

**BZA Application #20341**

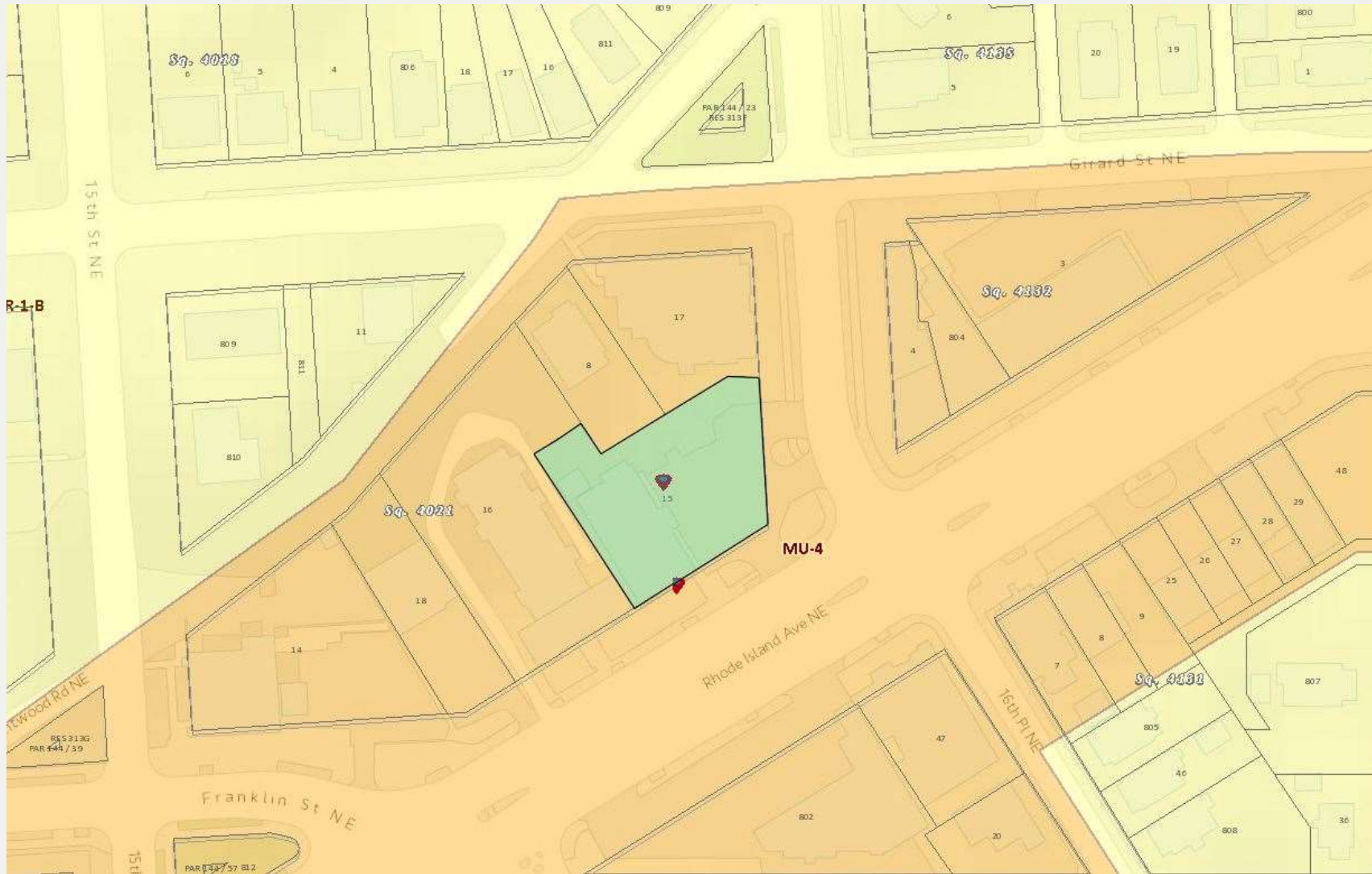
1544 Rhode Island Avenue, NW

4527 Georgia Ave LLC

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



# Zoning Map – 1901 13<sup>th</sup> Street NW



MU-4 Zone  
Square 4021,  
Lot 0015

# Project Overview

- Existing one-story building to be demolished.
- Construction of a 49-unit residential building.
- On-site parking to consist of two (2) electric car-share parking spaces and one (1) handicap parking space necessitating relief for eight (8) spaces.

