

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *KB for* Meredith Soniat
Associate Director

DATE: February 13, 2026

SUBJECT: ZC Case No. 25-03 – 2 18th Street SE (Jeremiah House)

PROJECT SUMMARY

So Others Might Eat (“SOME” or the “Applicant”) has requested approval of a Voluntary Design Review (VDR) application for the property located at 2 18th Street SE (Square 1110, Lot 86). The proposal includes converting an existing legally nonconforming rooming house into an all-affordable apartment building, adding one (1) additional floor, and renovating the structure to modern standards. The unit count will increase modestly from 57 to 61.

The Applicant seeks flexibility from certain zoning requirements, including the following transportation-related elements:

- Special exception relief from minimum parking requirements (19 spaces required, none provided); and
- Variance relief from the Transportation Demand Management (TDM) Plan requirement.

No vehicle parking is proposed, consistent with existing conditions and the resident population, which consists of formerly homeless individuals who do not own cars.

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 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:

- A full Comprehensive Transportation Review (CTR) is not required, and the finalized scoping form dated December 19, 2025, agreed to by the Applicant and DDOT, serves as sufficient documentation (see Attachment 1);
- DDOT supports the requested relief from minimum parking and TDM Plan requirements given:
 - The resident population consists of formerly homeless individuals who do not own cars; and
 - The site is located approximately 600 feet from the Stadium-Armory Metrorail Station and is well-served by transit and pedestrian infrastructure.

RECOMMENDATION

DDOT has no objection to the approval of this VDR application with the following condition included in the Zoning Order:

- Provide at least 20 long-term bicycle parking spaces within the building, designed per DDOT standards, including horizontal placement for 50% of spaces and electrical outlets for e-bikes and scooters.

CONTINUED COORDINATION

The Applicant will be required to obtain public space permits for any elements proposed in public space, including short-term bicycle racks and landscaping. DDOT will review these details during the public space permitting process.

TRANSPORTATION ANALYSIS

The following is DDOT’s review of the submitted plans, application materials, and finalized scoping form (December 19, 2025) to assess the project’s consistency with the District’s vision for an equitable and sustainable transportation system that delivers safe and convenient ways to move people, goods, and services.

Site Access

No new curb cuts are proposed, and pedestrian access remains unchanged. The project maintains the existing alley and sidewalk configuration, consistent with DDOT standards.

Vehicle Parking

No vehicle parking is proposed, consistent with existing conditions. Zoning requires 31 spaces, reduced to 19 with applicable credits. The Applicant requests relief for all 19 spaces. Normally, DDOT requires an on-street parking occupancy study when relief of five (5) or more spaces is sought; however, DDOT agreed to waive this requirement given the resident population – formerly homeless individuals who do not own cars – and the site’s strong transit and walk access. As a result, DDOT anticipates negligible parking demand and supports the requested relief.

Bicycle Parking

Because the proposal adds more than 25% gross floor area (GFA), the bicycle parking requirement applies only to the added GFA. Based on 15 apartment units in the fourth-floor addition, zoning requires five (5) long-term and two (2) short-term bicycle parking spaces. The Applicant proposes to meet the

minimum required by zoning (five long-term and two short-term spaces for the addition). However, DDOT communicated during scoping that its support would be conditioned on providing long-term bicycle parking for all residents, or at least 20 spaces. This number of long-term spaces reflects the full building occupancy and ensures adequate facilities for sustainable travel. All bicycle parking should meet DDOT design standards, including horizontal placement for 50% of spaces and electrical outlets for e-bikes and scooters.

Loading

Although the building's GFA increases by more than 25%, loading for the addition is required only when the addition is 50 or more dwelling units. Because the proposal adds four (4) units, no loading facilities are required, and none are proposed. DDOT does not anticipate issues regarding loading operations.

Heritage and Special Trees

According to the District's [Tree Size Estimator map](#), the property has no Heritage or Special Trees on-site or in adjacent public space. Minimal work is proposed in public space, and impacts to trees are not anticipated.

Streetscape and Public Realm

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. For this project, anticipated public space impacts are minimal and limited to landscaping and the installation of short-term bicycle racks. No new curb cuts or major streetscape changes are proposed. These elements will be reviewed during the public space permitting process to ensure consistency with DDOT standards.

ATTACHMENTS

- 1) Finalized CTR Scoping Form, December 19, 2025

MS:pj