

# 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, AICP   
Neighborhood Planning Manager

**DATE:** July 9, 2020

**SUBJECT:** BZA Case No. 20290 – 421 T Street NW

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#### APPLICATION

Vitis Investments LLC (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 the residential conversion requirements of Subtitle U § 320.2, and pursuant to Subtitle X, Chapter 10, for variances from the residential conversion requirements of Subtitle U § 320.2(d), and from the height limitations under Subtitle E § 303.1, to construct an addition to an existing detached principal dwelling unit and convert it to an 11-unit apartment house. The site is located in the RF-1 Zone at 421 T Street NW (Square 3090; Lots 804, 805, and 807).

#### 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 result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application on the condition the Applicant provide the required long-term bicycle parking spaces.

#### TRANSPOTATION ANALYSIS

##### Vehicle Parking

Subtitle C §701.5 of the 2016 Zoning Regulations requires this project to provide three (3) parking spaces, after taking a 50% parking reduction for being located within ½ mile of the Shaw-Howard Metrorail Station. The Applicant is proposing to meet this requirement by providing five (5) spaces, accessed from the 10-foot rear public alley.

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### Bicycle Parking

Subtitle C §802.1 of the 2016 Zoning Regulations requires four (4) long-term bicycle parking spaces and zero (0) short-term bicycle parking space. The long-term spaces are not currently shown on the BZA planset, but should be constructed in accordance with Subtitle C §805.

### 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 mode areas 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 10-foot rear public alley to which this site is served.

Since the site will have fewer than 50 residential units, zoning does not require the inclusion of loading berths. Move-ins and move-outs should occur via the rear public alley or parking area, if possible. Future residents may also apply for "emergency no parking" signs through DDOT's Transportation Online Permitting System (TOPS) to reserve an on-street parking space for move-ins and move-outs.

The Applicant will have to contract a private trash collection service because the site will have more than three (3) residential units. Trash must be stored at the rear of the property and picked-up via the alley. Trash may not be stored in the DDOT right-of-way along T Street NW.

### **PUBLIC SPACE**

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. If any portion of this or future projects at the property propose elements within District owned right-of-way, the Applicant is required to pursue a public space permit through DDOT's permitting process.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual \(DEM\)](#), and the [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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