# Elevations



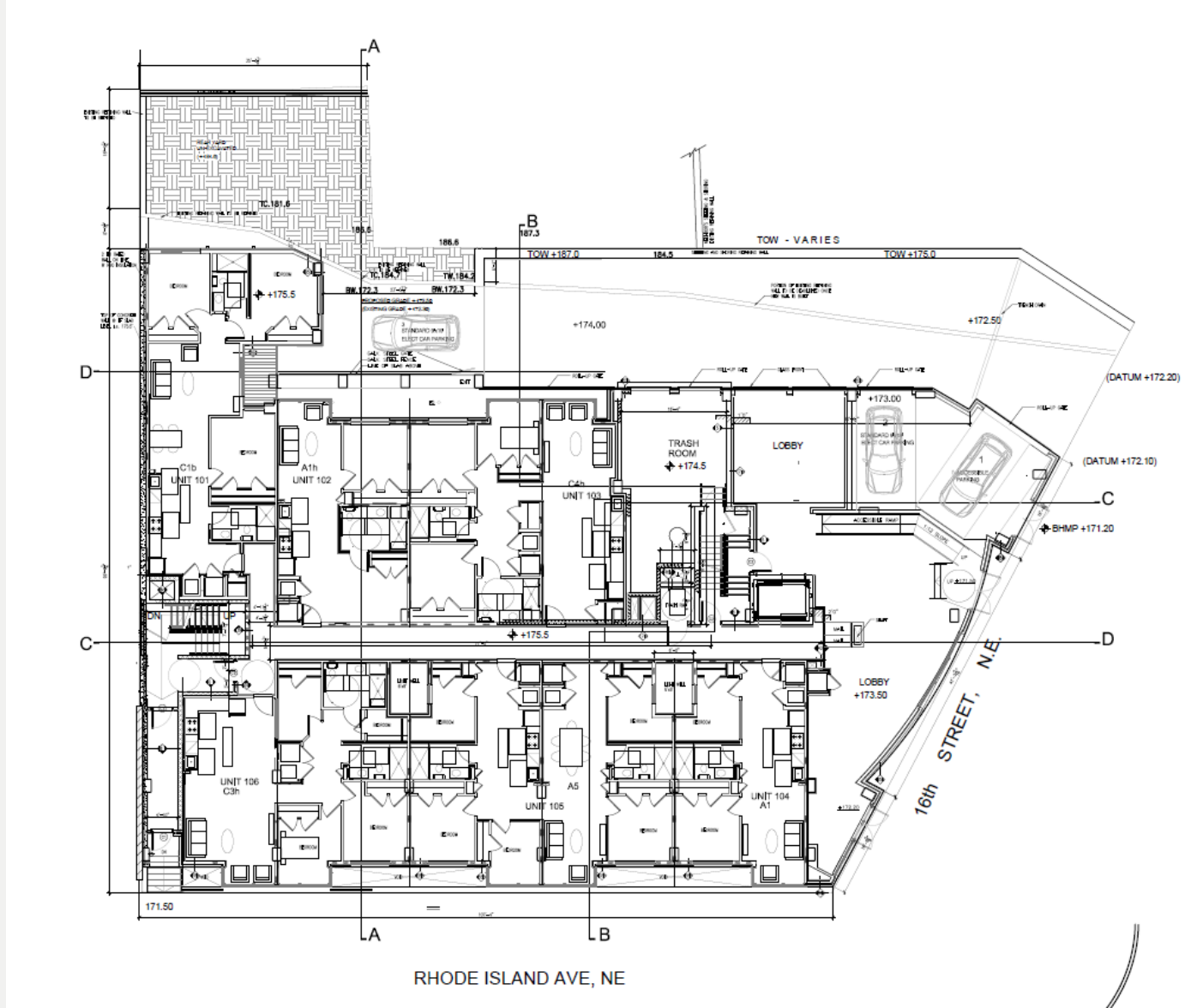
1 SOUTH ELEVATION FROM RHODE ISLAND  
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION FROM RAMP  
SCALE 1/8" = 1'-0"



# Ground Level/Site Plan



## Zoning Relief – Special Exception Relief

- Subtitle C § 701.5: Except as provided for in Subtitle C § 702, parking requirements for all use categories are as follows: 1 per 3 dwelling units in excess of 4 units.
  
- Property has 49 units
  - Required:  $(49-4)/3 = 15$
  - Proposed: 7 (Two (2) car share spaces which constitute three (3) spaces each<sup>1</sup> and one (1) handicap space)
  - Relief Requested: Eight (8) car spaces

<sup>1</sup>Subtitle C 708.2

# Special Exception Requirements of Subtitle C § 703

- The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities
  - Close to two (2) Metrorail Stations
  - Close to nine (9) bus lines
  - Close to two (2) Capital Bikeshare stations
  - Will have two car share spaces on-site
- Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces
  - Brookland is a mixed-use neighborhood and the nearby retail stores can provide for the needs of the residents.
- The reduction in parking is for the amount Applicant is physically unable to provide and is proportionate to the reduction in parking demand
  - The inclusion of residential units in the cellar limits the Applicant's ability to provide additional parking. The Applicant cannot physically provide additional parking in the Project.

# Agency Support

- Office of Planning support (Ex. 37)
- DDOT Management Report (Ex. 36)



# DDOT Conditions (Applicant Consents to the Requested Conditions)

- The Applicant shall 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;
- The Applicant shall 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;
- The Applicant shall provide Transportation Coordinators' contact information to goDCgo, conduct an annual commuter survey of employees on site, and report TDM activities and data collection efforts to goDCgo once per year;
- Transportation Coordinators shall receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan;
- Transportation Coordinators shall 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;
- The Applicant shall 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 shall subscribe to goDCgo's residential newsletter;
- The Applicant shall provide a SmartTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride;
- The Applicant shall provide a bicycle repair station in each long-term parking storage room;
- The Applicant shall provide three collapsible shopping carts (utility carts) to encourage residents to walk to the grocery store and run errands; and
- The Applicant shall implement a Loading Management Plan (LMP) for the life of the project. The loading plan will identify how trash pick-up and move-ins/outs will occur and steps that will be taken to mitigate any impacts to public space. It will be reviewed and approved by DDOT.

# Community Outreach

- ANC 5B's unanimous support (Ex. 34)
- Letters of Support from nearby property owners (Exs. 28-30)

# Questions



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SCALE 1/8" = 1'-0"