

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: June 24, 2022

SUBJECT: BZA Case No. 20736 – 2611 12th Place SE

APPLICATION

RUPSHA 2011, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), requests a special exception from the FAR requirements of Subtitle F § 302.1 and the matter-of-right uses of Subtitle U § 401 to construct a new detached three-story with cellar 8-unit apartment house with two (2) parking spaces. The site is in the RA-1 Zone at 2611 12th Place SE (Square 5875, Lot 45) and is not served by a public alley.

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.

TRANSPORTATION ANALYSIS

Vehicle Parking

The overall parking demand created by the development is primarily a function of land use, development square footage, price, and supply of parking spaces. However, in urban areas, other factors contribute to the demand for parking, such as the availability of high-quality transit, frequency of transit service, proximity to transit, connectivity of bicycle and pedestrian facilities within the vicinity of the development, and the demographic composition and other characteristics of the potential residents.

The Applicant is required to provide two (2) off-street parking space. Per the Applicant’s Architectural Plans, the Applicant is providing two (2) off-street parking spaces at the rear of the property. The Plans show that that the parking spaces are accessed through a new proposed curb cut to 12th Street Place SE.

Residential Permit Parking (RPP)

The site is located on the 2600 block of 12th Place SE, which currently is not currently in the DDOT and DMV Residential Permit Parking (RPP) database. As such, residents of the future building will not be eligible to obtain an RPP pass from the Department of Motor Vehicles (DMV). However, it is noted that both 12th Place and Robinson Place SE both have unrestricted parking on both sides of the street.

Bicycle Parking

DDOT estimates the Applicant is required by ZR16 Subtitle C § 802.1 to provide three (3) long-term bicycle parking spaces (1 per 3 units) and zero (0) short-term bicycle spaces. The submitted plans show a long-term storage bike room on the first floor and the zoning tabulation page states that three (3) spaces will be provided. The Applicant is also proposing one (1) short-term bicycle parking space and should be provided as one (1) inverted U-rack. Bicycle parking design guidance can be found in ZR16 Subtitle C § 805 and the 2018 DDOT *Bike Parking Design Guide*.

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. 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.

Per Subtitle C § 901.1 of the Zoning Regulations, buildings with fewer than 50 units are not required to provide a loading berth. As such, future residents should use a parking space or driveway space at the rear of the property for move-in/move-outs. Residents may also obtain “emergency no parking” signs from DDOT to reserve an on-street parking space. Since the site has more than three (3) units, the Applicant must contract a private trash collection service. Trash should be stored entirely on private property and out of the view of the sidewalk.

STREETSCAPE AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District owned right-of-way, such as the proposed curb cut to 12th Place SE and a short-term bicycle parking rack, requires the Applicant to pursue a public space permit through DDOT’s permitting process. The Applicant should ensure that there is a 6-foot sidewalk and 4-foot treeboxes installed along both 12th Place and Robinson Place frontages.

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:sm