

**BZA Application #20244**

1767-1777 Columbia Road NW

1777 Bond Street Equities LLC and Columbia Road of DC LLC

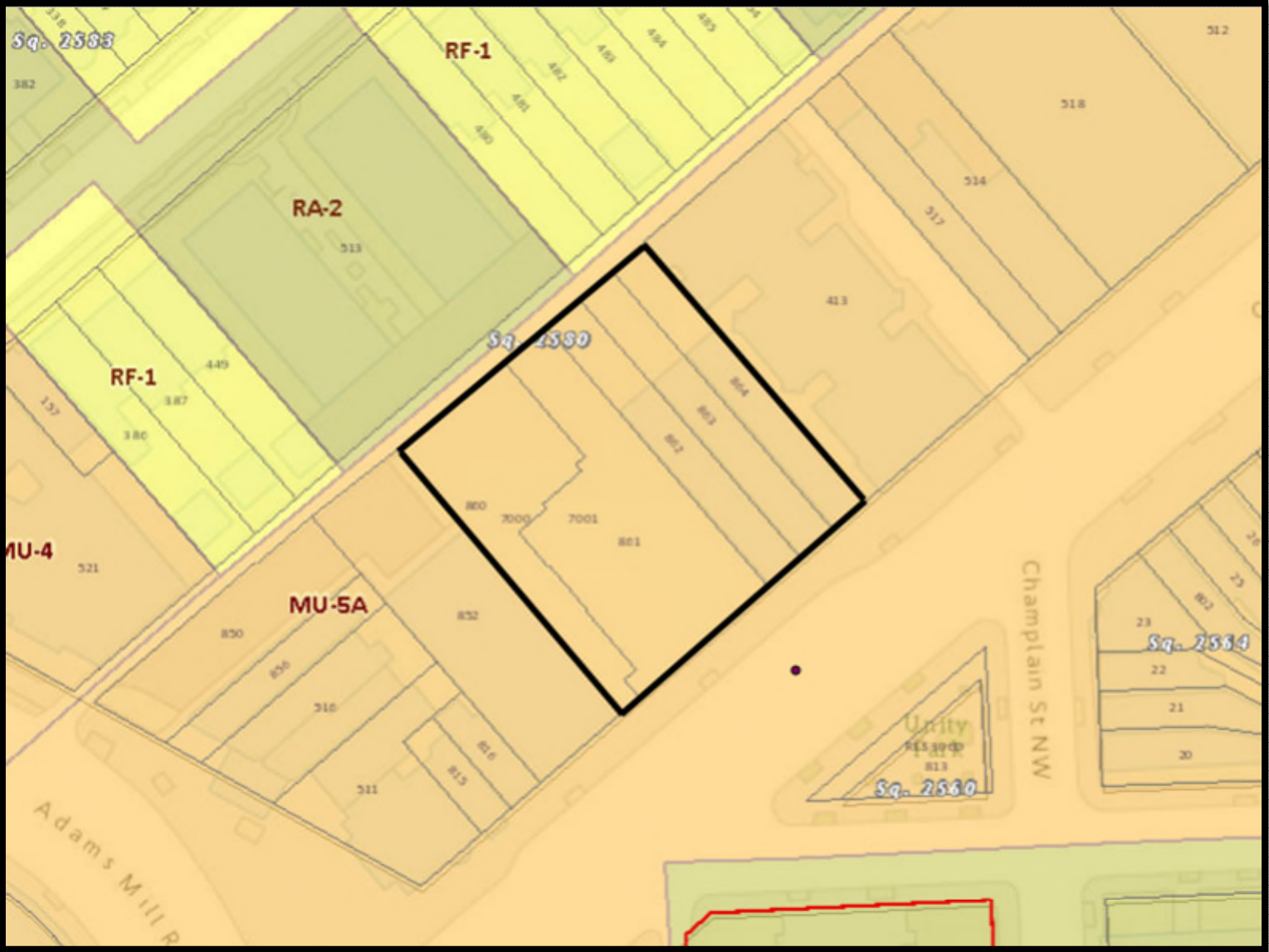
**Presented by:**  
Meridith Moldenhauer  
Cozen O'Connor



