



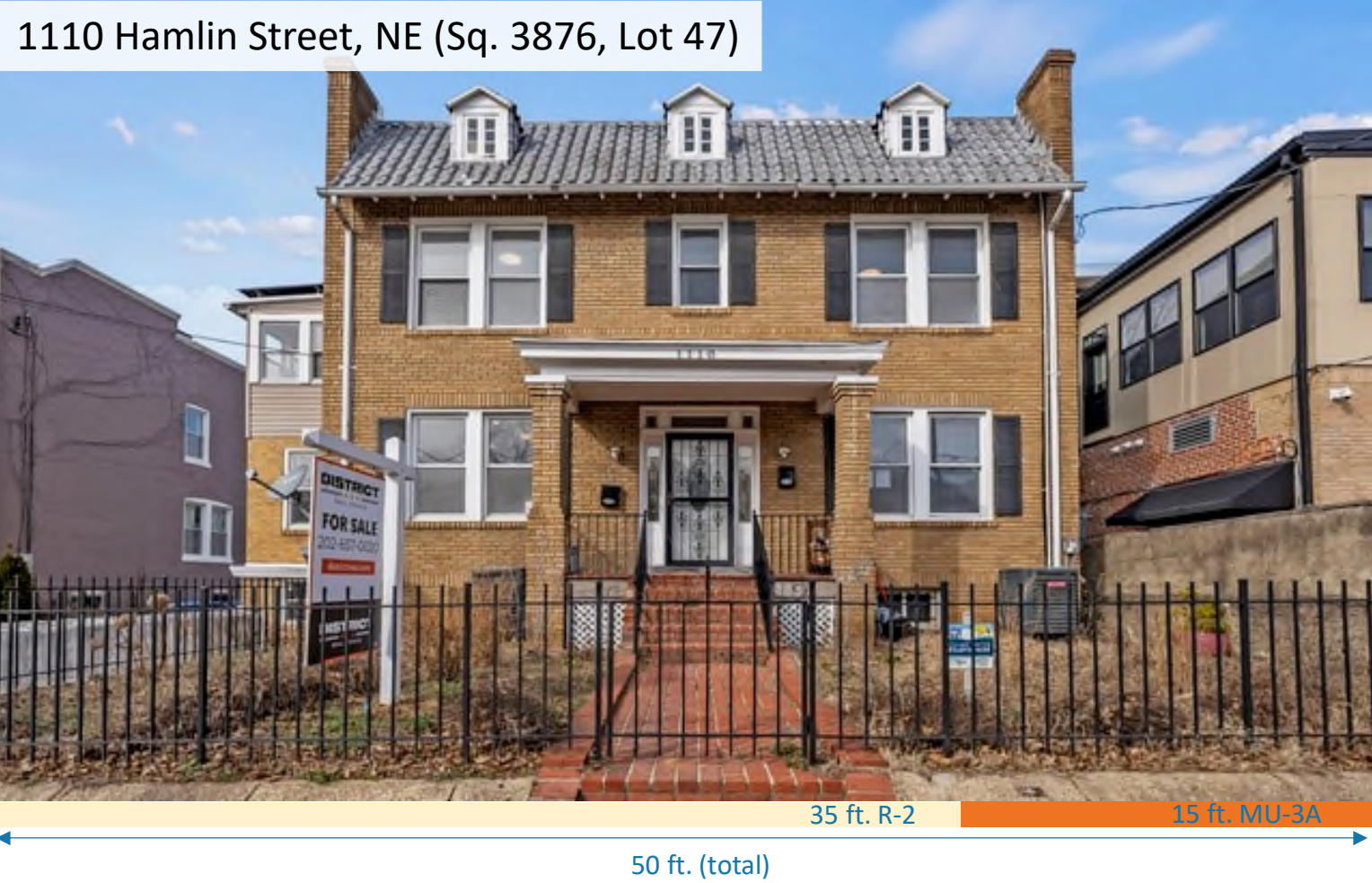
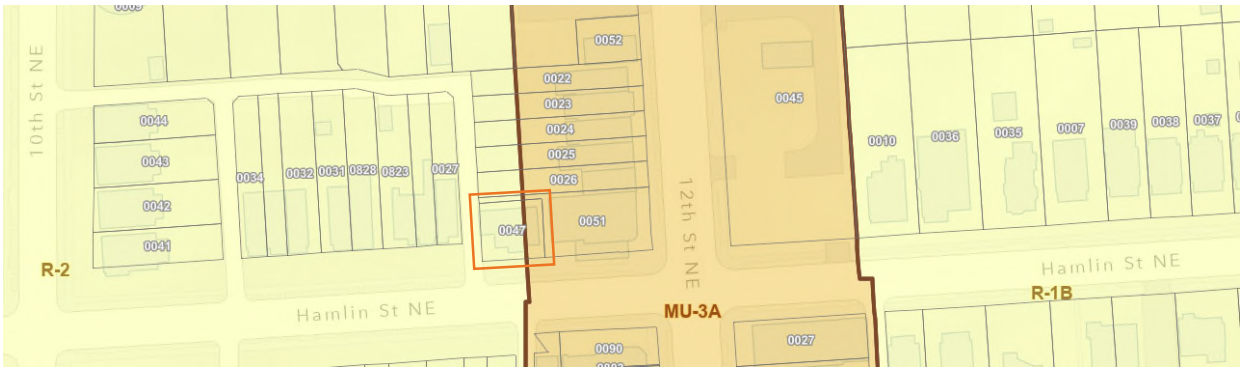
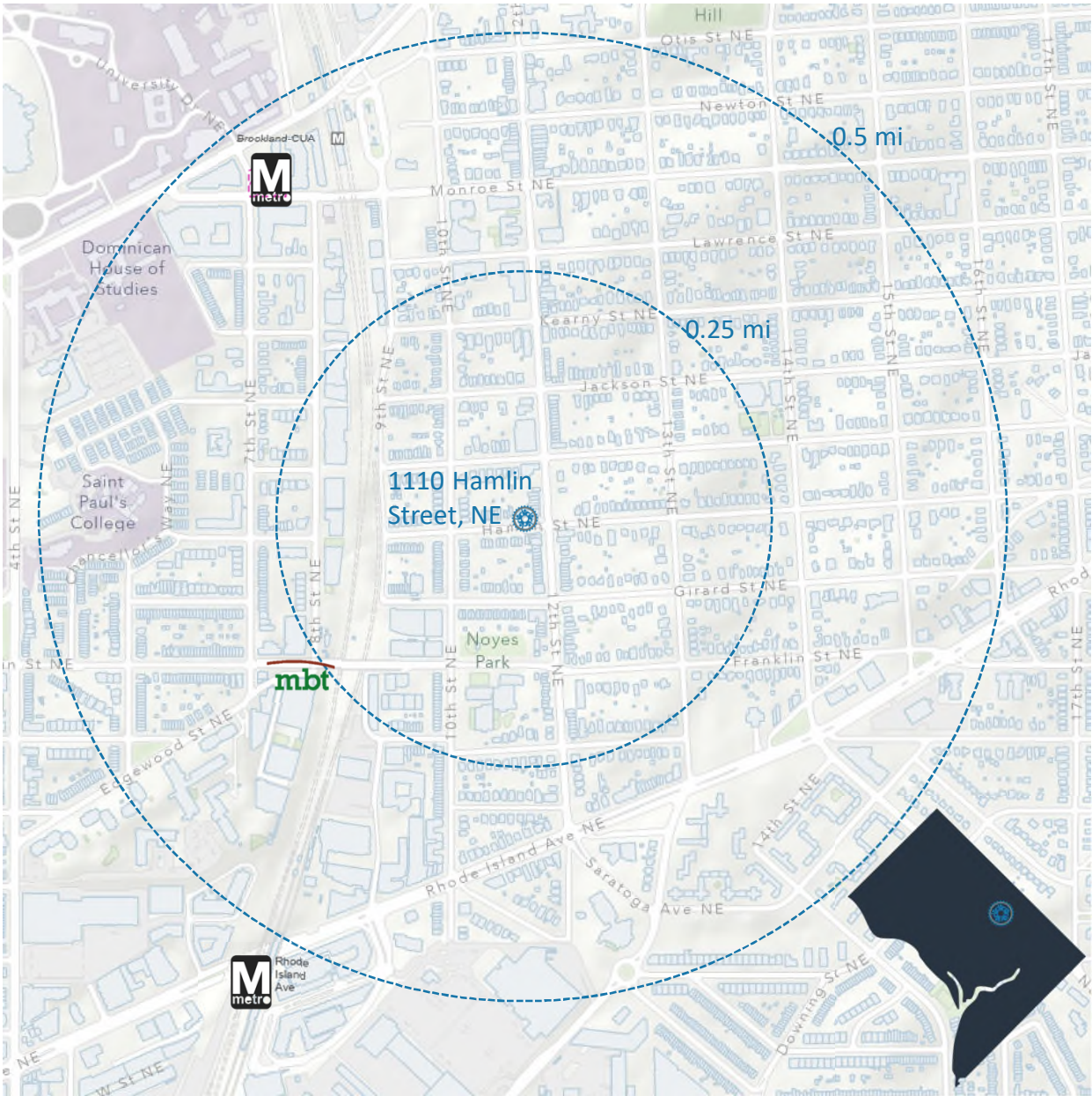
# WABA

