

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Meredith Soniat *MS*  
Acting Associate Director

**DATE:** March 14, 2025

**SUBJECT:** BZA Case No. 21257 – 405 Riggs Road NE

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#### APPLICATION

Newlen and Faith Moravian Church of the Nations Capital (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception under the daytime case use requirements of Subtitle U § 203.1(h) to permit an existing 4,200-square-foot child development center for 59 children and 11 staff, in a detached, two-story building. The site is in the R-2 Zone at 405 Riggs Road NE (Square 3741 Lot 0809) and is served by a 16-foot public alley.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of the requested relief.

#### 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, demographic composition, and other characteristics.

The Applicant is required by Zoning to provide two (2) off-street parking spaces. The Applicant has stated that there are two (2) existing off-street parking spaces serving the child development center accessed from the public alley. DDOT requests that the Department of Buildings confirms the Applicant is meeting the parking requirement in Zoning when issuing a building permit.

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### Bicycle Parking

The project is not required by Zoning to provide any long- or short-term bicycle parking spaces.

### Loading

DDOT's practice is to accommodate loading operations safely and efficiently, while prioritizing pedestrian and bicycle safety and limiting negative impacts 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. 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 Title 11 of the *DCMR*, Subtitle C § 901.1, buildings with 30,000 square feet or less of daytime care use are not required to provide a loading berth. Trash must be stored entirely on private property, out-of-view of the sidewalk, and collected at the rear of the property.

## **STREETSCAPE AND PUBLIC REALM**

DDOT's lack of objection to this application should not be viewed as an approval of the public realm. If any portion of this or future projects at the property propose elements within District-owned right-of-way or the building restriction area, the Applicant is required to pursue a public space construction permit. It is noted that the site has a 15-foot Building Restriction Line (BRL) along the Chillum Place NE frontage. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain "park-like" with landscaping.

The following items proposed in public space, per the Architectural Plans ([Exhibit 10](#)) in the case record, will need to be resolved by the Applicant during permitting:

- Areaway – the areaway providing a new access to the lower level on Chillum Place NE should comply with Title 12 of the *DCMR* § 3202.9.
- Curbside Signage – the Applicant should work with DDOT to install appropriate school loading (pick-up and drop-off) signage along Chillum Place NE.

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.

## **HERITAGE AND SPECIAL TREES**

According to the District's [Tree Size Estimator map](#), there are zero (0) Heritage and Special trees on the property and one (1) Special Tree in the Chillum Place NE right-of-way fronting the property. DDOT expects the Applicant to coordinate with the Ward 4 Arborist regarding the preservation and protection of existing Special and small street trees, as well as the planting of new street trees.

Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by DDOT's Urban Forestry Division, a Tree Protection Plan will be required.