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20244  
EXHIBIT NO. 36



# Zoning Map



MU-5A Zone District  
Square 2580, Lot 522



# The Property – 1767-1777 Columbia Road NW



# The Project

- Addition to an existing mixed-use building that will consist of up to 40 residential units, 7,275 sq. ft. of ground level retail, and 3 parking spaces
- Existing building has 80 residential units, 7,430 sq. ft. of ground level retail and 28 below-ground parking spaces
- Project is by-right with the exception of requested parking relief

# Existing Building





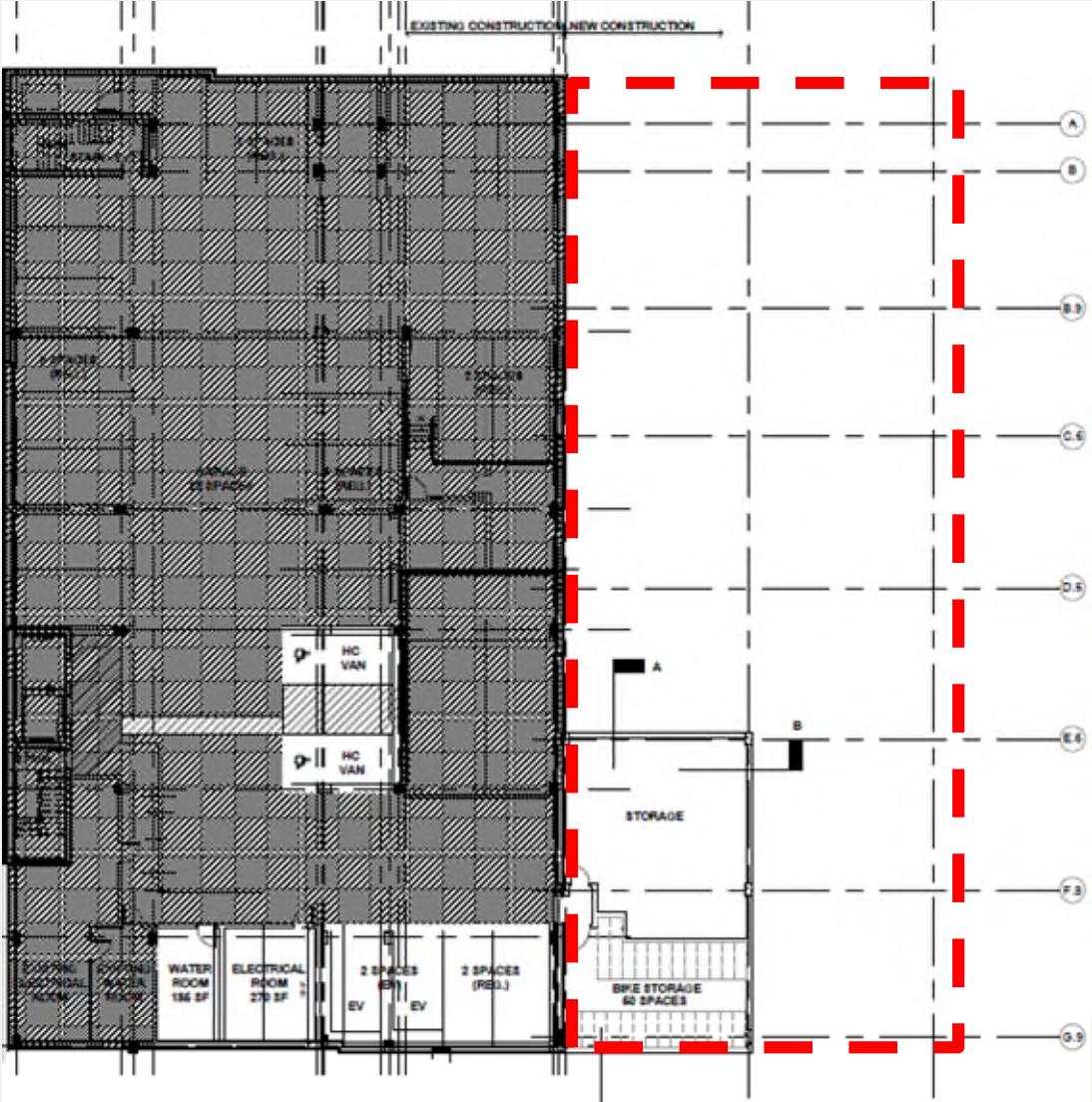
# Community Outreach

- ANC 1C - unanimous support (Ex. 29)
- Office of Planning support (Ex. 31)
- DDOT has no objection (Ex. 32)