## WASHINGTON AREA BICYCLIST ASSOCIATION

PRESENTATION TO DC BOARD OF ZONING  
ADJUSTMENT FOR ZONING RELIEF RE.

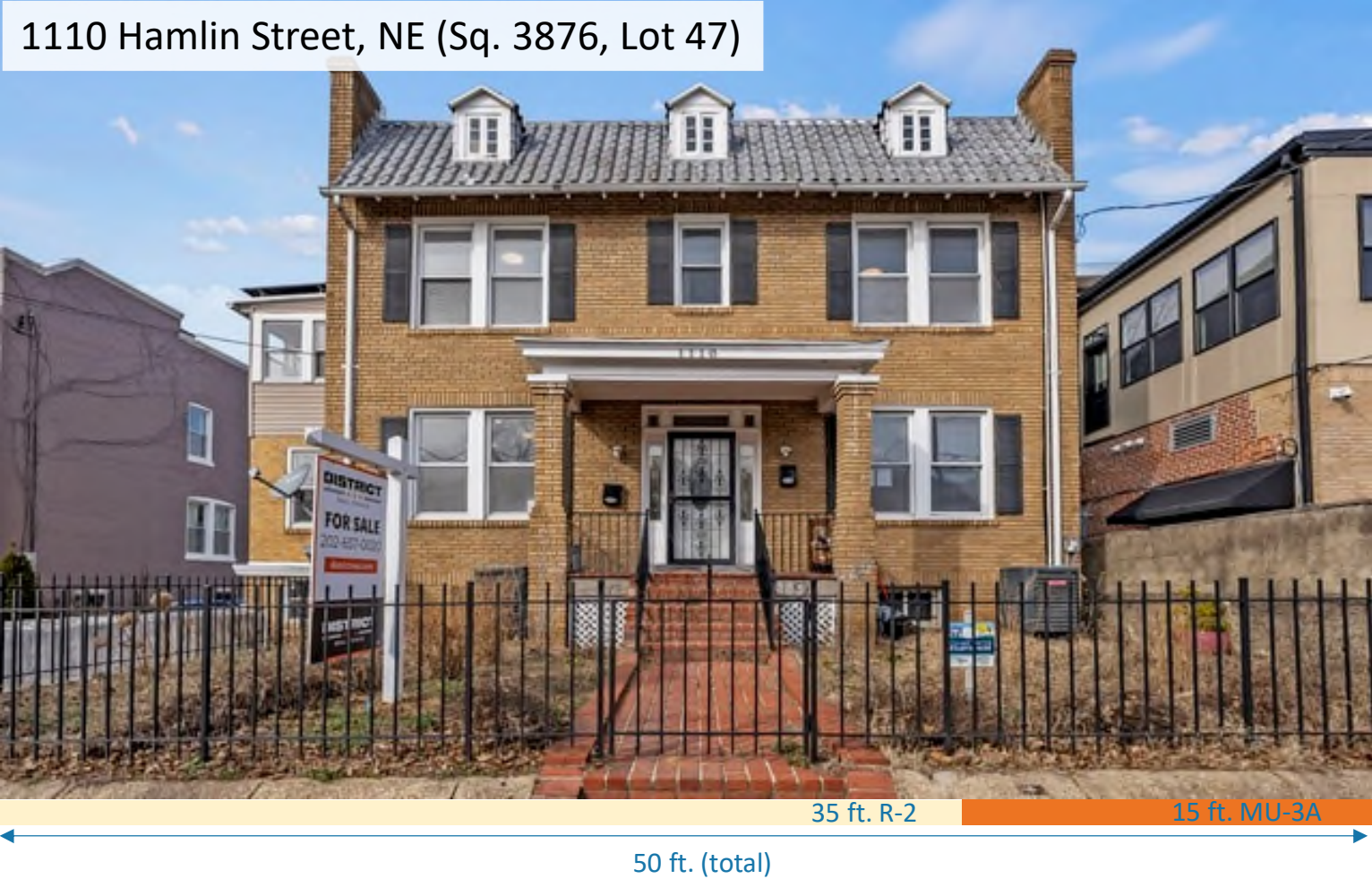
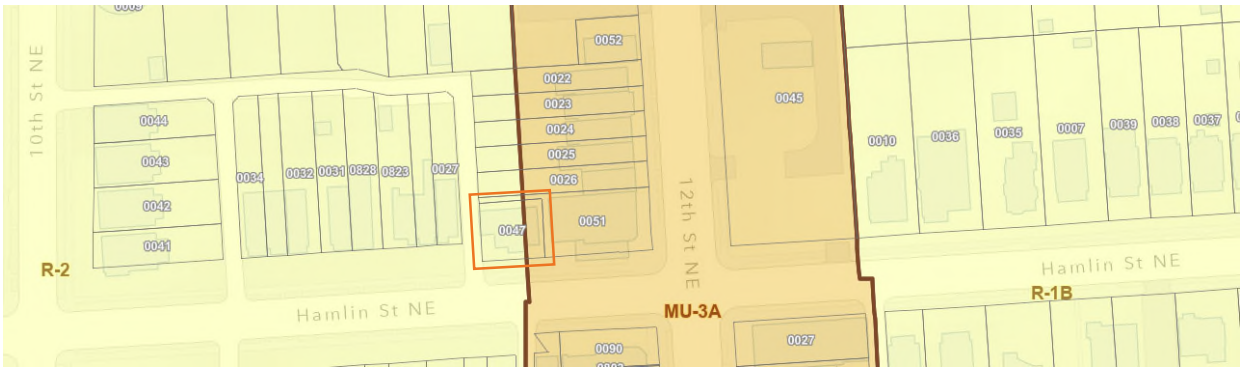
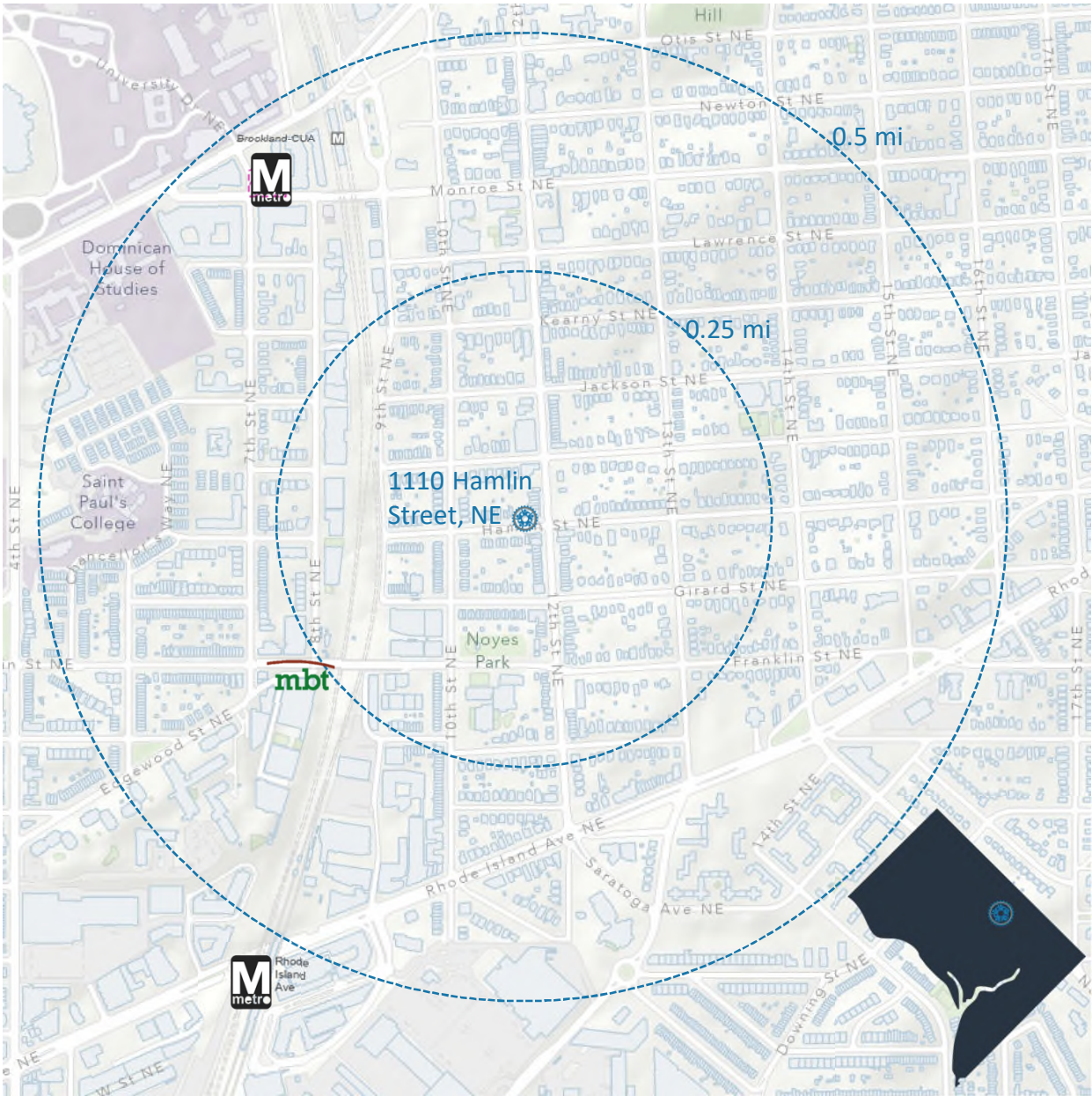
1110 HAMLIN STREET, NE | MAR. 5, 2025

