

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 
Associate Director

DATE: November 5, 2020

SUBJECT: BZA Case No. 20320 – 5900 Foote Street NE

APPLICATION

5900 Foote, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, for a special exception under the use restrictions of Subtitle U § 421.1, to construct a new 16-unit apartment house. The site is located in the RA-1 Zone at 5900 Foote Street NE (Square 5256, Lot 805) and served by a 15-foot public alley.

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 result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

TRANSPORTATION ANALYSIS

Vehicle Parking

Subtitle C § 701.5 and § 702.1 of the 2016 Zoning Regulations requires a total of two (2) vehicular parking space with the 50% transit reduction for being within ¼ mile of the X9 Priority Corridor Metrobus Route. The Applicant is proposing to meet the minimum parking requirement by providing four (4) spaces off the rear public alley, of which one (1) is designated as ADA accessible.

Bicycle Parking

Subtitle C § 802.1 of the Zoning Regulations require six (6) long-term and one (1) short-term bicycle parking spaces for a 16-unit residential building. The plans show a long-term bike parking room in the cellar level but no short-term bike parking. To meet the short-term requirement, the Applicant should install one (1) inverted U-rack on private property or in public space near the building entrance.

Loading

DDOT's practice is to accommodate vehicle loading in a safe and efficient manner, while at the same time preserving safety across non-vehicle mode areas and limiting any hindrance to traffic operations. For new developments, DDOT requires that loading take place in private space and that no back-up maneuvers occur in the public realm. This often results in loading being accessed through the alley network, to which this building is adjacent. Access to this building for loading and unloading, delivery and trash pick-up is an important consideration, and DDOT expects the Applicant to comply with DDOT's standards for loading.

This site is served by a 15-foot public alley in the rear which connects to Foote Street NE to the east and 58th Street NE to the west. Loading and unloading, deliveries, and trash pick-up are anticipated to occur at the rear of the building via the public alley. Because the development program will include fewer than 50 residential units and less than 5,000 SF of retail, the Zoning Regulations do not require a loading berth or a service delivery space. Residents seeking to move-in or move-out are eligible to obtain "emergency no parking" signs from DDOT to reserve an on-street parking space along Foote Street. However, DDOT encourages move-in and move-outs to occur from the alley or via on-site parking space, when possible.

PUBLIC SPACE

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way, such as bay windows, leadwalk, steps, and short-term bicycle racks, require the Applicant to pursue a public space permit through DDOT's permitting process. The Applicant will be expected to close the curb cut on Foote Street not used by the proposed development. Additionally, all trash must be stored on private property and not within the DDOT right-of-way along Foote Street, ideally at the rear of the building.

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:eb