# Site Plan

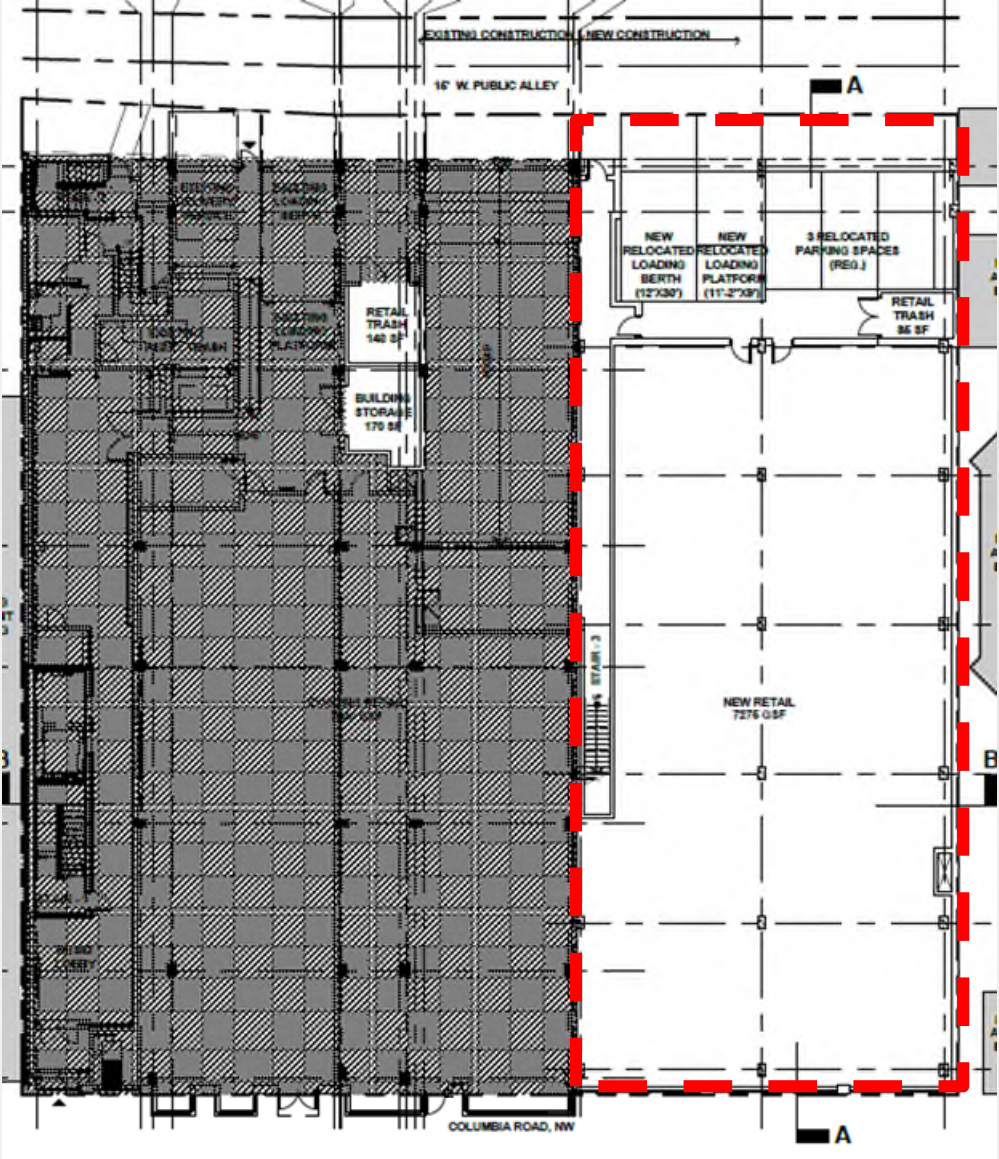


# Below Grade Level

