Government of the District of Columbia

Department of Transportation

d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: KB Kelsey Bridges
Manager, Neighborhood Planning Branch

DATE: October 8, 2026

SUBJECT: BZA Case No. 21503 – 7800 Alaska Avenue NW

APPLICATION

Jemal's Gateway DC, LLC and Emerald Wings, LLC (jointly the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception to the fast food establishment uses of Subtitle U § 513.1(e) to permit a fast food establishment in an existing commercial building. The site is in the R-1B and MU-4 Zones at 7800 Alaska Avenue NW (Square 2960, Lot 818) and is not served by a 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. This impact is expected to be mitigated by patron and employee access to the parking lot located directly behind the property. 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. 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 Kalmia Road NW 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 Applicant should coordinate with DDOT to mitigate the potential impact of delivery trips to the site along Kalmia Road

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and Alaska Avenue NW. DDOT is currently constructing bus-only lanes on Georgia Avenue NW which will include making transportation safety improvements to this intersection.

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 no Special Trees or Heritage Trees on the property.

KB:ms