# Property and Project Overview



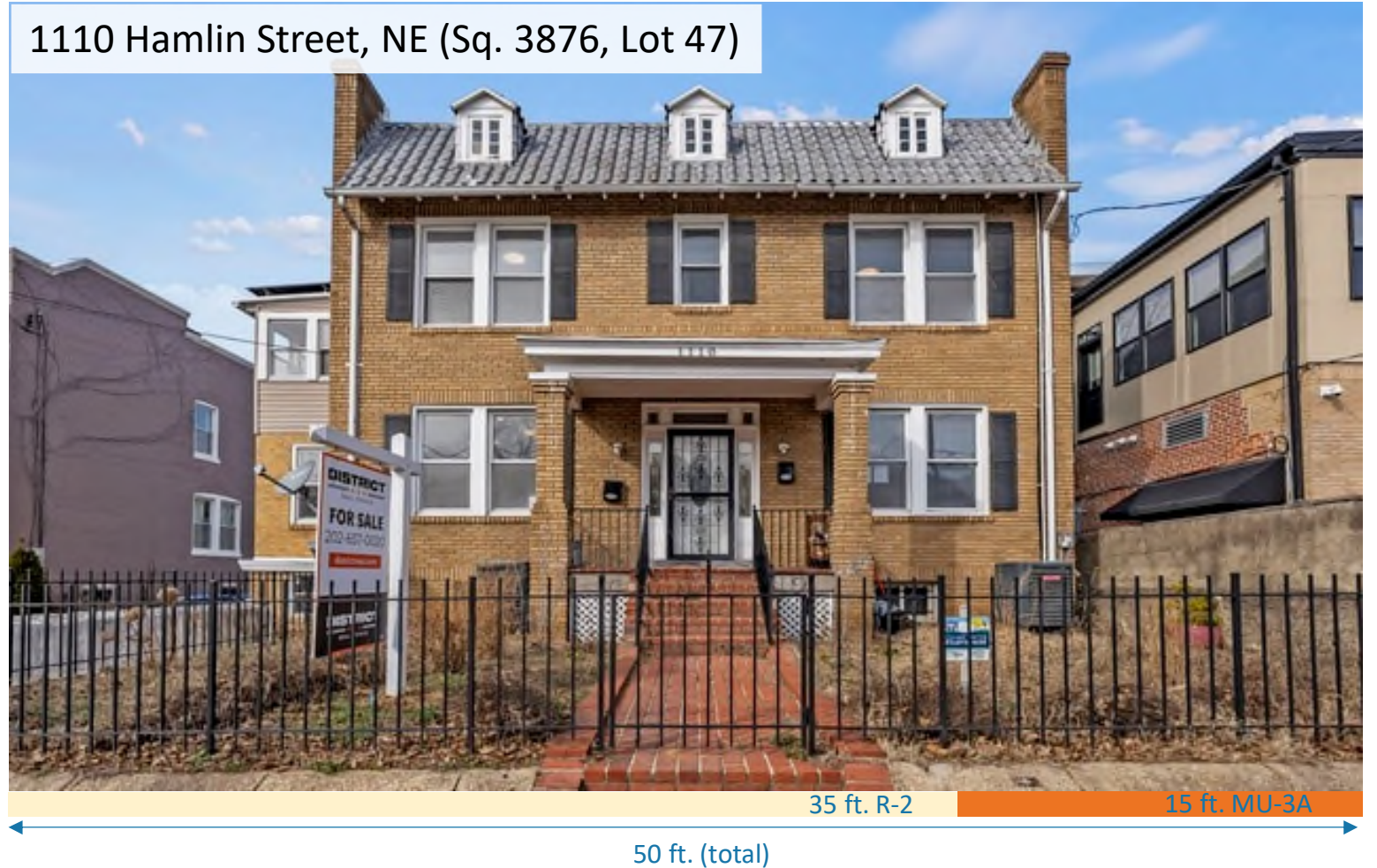
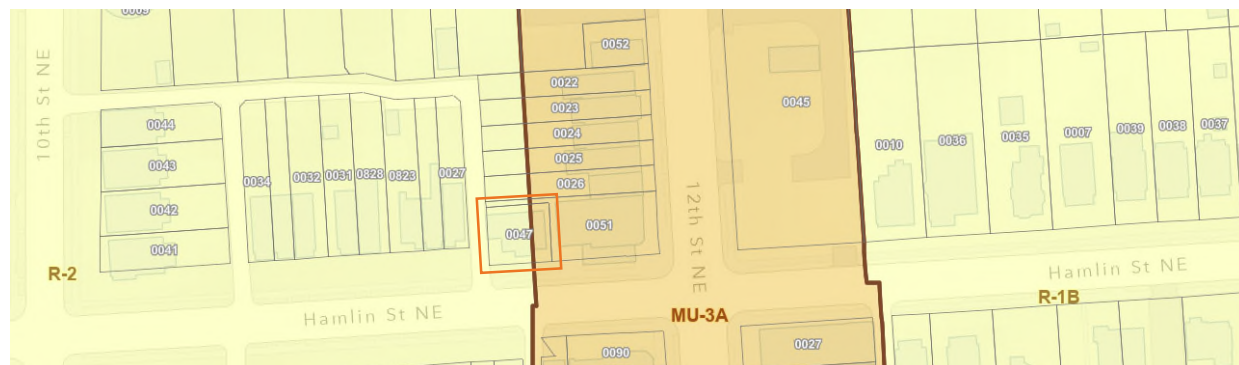
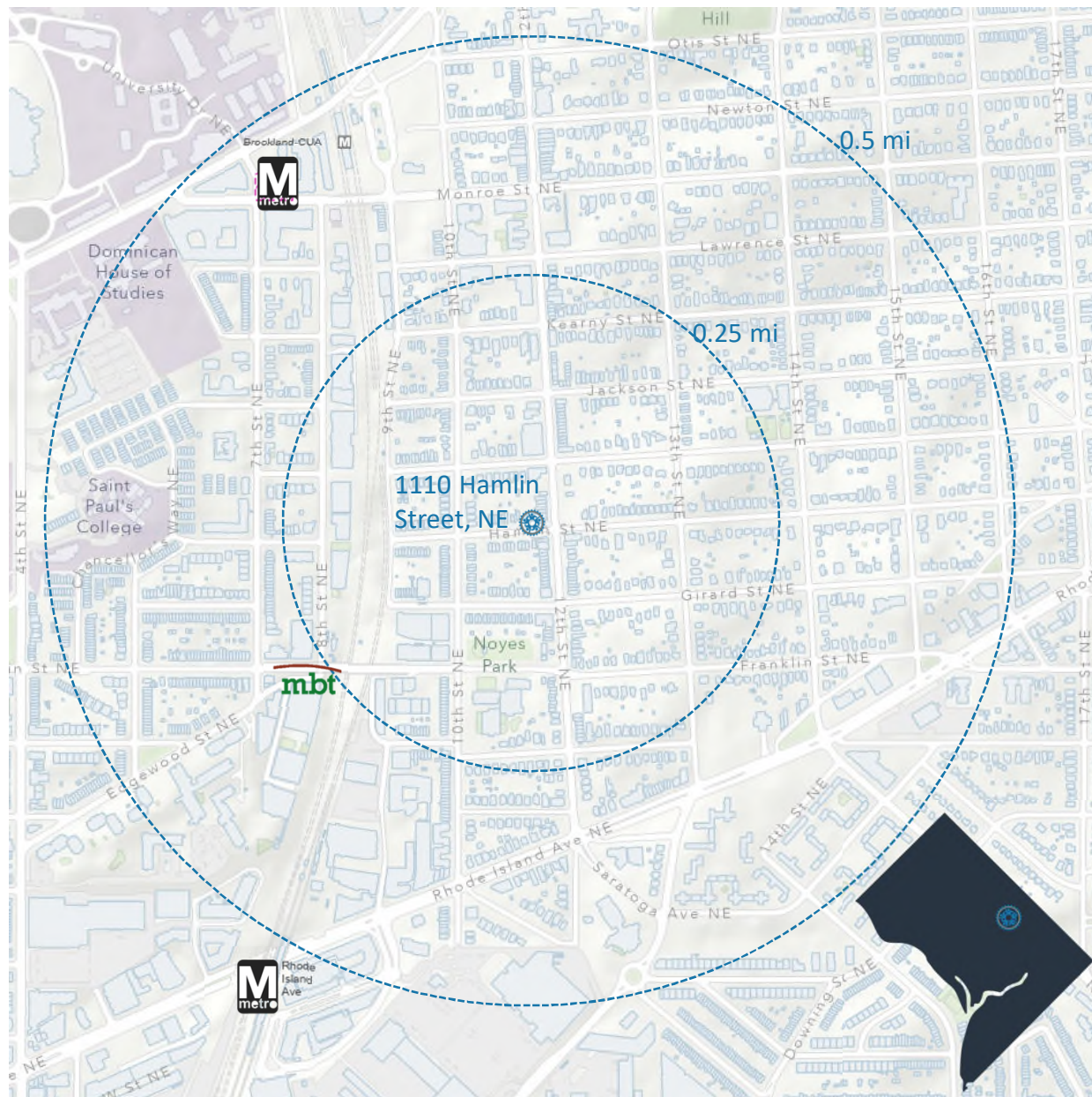
**Applicant and Property:** The Washington Area Bicyclist Association (“WABA”) seeks to convert the existing building at 1110 Hamlin Street, NE from its current permitted use as two flats to office use.

