


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Project Review Manager 

**DATE:** June 7, 2018

**SUBJECT:** **BZA Case No. 19767** – 1351 Wisconsin Avenue NW (Compass Coffee)

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APPLICATION

Compass Coffee (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under Subtitle U § 513.1(n) from the use requirements of Subtitle U § 512.1(d)(3) to permit a 112 seat coffee shop in the MU-4 zone. The site is currently vacant, and was most recently used as a jewelry store. The site currently does not have off-street vehicle parking, and is neither required nor proposes to provide vehicle parking with this application. The site is located within the Historic Georgetown District at 1351 Wisconsin Avenue NW.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District’s transportation network. The proposed action may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Despite these minor potential impacts, DDOT has no objection to the approval of the requested special exception.

Trip Generation

Based on the Institute of Transportation Engineers *Trip Generation Manual* (10th Edition), DDOT anticipates the 112 proposed seats will generate roughly 18 inbound and 13 outbound vehicle trips during afternoon peak commuting hours. The Applicant was not required to provide a Comprehensive Transportation Review (CTR) study because the use is not generating 25 peak hour trips in the peak direction.

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Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the requested special exception should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr