

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Jim Sebastian
Associate Director  for

DATE: March 8, 2019

SUBJECT: ZC Case No. 01-01B – 901 New York Avenue NW

PROJECT SUMMARY

BP/CRF 901 New York Avenue, LLC (the “Applicant”) seeks approval of a PUD Modification of Consequence to update the guidelines and design scheme applicable to the building’s signage and ground-floor retail street presence.

RECOMMENDATION

The District Department of Transportation (DDOT) has no objection to the approval of the Modification of Consequence. However, the Applicant should pursue a public space permit and continue to work with DDOT on the final design of the public realm surrounding the site.

PUBLIC SPACE

In line with District policy and practice, any substantial new building development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb and gutters, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site.

The Applicant must work closely with DDOT and the Office of Planning (OP) to ensure that the design of the public realm meets current standards and will substantially upgrade the appearance and functionality of the streetscape for public users needing to access the property or circulate around it. In conjunction with Titles 11, 12A, and 24 of the *District of Columbia Municipal Regulations* (DCMR), the *Design and Engineering Manual* (DEM) and DDOT’s *Public Realm Design Manual* will serve as the primary public space references for the Applicant.

The Applicant must pursue a public space permit application for the proposed changes to the public realm surrounding site. DDOT staff will be available to provide additional guidance during the public space permitting process. Specifically, the Applicant should participate in a Preliminary Design Review Meeting (PDRM) to further refine the proposed public space design. DDOT and OP staff provided initial feedback on the public space design in a November 20, 2018 meeting with the Applicant. The general comments from the meeting are outlined below:

- Sidewalk cafes should have a minimum pedestrian clear path of 10-ft, however the Reservation to the east near 9th Street NW and the Starbucks sidewalk café to the west near 10th Street NW limits the pedestrian clear path to 8-ft. DDOT finds that an 8-ft pedestrian clear path is appropriate given the existing conditions;
- The design is showing signage on the light poles which is not permitted for restaurants;
- There is a bus stop on New York Avenue NW and the sidewalk will need to maintain a 15-ft radius from the stop;
- Planters with plants should not be taller than 36-inches; and
- Branding in public space is not permitted for sidewalk cafes, thus any branding should be confined to private space.

JS:kb