# Property and Project Overview



**Project:** WABA intends to use the property as its office headquarters. WABA does not seek to expand or modify the exterior footprint of the Existing Building except to potentially add an ADA ramp. The Project entails modest amounts of interior reconfiguration to the Existing Building to make it appropriate for office use.

# Property and Project Overview

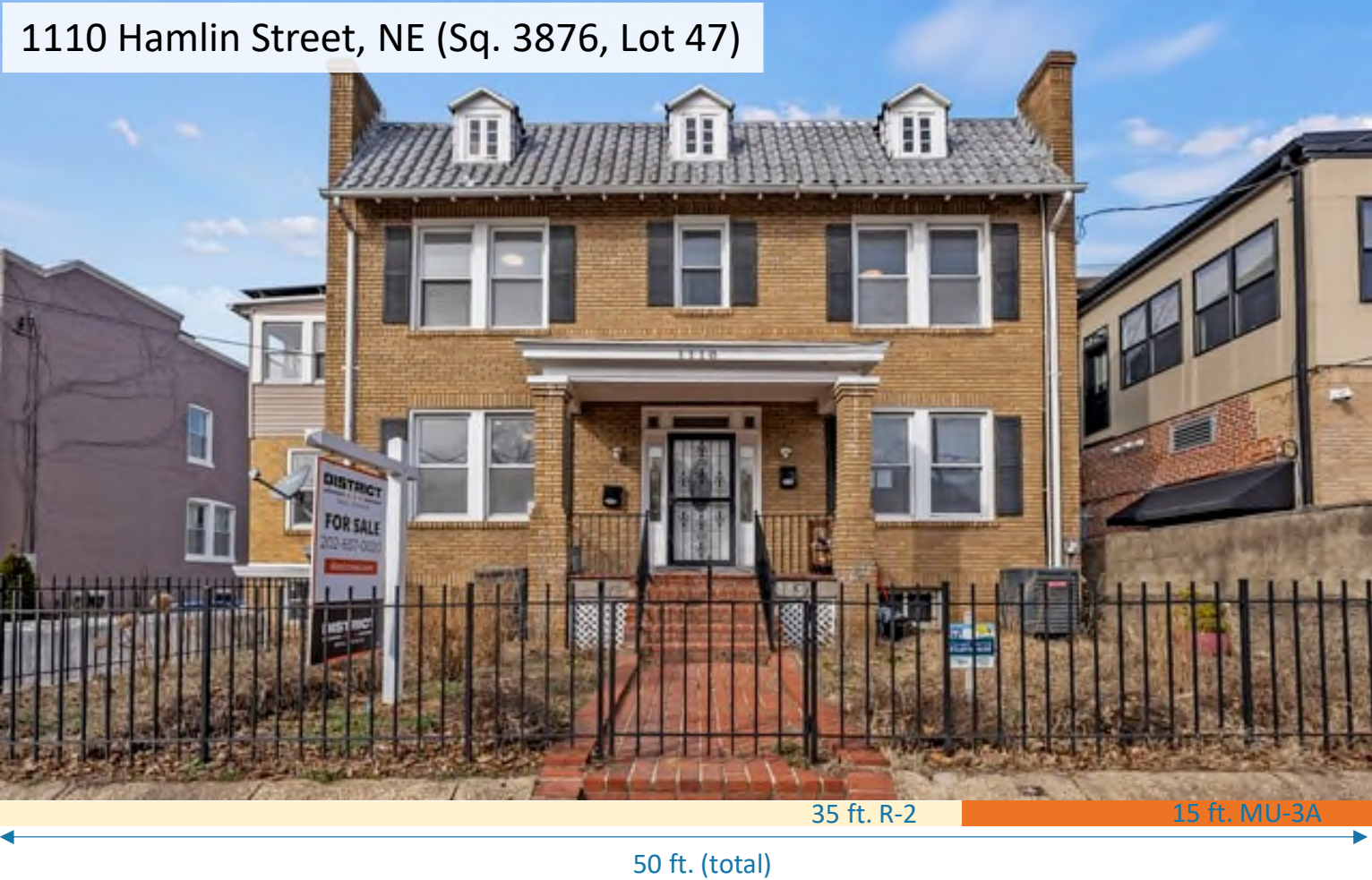
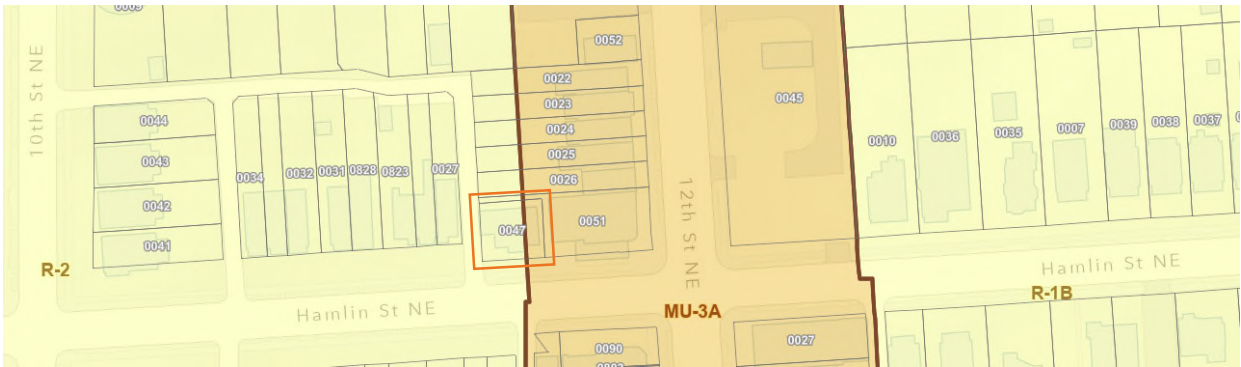
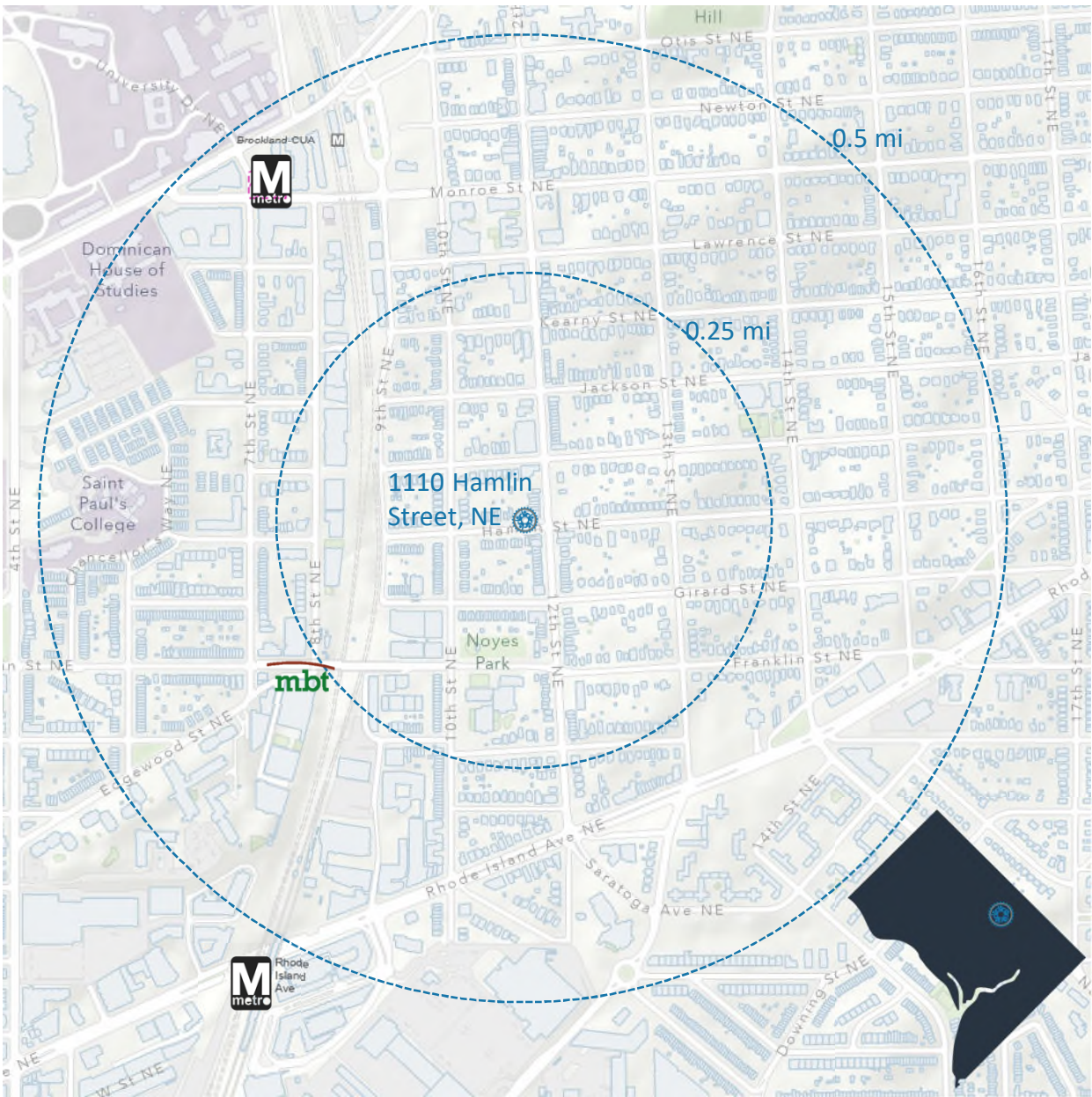


