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
Neighborhood Planning Branch Manager

DATE: September 3, 2026

SUBJECT: BZA Case No. 21509 – 799 Buchanan Street NE

APPLICATION

Roman Catholic Archbishop of Washington and his successors in office (the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exceptions from the subdivision regulations of Subtitle C § 302.1 and the new residential development standards of Subtitle U § 421 to construct 80 row houses. The site is in the RA-1 Zone at 799 Buchanan Street NE (Square 3894, Lot 23).

In this application, the Applicant requests reinstatement of a prior approval from 2024, BZA No. 20751. The Applicant was unable to file a building permit before this previous order expired since the Applicant did not have a builder at the time. The Applicant now has a builder and seeks to advance the project. DDOT supported the previous application, with one (1) condition that was adopted by the BZA in the final order.

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 this application with the following condition from the previous order:

- The Applicant shall implement the following Transportation Demand Management (TDM) Plan, for the life of the project, unless otherwise noted:
    - Install 16 short-term bicycle parking spaces along the site frontage on Buchanan Street and along the internal roadways of the development to encourage bicycling by new and existing residents in the area;
    - Fund the installation and one-year of maintenance costs for a new 23-dock Capital Bikeshare station with at least 12 bikes;

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- Fund and construct a sidewalk along the south side of Buchanan Street from the west side of 8th Street to 10th Street, subject to DDOT approval; and
- Fund and install a crosswalk on the west leg of Buchanan Street/8th Street intersection and construct curb ramps on the northwest and southwest corners of the intersection.

STREETSCAPE AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of this project proposed within District-owned right-of-way or the building restriction area, such as the new curb cuts, sidewalk, streetscape, and closure of the existing curb cuts along the south side of Buchanan Street NE, require the Applicant to pursue a public space construction permit.

It is noted that the site has a 15-foot Building Restriction Line (BRL) along the Buchanan Street 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.

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, the property has several Heritage and Special Trees. DDOT expects that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of existing Heritage, Special, and small street trees.

Heritage Trees have a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. With approval by the Mayor and DDOT's Urban Forestry Division (UFD), Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan to preserve the Non-Hazardous Heritage 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 UFD, a Tree Protection Plan will be required.

KB:nh