reduction in the minimum required parking include a TDM plan approved by DDOT. To meet this requirement, the Applicant has proposed the following:

- A one-time, one-year bikeshare and/or carshare membership will be issued to the first lessee or owner of each residential unit as part of the move-in package. This measure is for initial owners only, and not in perpetuity; and

- A SmarTrip card preloaded with \$10 will be offered for each unit at the initial sale or lease of units in the building.

DDOT finds the proposed TDM plan to be sufficient for the requested parking relief.

PUBLIC SPACE

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. If any portion of this or future projects at the property propose elements within District owned right-of-way, the Applicant is required to pursue a public space permit through DDOT's permitting process.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual \(DEM\)](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website.

AC:tvh