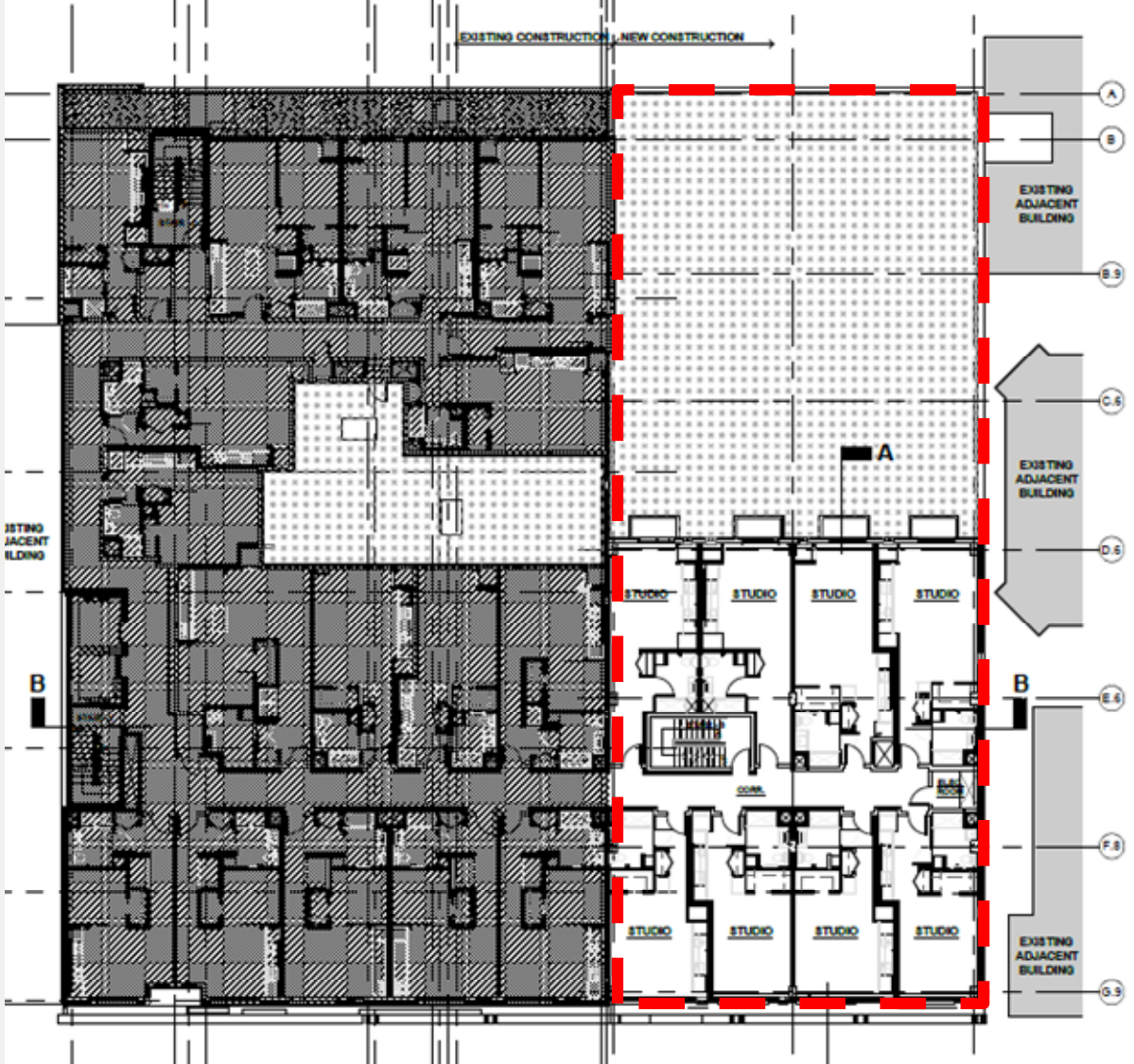




# Ground Floor



# Second Floor