**Existing Building:** The existing building is 2,406.6 sf, and the lot area is 2,300 sf.

**Existing zoning:** The existing zoning is a mix of:  
MU-3A zone – 700 sf  
R-2 zone – 1,600 sf

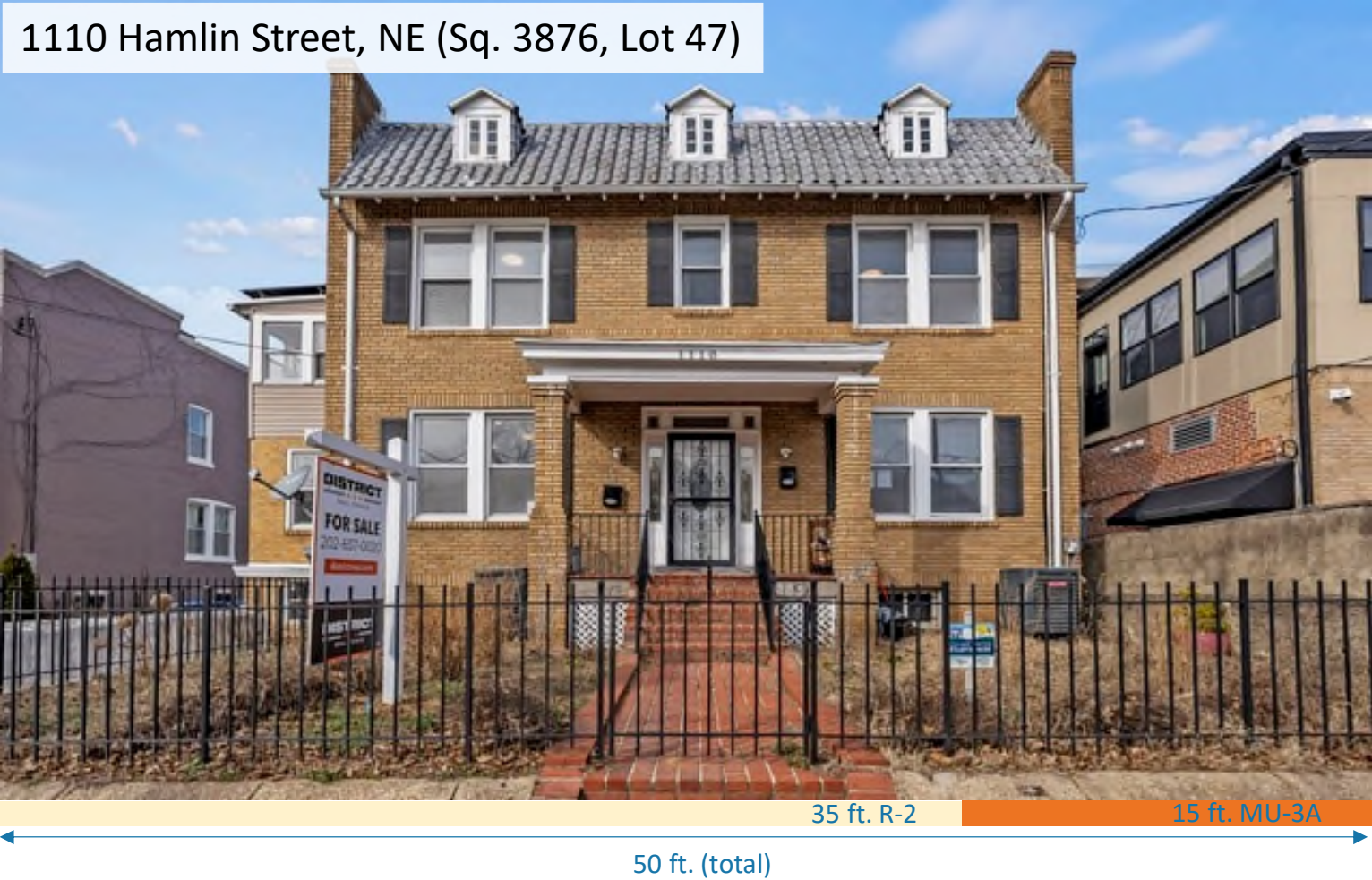
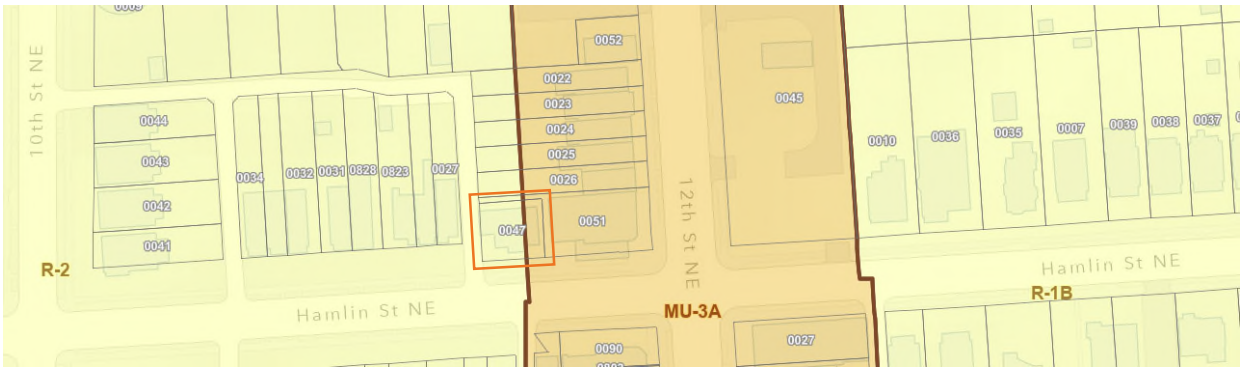
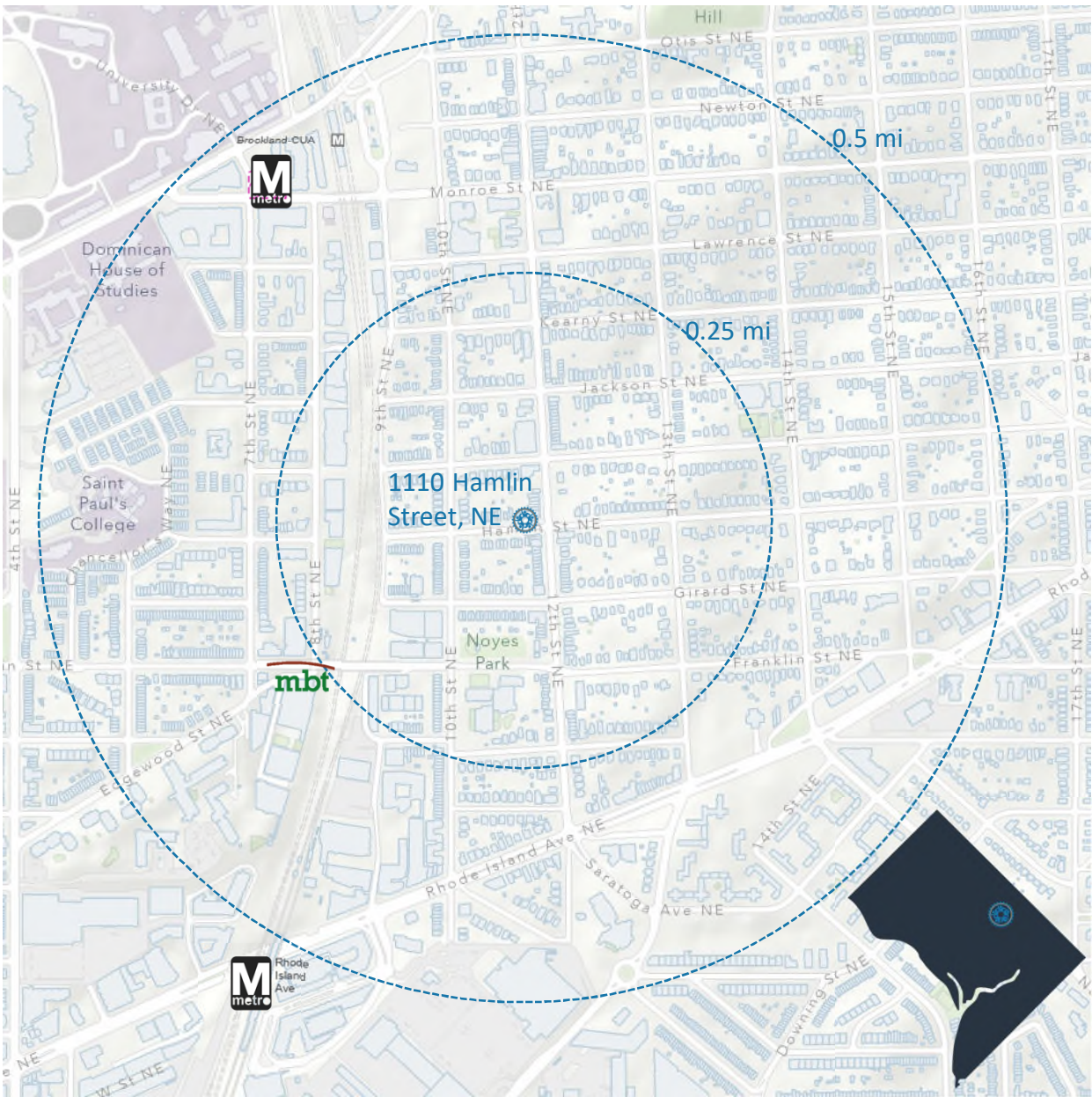
**Location:** Brookland neighborhood;  
0.25 mi. from MBT and <0.5 mi. from Metro

# Property and Project Overview



**Relief Requested:** The conversion of the Existing Building requires and this application seeks:  
1.a special exception to extend the MU-3A portion of the Property 35 feet to the west to cover the entire Property (11-A DCMR § 207.2), and

