

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
Neighborhood Planning Manager

DATE: July 18, 2019

SUBJECT: BZA Case No. 20086 – 130-134 Ivanhoe Street SW

APPLICATION

Solid Properties, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, seeks approval for a special exception under the new residential development requirements of Subtitle U § 421.1, to raze an existing swimming pool and accessory structure, and to construct a new, three-story 30-unit residential building. The site is located in the RA-1 Zone at 130-134 Ivanhoe Street SW (Square 6271, Lot 32).

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means 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.

The purpose of DDOT’s review is to assess the potential safety and capacity impacts of the proposed action on the District’s 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 development is located within ¼ mile from the Priority Corridor Network Metrobus Route A4, which has a stop one block from the site on Irvington Street SW;
- Per Subtitle C § 702.1(c)(6), the Applicant is eligible for a 50% parking reduction and thus is required to provide five (5) parking spaces for the development;

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- Per Subtitle C § 701.8b, the Applicant is proposing to meet parking requirements through providing off-site parking in an adjacent parking lot, located at 137-141 Ivanhoe Street SE. This is a residential property with on-site parking that the Applicant owns;
- Per Subtitle C § 802.1, the Applicant is required to provide 10 long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. The Applicant proposes to meet both the long-term and short-term bicycle parking spaces as required by the Zoning Regulations;
- Since the project has fewer than 50 residential units, no loading facilities are required by zoning. The Applicant has not proposed a trash operation and collection plan. It is unclear where trash will be stored on the site;
- The existing building on the property has an entrance at grade along Ivanhoe Street SW. The proposed development is raised above grade and therefore requires stairway access to the main entrance and an ADA ramp;
- The Applicant has proposed two lead walks along Ivanhoe Street SW to accommodate the building entrance stairs and ADA ramp. Although both of these lead walks meet DDOT projection standards, DDOT typically only allows stairs and ramps in public space in situations where they are needed to respond to the existing grade of the site or street and not to the preferred design of the building.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

TRANSPORTATION ANALYSIS

Vehicle Parking

Subtitle C § 702.1 of the Zoning Regulations requires the Applicant to provide five (5) vehicle parking spaces for the development. The Applicant is proposing to meet the parking requirement per Subtitle C § 701.8b, through providing five (5) off-site parking spaces in an adjacent parking lot at 137-141 Ivanhoe Street SE. This is a residential property with on-site parking that the Applicant owns.

Bicycle Parking

Subtitle C § 802.1 of the Zoning Regulations requires 10 long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. The Applicant proposes to meet both the long-term and short-term bicycle parking spaces as required by the Zoning Regulations. The long-term bicycle parking spaces will be located in the cellar level of the building and short-term bicycle parking spaces will be located in public space. The two (2) short-term spaces can be accommodated by installing one (1) inverted U-rack.

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. This often results in loading being accessed through the alley network, to which this building is adjacent.

Since the project has fewer than 50 residential units, no loading facilities are required by zoning. Residents may move in and move out curbside by obtaining "Emergency No Parking" signs from DDOT. The Applicant has not proposed a trash operation and collection plan. It is unclear where trash will be stored on the site. Since the development has greater than four (4) units, the Applicant will need to contract with a private trash collection service. Of note, trash may not be stored in public space.

PUBLIC SPACE

DDOT's lack of objection to this application should not be viewed as an approval of public space design. All elements of the project proposed in public space, including between the Building Restriction Line and curb, require the Applicant to pursue a public space permit through DDOT's permitting process. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

The Applicant will need to apply for the elements identified below and any other features proposed in public space:

- Curb cuts – The existing development has two curb cuts that do not provide vehicular driveway access. One curb cut is located on the eastern edge of the property and the other curb cut straddles the existing property and the adjacent 137-141 Ivanhoe Street property. The Applicant will be required to close both curb cuts, as they will not provide vehicular driveway access to a legal and accessible parking space (DEM 31.5.1(b));
- Sidewalk and public parking - DDOT's Right-of-Way card indicates that Ivanhoe Street SE has a 10 foot sidewalk, six (6) foot pedestrian clear path and four (4) foot tree box, and three (3) foot public parking area. The Applicant will be required to upgrade the sidewalk and public parking area to current DDOT standards; and
- Lead walks - The existing building on the property has an entrance at grade along Ivanhoe Street SW. The proposed development is raised above grade and therefore requires stairway access to the main entrance and an ADA ramp. The Applicant has proposed two lead walks along Ivanhoe Street SW to accommodate the building entrance stairs and ADA ramp. Although both of these lead walks meet DDOT projection standards, DDOT typically only allows stairs and ramps in public space in situations where they are needed to respond to the existing grade of the site or street and not to the preferred design of the building.

DDOT expects the proposed public space design to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#) and the most recent versions of DDOT's [Design and Engineering Manual](#) and [Public Realm Design Manual](#) for public space design guidance.

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