Government of the District of Columbia

Department of Transportation

d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: KB
Kelsey Bridges
Associate Director

DATE: October 26, 2026

SUBJECT: ZC Case No. 22-08B – 4401-4435 Benning Road NE

PROJECT SUMMARY

NRP Properties, LLC, (the "Applicant") seeks approval for a Design Review Modification with Hearing. The subject property is located at 4401-4435 Benning Road NE (Square 5085, Lots 843 and 844) in the MU-7B Zone. Zoning Commission (ZC) Case No. 22-08 became effective in 2022 for 109 all-affordable dwelling units, and 13 vehicle parking spaces. The Applicant is seeking to modify the approval to reduce the loading berth vertical clearance of Subtitle C § 905.2.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District's multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The previous zoning approval (ZC Case No. 22-08) provided for zoning-compliant loading facilities but subsequently determined the vertical clearance standard of 14 feet could not be met; and
- The Applicant proposes no design changes to the site and has proposed to implement a Loading Management Plan to accommodate larger trucks and trash trucks on the site.

RECOMMENDATION

DDOT has no objection to the approval of this application with the following condition:

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EXHIBIT NO. 11

- The Applicant will implement the Loading Management Plan, as proposed by the Applicant (Exhibit 9), for the life of the project, unless otherwise noted. DDOT recommends that trash be collected curbside.

TRANSPORTATION ANALYSIS

Loading

DDOT's practice is to accommodate vehicle loading in a safe and efficient manner, while at the same time preserving safety across non-vehicle modes and limiting any hindrance 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 project to comply with DDOT's standards for loading.

Per Title 11 of *DCMR*, Subtitle C § 901.1 and § 901.4, residential properties with more than 50 units are required to provide one (1) loading berth and one (1) 20-foot delivery space. While the project proposes to meet the zoning requirements for loading by providing one (1) 30-foot berth one (1) 20-foot delivery space in the ground-level garage, the vertical clearance of the garage is only 10 feet, rather than the 14 feet required by zoning. Larger box trucks and trash trucks will therefore not be able to access the loading facilities in the building as originally planned.

Truck turning diagrams provided to DDOT by the Applicant indicate that a head-in and head-out movement is not possible in the front driveway area for a 30-foot truck, but this size vehicle could enter by backing into the driveway from Benning Road. Trash is proposed to be stored internal to the building and wheeled out for curbside pick-up. This is consistent with DDOT's standards that trash not be stored in public space or be visible from the public sidewalk. DDOT recommends the project utilize curbside trash pick-up unless there are operational changes to the curbside lane of Benning Road associated with future bus priority project. The Applicant has proposed to implement a Loading Management Plan (Exhibit 9 in the case record) for accepting deliveries of trucks that need to back into the site, and for both curbside and on-site trash collection. Future residents should obtain "emergency no parking" signs from DDOT to reserve an on-street parking space for move-ins and move-outs.

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 the project proposed within District-owned right-of-way or the building restriction area 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 Benning Road 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 Applicant has an approved public space permit application TOPS #495118.

KB:eo