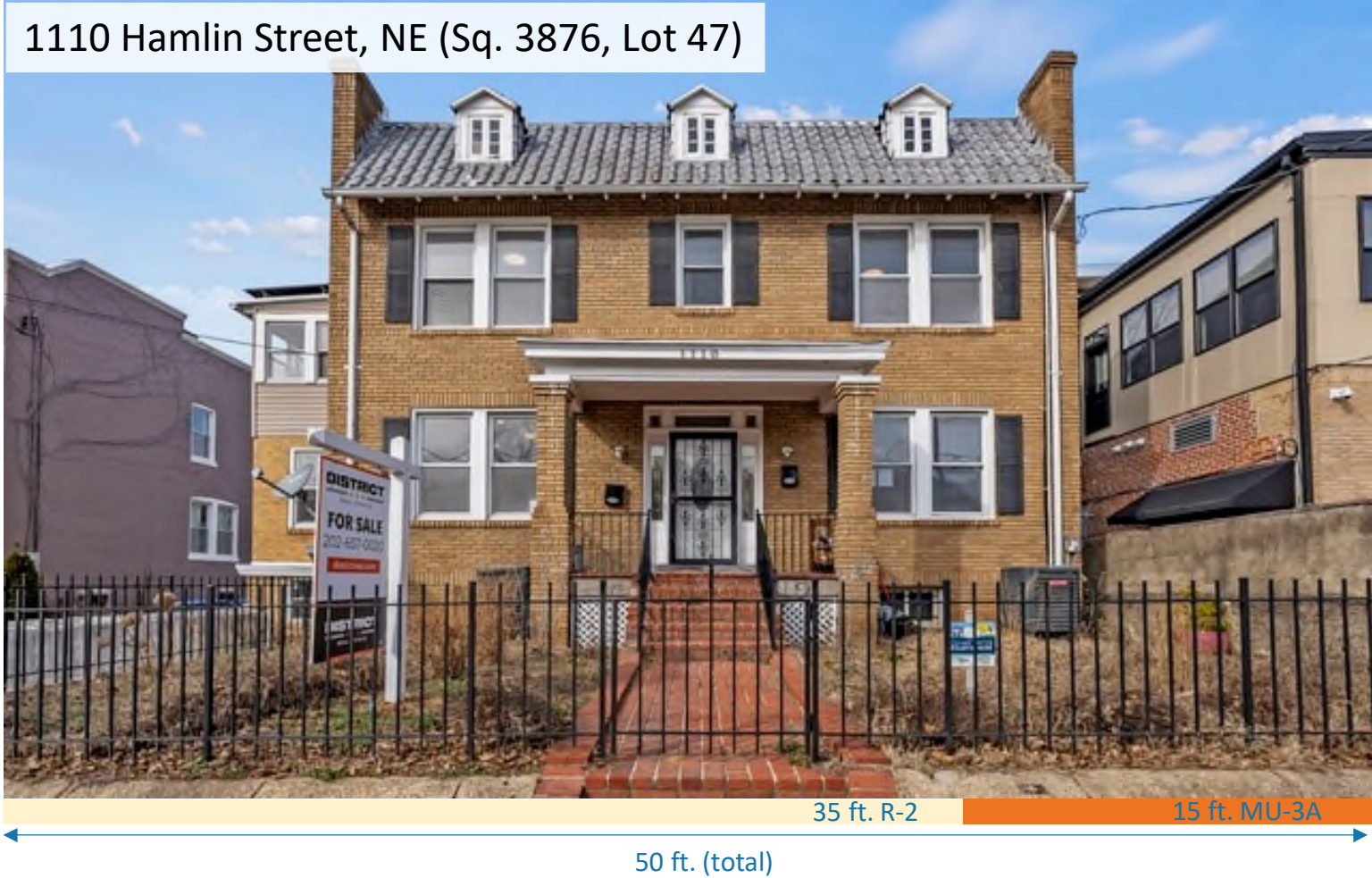
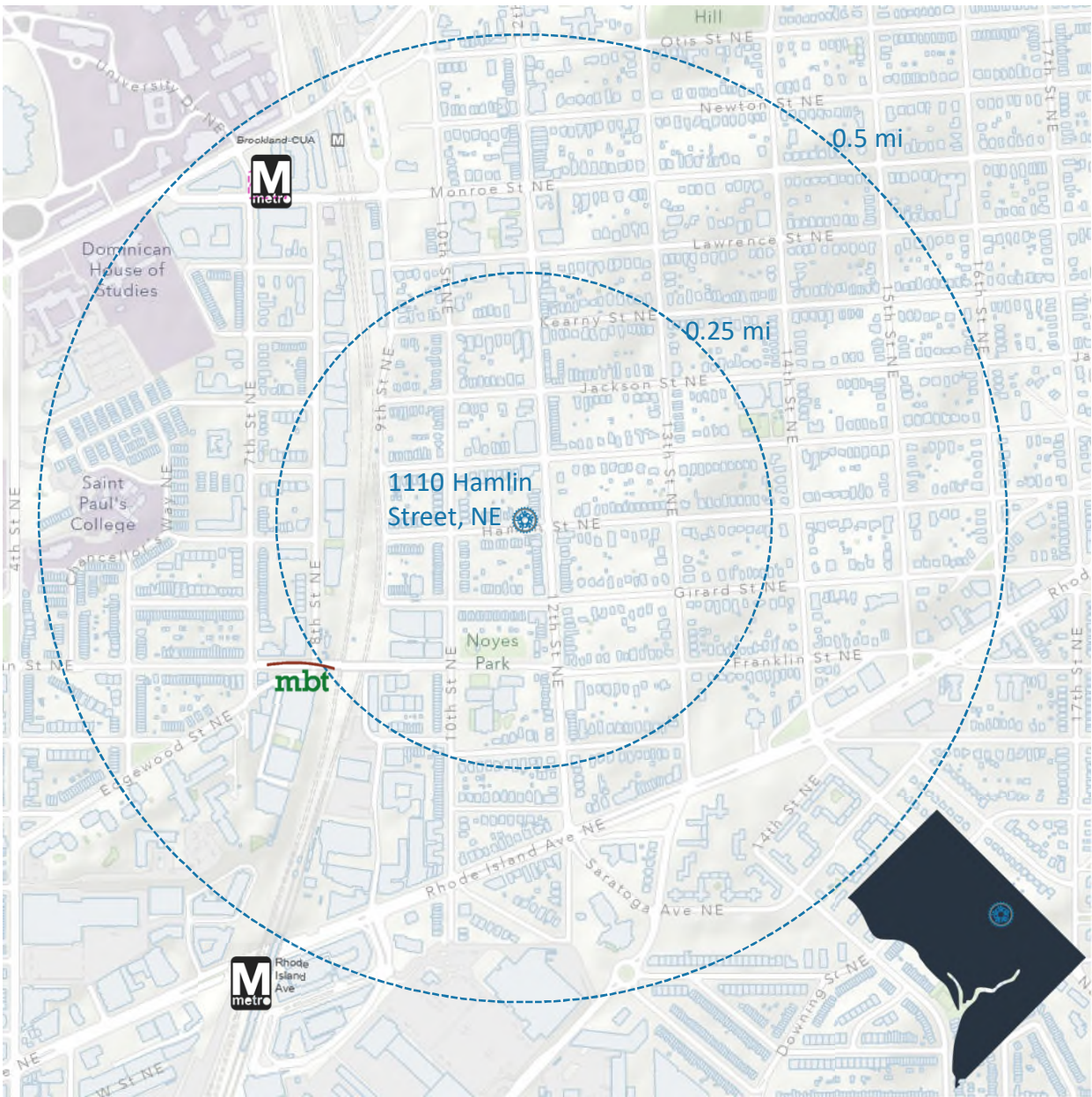
# Property and Project Overview



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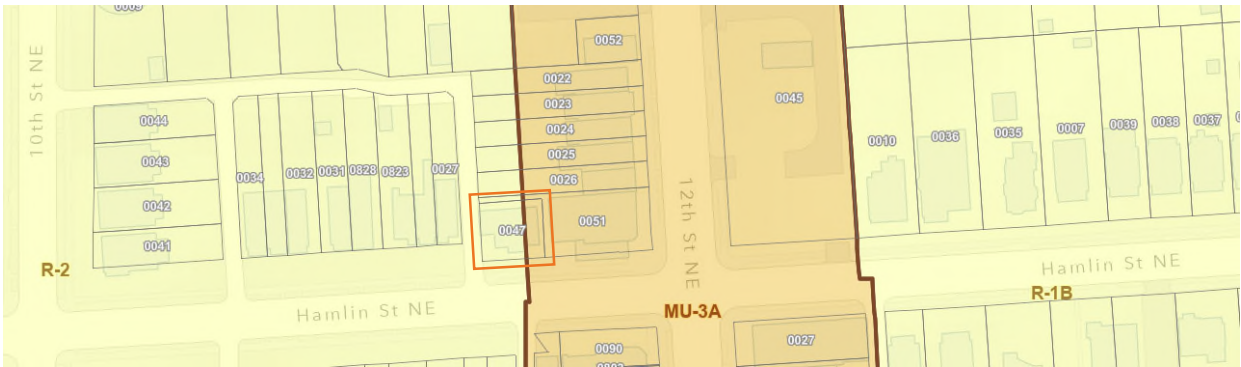
2. FAR variance to use the entire existing building for office use in excess of the non-residential FAR maximum of 1.0 in the MU-3A zone (11-G DCMR § 201.1). The FAR variance is for 0.045 (102.6 sf) of additional FAR, all below-grade.

