

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 *MS for*
Associate Director

DATE: November 8, 2024

SUBJECT: BZA Case No. 21197 – 10 Q Street NW

APPLICATION

10Q NW, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant the following relief:

- Area Variance from the zone boundary line crossing a lot requirements of Subtitle A § 207.1; and
- Special Exception from the zone boundary line crossing a lot requirements of Subtitle A § 207.2.

The Applicant requests this relief to construct a new 29-unit affordable apartment building with a ground-floor art gallery. The site is split between the MU-4 and RF-1 Zones at 10 Q Street NW (Square 615, Lot 318) and is served by a 14-foot public alley and 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.

STREETSCAPE AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

The following public space items will need to be resolved by the Applicant during permitting:

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- Bicycle racks – the bicycle racks proposed along the site’s Florida Avenue frontage should be moved from their proposed location by the building entrance to the “furniture zone” of the street adjacent to the curb to maximize the width of the pedestrian clear zone. Due to the existing streetlight along Florida Avenue, the proposed pedestrian clear zone is only five (5) feet wide, which is well below the DDOT standard eight (8) feet required for high-density residential area.
- Street trees and planting bed – instead of locating the planting zone along Florida Avenue adjacent to the building, the Applicant should expand the pedestrian clear zone to reach the building face and install street trees adjacent to the curb where none exist today.
- Existing fence – the existing chain-link fence along the site’s street frontage should be removed.

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](#), 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.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning to discuss the public space comments in this report.

HERITAGE AND SPECIAL TREES

According to the District’s [Tree Size Estimator map](#), the property does not have any Heritage or Special Trees on site or in adjacent public space. DDOT expects that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of existing small street trees, as well as the planting of new street trees, in bioretention facilities or a typical expanded tree planting space.

AC:nh