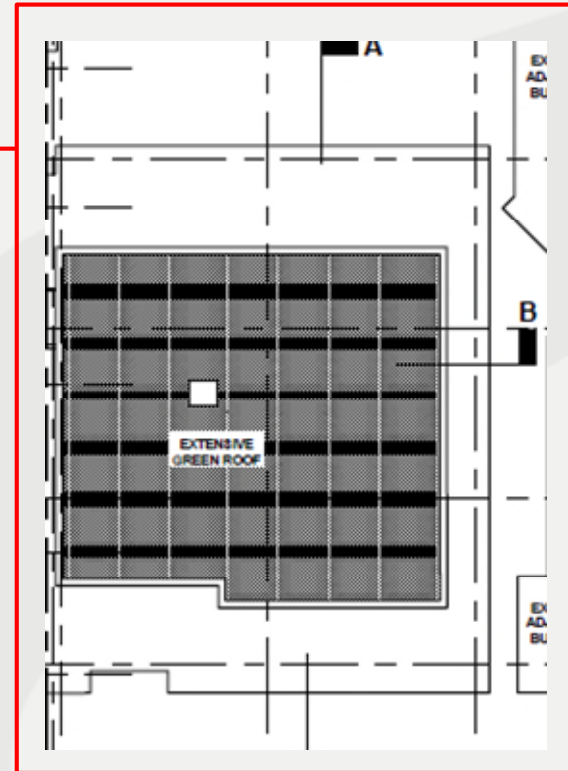
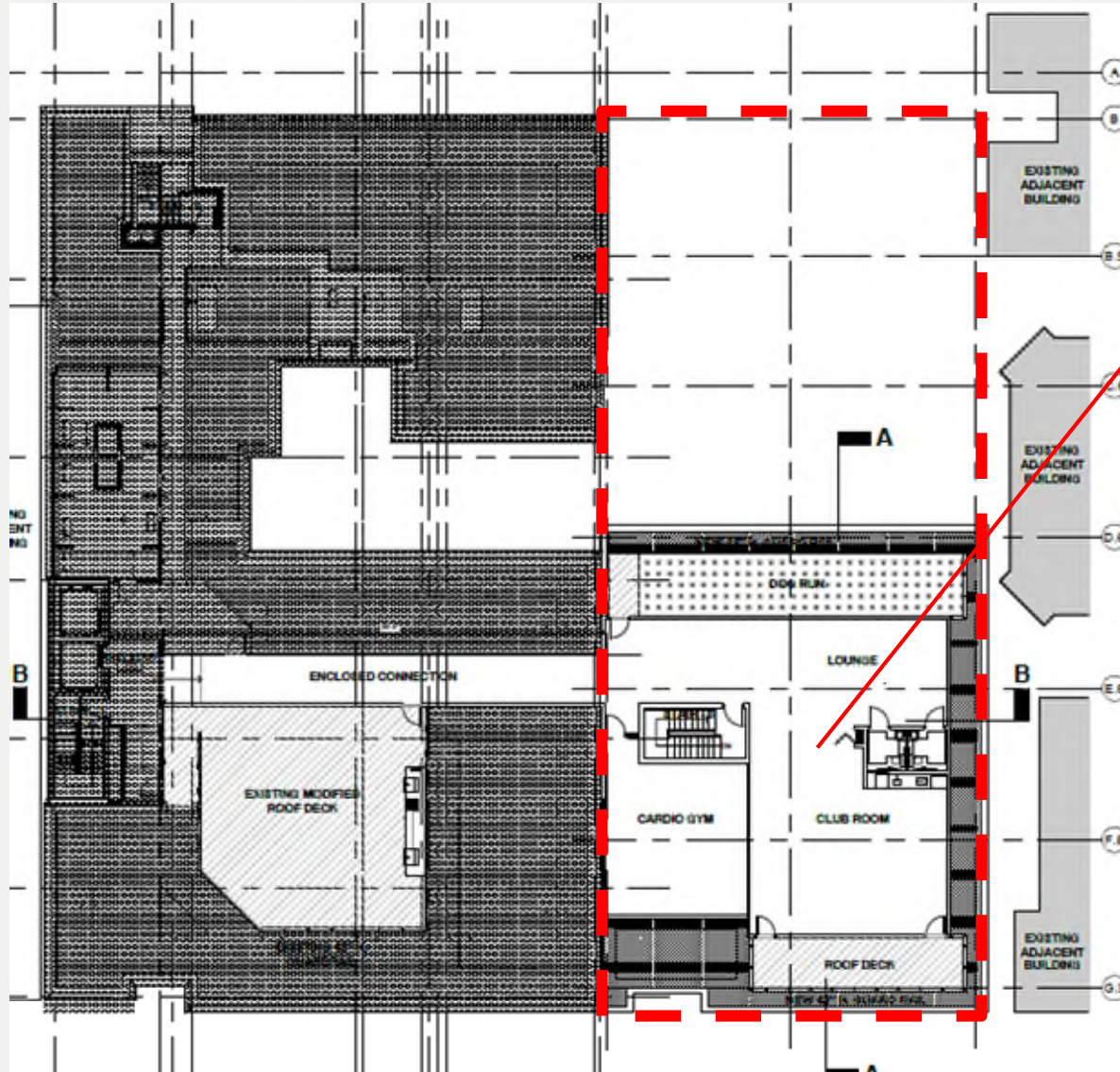


