

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: January 28, 2021

SUBJECT: BZA Case No. 20380 – 4457 MacArthur Boulevard NW

APPLICATION

Polygon Holdings, 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 from the new residential development requirements of Subtitle U § 421, and from the side yard requirements of Subtitle F § 306.2(a), to add a three-story addition to a single family semi-attached house to construct an eight-unit residential apartment house. The site is in the RA-1 Zone at 4457 MacArthur Boulevard NW (Square 1363, Lot 57) and is not served by a public alley.

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. The proposed action 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 because 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 this application with the following conditions:

- The Applicant will obtain any necessary tree removal permits and implement any necessary tree preservation plans, as required by DDOT’s Urban Forestry Division (UFD), for Heritage and Special trees identified on private property or adjacent public space; and
- The Applicant must provide vehicular and truck access to the site via the existing easement agreement with the neighboring property owner.

Board of Zoning Adjustment
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TRANSPORTATION ANALYSIS

Vehicle Parking

The overall parking demand created by the development is primarily a function of land use, development square footage, price, and supply of parking spaces. However in urban areas, other factors contribute to the demand for parking, such as the availability of high quality transit, frequency of transit service, proximity to transit, connectivity of bicycle and pedestrian facilities within the vicinity of the development, and the demographic composition and other characteristics of the potential residents.

The Applicant is required to provide one (1) off-street parking space. Per the Applicant's Architectural Plans, the Applicant is providing four (4) off-street parking spaces, which is more than what is required under zoning. The parking spaces are accessed through an easement across neighboring properties at 4459 and 4465 MacArthur Boulevard NW.

Residential Permit Parking (RPP)

The site is located on the 4400 block of MacArthur Boulevard NW, which is currently subject to the Residential Permit Parking (RPP) program restriction. Since this block has RPP restrictions, current and future residents are eligible to obtain Zone 3 parking permits.

Bicycle Parking

The Applicant is providing two (2) short-term and four (4) long-term bicycle parking spaces, which exceeds the zoning requirements. The Applicant is providing two (2) short-term bicycle parking spaces (one (1) inverted U-rack) in private space on the side of the building. The Applicant should work with DDOT during public space permitting to determine a final location for the bike rack, ideally in the 'furniture zone' near the edge of the street. The Applicant is also providing a room inside the building accessible to all residents that will contain four (4) long-term bicycle parking spaces. The Applicant will need to show the short-term bicycle parking during permitting.

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. In this case, loading can take place in the rear of the property via the easement across 4459 and 4465 MacArthur Boulevard NW. 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.

Per Subtitle C § 901.1 of the Zoning Regulations, buildings with fewer than 50 units are not required to provide a loading berth. As such, future residents should use the rear of the property for move-in/move-outs or obtain "emergency no parking" signs from DDOT to reserve an on-street parking space. Since the site has more than three (3) units, the Applicant must contract a private trash collection service. Trash should be stored entirely on private property, out of the view of the sidewalk, and collected at the rear of the property via the easement.

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, such as the secondary leadwalk, brick pavers in the front yard, and closing the existing curb cut, the Applicant is required to pursue a public space permit through DDOT's permitting process. Of note, the short-term bicycle parking rack is shown on the side of the building away from the public sidewalk. The Applicant should work with DDOT during public space permitting to find a final location, ideally in the 'furniture zone' near the edge of the street. It is also noted that DDOT's Urban Forestry Division (UFD) has reviewed the site and has identified potential Special and Heritage Trees on public and private space. The Applicant should continue to coordinate with UFD regarding these trees.

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