

# 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:** March 20, 2020

**SUBJECT:** BZA Case No. 20244 – 1767-1777 Columbia Road NW

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#### APPLICATION

1777 Bond Street Equities LLC and Columbia Road of DC LLC (jointly 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 C §703.2 to modify the minimum parking requirement of Subtitle C §701.5, to construct an additional 40 residential units and ground-level retail to an existing mixed-use building. The site is located in the MU-5A Zone at 1767-1777 Columbia Road NW (Square 2580, Lot 522).

#### SUMMARY

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 existing mixed-use building consists of 80 residential dwelling units, 7,430 square feet of retail, and the 31 required minimum off-street parking spaces;

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- The Applicant is proposing to construct an additional 40 dwelling units and ground-level retail to the existing building. The proposed addition does not include any additional off-street parking spaces, which results in a total of 31 spaces for the entire project (0.26 spaces/unit ratio);
- Per the 2016 Zoning Regulations, the Applicant is required to provide 49 off-street parking spaces to accommodate parking for the existing building and the proposed addition. The Applicant is requesting relief from 18 off-street parking spaces; and
- DDOT supports the requested parking relief from 18 vehicle spaces with the inclusion of the Transportation Demand Management (TDM) to encourage non-auto-travel and to meet the requirement of Subtitle C §703.4 that a TDM Plan be approved by DDOT (see section below).

## RECOMMENDATION

DDOT has reviewed the Applicant's request and determined that based on the information provided, this proposed action will have minimal adverse impacts on the travel conditions of the District's existing transportation network. DDOT has no objection to the approval of the requested relief with the following condition:

- The Applicant will implement the following Transportation Demand Management (TDM) plan for the life of the project, unless otherwise stated:
  - Unbundle the cost of vehicle parking from the lease or purchase agreement for each residential unit and charge a minimum rate based on the average market rate within a quarter mile;
  - Identify Transportation Coordinators for the planning, construction, and operations phases of development. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement;
  - Provide Transportation Coordinators' contact information to goDCgoTransportation, conduct an annual commuter survey of employees on site, and report TDM activities and data collection efforts to goDCgo once per year;
  - Transportation Coordinators will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan;
  - Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the residents, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications;
  - Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing [info@godcgo.com](mailto:info@godcgo.com);
  - Transportation Coordinators will subscribe to goDCgo's residential newsletter;

- Provide a SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride;
- Provide 10 additional long-term bicycle spaces above the zoning requirement, for a total of 60 long-term bicycle spaces. Long-term bicycle storage will be provided free of charge to residents and will be designed to accommodate non-traditionally sized bikes including cargo, tandem, and kids' bikes;
- Provide a bicycle repair station in each long-term parking storage room;
- Provide three (3) collapsible shopping carts (utility carts) to encourage residents to walk to the grocery store and run errands; and
- Provide a \$5,000 contribution to DDOT toward the expansion of Capital Bikeshare in ANC 1C.

The Applicant is also supportive and willing to consent to the conditions proposed.

## **TRANSPORTATION ANALYSIS**

### Vehicle Parking

Subtitle C §701.5 of the Zoning Regulations requires a total of 49 vehicular parking spaces (Multi-family Residential: 1 per 3 dwelling units in excess of 4 units; Retail: 1.33 per 1,000 square feet in excess of 3,000 feet) for the proposed 40-unit addition to an existing 80-unit mixed-use residential building. The Applicant is asking for relief from 18 spaces, to provide a total of 31 spaces, two (2) of which are electric vehicle charging spaces.

Subtitle C §703.4 of the Zoning Regulations requires that any request for a reduction in the minimum parking requirements include a TDM plan approved by the District Department of Transportation. To meet this requirement, the Applicant and DDOT have agreed to the TDM Plan outlined in the Recommendations section above.

### Residential Permit Parking (RPP)

The site is located on the 1700 block of Columbia Road NW, which is currently eligible for the Residential Parking Permit (RPP) program. While there are no RPP signs currently on this block, current and future residents are eligible to obtain RPP stickers at the Department of Motor Vehicles (DMV), due to inclusion of Columbia Road NW in DDOT's RPP database.

### Bicycle Parking

Subtitle C §802.1 of the Zoning Regulations requires a total of 50 long-term bicycle parking spaces and 10 short-term bicycle parking spaces for the proposed mixed-use project. The Applicant is proposing 50 long-term and 12 short-term bicycle parking spaces (six inverted U-racks). To encourage more non-auto travel and meet the high demand for bicycle amenities in the Adams Morgan neighborhood, the TDM plan requires the Applicant to provide an additional 10 long-term bicycle spaces on-site for a total of 60 long-term bicycle spaces.

### Loading

The proposed building addition is not required to provide loading or service/delivery spaces because the proposal includes less than 50 dwelling units. The Applicant, however, is relocating the existing 30-foot

loading berth and platform from the western side of the site to the eastern side. Access to the loading berth is off the 15-foot rear public alley.

## **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 this application should not be viewed as an approval of public space design. If any portion of this or future projects at the property propose elements within District owned public space, the Applicant is required to meet all District design regulations and pursue a public space permit through DDOT's permitting process.

The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), and the most recent version of DDOT's [Design and Engineering Manual \(DEM\)](#), and DDOT's [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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