

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Anna Chamberlin 
Associate Director, AICP

DATE: November 22, 2021

SUBJECT: ZC Case No. 17-08A – 601 50th Street NE (Providence Place)

PROJECT SUMMARY

Providence Place I, LP, (the “Applicant”) seeks approval for a Planned Unit Development (PUD) Modification of Significance. The subject property is located at 601 50th Street NE (Square 5194, Lot 827) in the RA-2 Zone. Zoning Case 17-08 was approved in 2018 for 93 affordable and 48 vehicle parking spaces. The Applicant is seeking to modify the approval to provide a reduced vertical clearance of 12-ft 6-in where vertical clearance of 14-ft for the loading berth is required.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential impacts of the zoning action on the District’s transportation network. After review of the case materials submitted by the Applicant, DDOT finds:

- Most moving trucks rented through a commercial moving company are shorter than 12-ft 6-in;
- The Applicant provided a Loading Management Plan (LMP) dated June 16, 2021 (Exhibit 3F), which DDOT finds sufficient with a minor revision as noted in the Recommendation section below that provides guidance in the event a taller truck arrives at the site; and
- The TDM Plan from ZC 17-08 should carry forward or otherwise remain in effect.

RECOMMENDATION

DDOT has no objection to the approval of this application with the following condition:

- The Applicant will implement the Loading Management Plan (LMP) as proposed by the Applicant in the June 16, 2021 Technical Memo (Exhibit 3F), for the life of the project, unless otherwise noted, with the following minor revision requested by DDOT:
 - The Applicant shall install a low clearance bar at the garage entry noting the height of the ceiling clearance.

STREETScape AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. 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.

It is noted that the sidewalk along 50th Street NE connecting the site to Nannie Helens Burrough Avenue NE identified in ZC 17-08 has been designed. DDOT has recommended approval of the closure with conditions to the Office of the Surveyor in SO 21-02992. The Applicant is working through the conditions to meet Zoning Order requirement.

AC:kb