

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 
Associate Director

DATE: January 20, 2022

SUBJECT: BZA Case No. 20622 – 3222 M Street NW (Georgetown Mall)

APPLICATION

Jamestown Premier Georgetown Park Corporation (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 11, requests a special exception from Subtitle X-901.2, to utilize an existing 7,985 SF tenant space of a commercial building to provide approximately 125 self-storage units (20-40 SF each) for lease. The site is in the MU-12 and MU-13 Zones at 3222 M Street NW (Square 1200, Lot 866, 867, and 868). No changes are proposed to the building’s vehicle or bicycle parking, loading docks, or site access points.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that since the proposed self-storage use is less intense than retail or office uses and will use the existing loading facilities from M Street, the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

LOADING OPERATIONS

DDOT’s practice is to accommodate loading operations safely and efficiently, while prioritizing pedestrian and bicycle safety and limiting negative impacts 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. Access to this building for loading and unloading, delivery and trash pick-up is an important consideration, and DDOT expects the Applicant to comply with DDOT’s standards for loading.

The Applicant is proposing to utilize existing, shared, on-site loading facilities that is accessed via a curb-cut on M Street NW with elevators that lead to the below-grade storage facility space. The dock can be

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accessed between 8:00AM and 7:00PM with coordination with the on-site security before entering the facility. Alternatively, the storage space can be accessed from the first level of the 642 space, parking garage. The Applicant will provide wayfinding signage as well as operational instructions upon leasing a unit in the establishment.

The Applicant anticipates approximately 10 visits per week on average to the storage facility. From a trip generation standpoint, this is much less intense than if the space were filled with office or retail. Therefore, DDOT has no objection to the change in use of the 7,985 SF tenant space to self-storage.

STREETScape AND PUBLIC REALM

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.

AC:kb