# Third-Sixth Floors





# Penthouse



# South Elevation (Frontage)



# Special Exception Relief

## Parking Relief (Subtitle C § 701.5)

### 49 total spaces required

#### ■ 18 spaces for new addition

- 12 spaces for residential units and 6 spaces for retail

#### ■ 31 spaces for existing building

### 31 total spaces provided



# Relief is Harmonious with Zoning Regulations

- MU-5A zone intended for “compact mixed-use development” that is “located on arterial streets, in uptown and regional centers, and at rapid transit stops.” (Subtitle G § 400.4)
- Project provides mix of retail and residential along vibrant Adams Morgan corridor that is intended to encourage walking and public transportation use
  - Variety of amenities nearby, including grocery stores, pharmacies, restaurants and bars
  - Decreases need for personal vehicles and parking

# Relief Will Not Adversely Effect Neighboring Properties

- No objection to relief by DDOT
- Project intended to attract residents and customers who can walk to the Project and do not need personal vehicles
  - Property has close proximity to business district
- Excellent access to public transportation options, including bus routes and Metrorail
  - Project would be entitled to transit reduction due to priority busline but curbside parking is eligible for RPP
- Existing building has 28 parking spaces that can be used by residents/customers of Project
  - Existing building has been open for two years and parking is not fully utilized

## Project Meets Special Conditions Under Subtitle C § 703.2

- (a) *The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities*
  - Several bus stops within 1-2 blocks, including priority lines
    - 90, 96, 42, 43, H1, L2 and X3
  - Close proximity to Cleveland Park and Columbia Heights Metrorail Stations (just over 0.5 mile)
  - Two Capital Bikeshare stations within a block and a third station three blocks away
  - Two Zipcar stations within a block
- (b) *Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces*
  - Mixed-use neighborhood that offers a variety of amenities within walking distance of Property and is in close proximity to business districts
  - Limited need for parking demonstrated by parking vacancies in existing building



## **Project Meets Special Conditions Under Subtitle C § 703.3**

- Reduction in parking is for the amount Applicant is physically unable to provide and is proportionate to the reduction in parking demand
  - Project provides three parking spaces and loading berth at rear of Property, but unable to physically provide more parking

# Project Meets Special Conditions Under Subtitle C § 703.4

- Transportation Demand Management Plan Approved by DDOT
  - 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;

# Project Meets Special Conditions Under Subtitle C § 703.4

- 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;
- Provide a \$5,000 contribution to DDOT toward the expansion of Capital Bikeshare in ANC 1C.



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