# Property and Project Overview



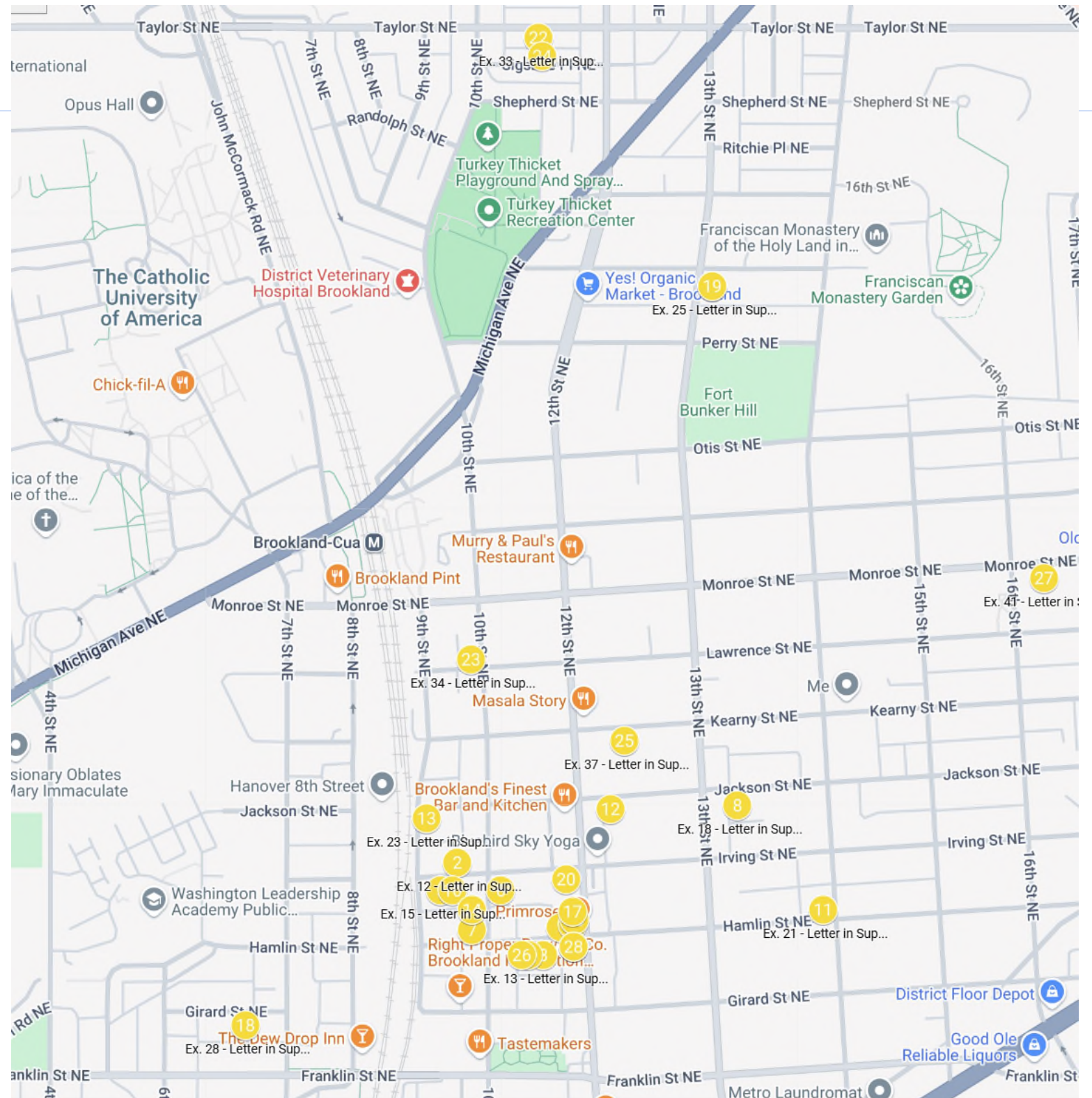
No expansion, addition, or structural change to the building or exterior. (Possible addition of an ADA ramp and outdoor bike racks.)

No change to the zone or allowed uses elsewhere.



# Support for WABA's Application

- ANC 5D in support
- BNCA in support
- OP in support
- DDOT no opposition
- Councilmember Parker in support
- Friends of MBT in support
- > Two dozen support letters from neighbors



# WABA's History

- Founded by volunteers in 1972
- Works to promote bicycling, walking and transit in the entire region – have been based in DC our entire 53 year history.
- Current location in Adams Morgan (15 years); long-term goal of organization to buy. Former ED said, “The best time for WABA to buy would have been any time in the past 50 years.”



**WABA empowers people to ride bikes, build connections, and transform places. We fight for a just and sustainable transportation system where walking, biking, and transit are the best ways to get around.**

# WABA: What we Do – Advocacy

- We have full time staff working on advocacy in Washington, D.C., Maryland and Virginia.
- Organize community members around bicycling and safe streets; get more people involved.
- Build strong relationship with decision makers; push for better bike infrastructure.
- Work with allied groups to show how vital transportation investments are.



# WABA: What we Do – Education

- Completed 10 DC public charter school Bike Week programs; 5 at new schools. In 2024, the program reached 1011 students.
- Taught 85 adult, youth and family classes in DC, Montgomery County, Alexandria, Arlington and Prince George's County, reaching 838 participants at classes, rides and trainings, and teaching 542 youth and adults how to ride a bike.



# WABA: What we Do – Trail Rangers

- In 2024 Trail Rangers serviced more than 8,000 miles and cleaned up more than 1,100 bags of trash, including lots of tires.
- Trail Rangers pruned and cleared invasive vines off of just under 2,000 trees.
- Trail Rangers engaged with more than 3,000 people - speaking at events (including monthly MBT coffee hours) and on the trail.



# WABA: What we Do – Gearin' Up

- Continuing on a 10 year tradition – much of it located in Ward 5!
- Community bike shop located directly next to Alethia Tanner Park that:
  - Fixes bikes for neighbors
  - Holds “Earn a Bike” classes where youth learn to fix bikes and then – earn a bike!
  - Hires youth interested in learning more and trains them to be mechanics



# 1110 Hamlin Street, NE

- Existing building constructed in 1928
- Previously used as residences
- Marketed for either residential or office use based on the split zoning designation
- Limited back yard for other residential use



# WABA: Need for New Space

- Upper floor office space
- Proximity to MBT and Metro
- Lower floor bicycle storage
- Proximity to Gearin' Up operations
- Ability to own rather than rent
- DC location
- Partnership with ANC 5B04, BNCA, and others in Brookland



# Satisfaction of Relief Requested

## Area of Relief:

1. Special exception to allow MU-3A zone to extend to the entirety of the existing building (11-A DCMR § 207)

2. Variance from FAR limits to allow entire building to be used as an office for WABA (2,402.6 sf existing, but zoning allows only 2,300 sf to be used) (11-G DCMR § 201)

## Satisfaction of Special Exception:

**207.2(a):** The property is 50 ft wide (15 ft in the MU-3A and 35 ft in the R-2). The relief extends the MU-3A across the 35 ft in the R-2.

**207.2(b):** N/A

**207.2(c)/901.2(b):** The project has no adverse effects on the surrounding neighborhood

**207.2(d):** No conditions of use are necessary

**902.1(a):** the MU zones expressly call for a mix of uses, and the R-zoned portion is mixed-use on the FLUM and Small Area Plan

# Satisfaction of Relief Requested

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1. Special exception to allow MU-3A zone to extend to the entirety of the existing building (11-A DCMR § 207)

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## Satisfaction of Variance Relief:

**Exceptional Conditions:** location of zone boundary and alley; lack of rear yard; and WABA's mission under *Monaco-McDonald* cases

**Practical Difficulty:** All the excess FAR (0.045) is in a partially-below grade level that would be used for WABA's mission-serving storage. It would be difficult to remove.

**No Detriment to Zone Plan:** The excess FAR is de minimis (102.6 sf above the 1.0 limit) and would not adversely affect the plan for 12th Street, NE or Hamlin Street, NE.