

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Anne Fothergill, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: June 2, 2021
SUBJECT: BZA Case 20443 (1051-1055 29th Street NW) to permit the conversion of the former West Heating Plant into a residential building and one-acre public park

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Excess parking mitigation, Subtitle C § 707.3 (a)(2) and (4), pursuant to Subtitle C § 707.3(e) and Subtitle X § 901.2.

This recommendation is in addition to the loading and penthouse enclosure zoning relief that was analyzed in the OP report in Exhibit 32, and for which OP also recommended approval.

II. ADDITIONAL ZONING RELIEF REQUESTED

Zone-	Regulation	Proposed	Relief
Vehicle parking C § 701.5	*23 min.	95-105	
Vehicle parking mitigation C § 707.3 (a)		TDM required for 26-36 spaces	Relief requested
(1) Bike parking	1 per 3 excess parking spaces	Additional 28 proposed	Provided
(2) Tree planting	1 per 10 excess parking spaces	DDOT's Urban Forestry Division has indicated they do not have available planting locations in Ward 2	Relief Requested
(3) Electric car charge stations	1 per 20 excess parking spaces	2 proposed	Provided
(4) Car share spaces	1 per 20 excess parking spaces	DDOT has a policy of only reserving curbside space for carsharing vehicles if requested by a ready and willing carshare provider	Relief Requested
(5) GAR	.001 per 2 excess parking spaces	additional .018 proposed	Provided

* information provided by the applicant

As noted in the chart above, the Applicant will meet the TDM requirements for excess parking listed in Subtitle C § 707.3 (a) (1), (3), and (5) by providing:

- Twenty-eight (28) additional bicycle parking spaces (24 long-term and four (4) short-term), for a total of 48 long-term and eight (8) short-term bicycle parking spaces, per Subtitle C § 707.3(a)(1); (is this more than what would otherwise be required?)
- An increase in GAR by 0.018, per Subtitle C § 707.3(a)(5); and
- 2 electric car charging stations

The application does not meet the requirements of C § 707.3(a) (2) and (4) and the Applicant has requested relief from those two regulations.

III. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle C § 707.3 (a) – Excess parking mitigation

707.3 The provision of excess parking spaces shall require the following transportation demand management features:

(a) For any site for which the parking requirement of Subtitle C § 701.5 is twenty (20) parking spaces or greater, any excess parking spaces greater than two times (2 X) the minimum parking required for that use shall require the following transportation demand management measures:

(1) Bicycle parking spaces provided in accordance with the provisions of Subtitle C § 801 at a rate of one (1) bicycle parking space for each three (3) excess parking spaces, to a maximum of one hundred (100) additional bicycle parking spaces, with such bicycle parking spaces being provided at the same ratio of long and short term spaces as required in Subtitle C § 802.1;

(2) One (1) tree for every ten (10) excess parking spaces, with such trees to be planted within public space in the Ward in which the site is located, at a location to be determined by the Urban Forestry Division of the District Department of Transportation, and of a species and size consistent with industry standards for street trees;

(3) One (1) on-site or publicly accessible electric car charge station for every twenty (20) excess parking spaces;

(4) One (1) car share space to be provided in accordance with the provisions of Subtitle C §§ 708.3 through 708.4 for every twenty (20) excess parking spaces, to a maximum of ten (10) car share spaces; and

(5) The GAR required for the site pursuant to Subtitle C, Chapter 6 shall be increased by a rate of .001 for each two (2) excess parking spaces, to a maximum of an additional 0.1;

The Applicant will meet the requirements of 707.3 (a) (1), (3), and (5) listed above but has requested relief from (2) and (4).

Subtitle C 707.3 (e) The Board of Zoning Adjustment may grant, as a special exception, relief from Subtitle C §§ 707.3(a) and (b) if, in addition to meeting the general requirements of Subtitle X, the applicant demonstrates that:

(1) Mitigation requirements for the excess parking spaces are not required due to other transportation demand management, bike way, or pedestrian way improvement commitments of the applicant, to be provided prior to the issuance of a certificate of occupancy for the building or site containing the parking;

The Applicant has met the criteria for a Special Exception by agreeing to a detailed TDM plan developed in conjunction with DDOT and outlined in Exhibit 35A, and approved by DDOT in Exhibit 39. This plan would include the provision of TDM measures in excess of what the regulations would otherwise require.

Subtitle X § 901.2:

- i. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*
- ii. Would the proposal appear to tend to affect adversely, the use of neighboring property?*

The Applicant's proposed TDM plan would be in keeping with the intent of the zoning regulations in that the Applicant has agreed to a detailed TDM plan that meets DDOT's approval.

The proposal for excess parking in the garage and the additional bicycle parking, electric car charging stations, and GAR should not have an adverse effect on the use of neighboring properties.