

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Anna Chamberlin
Associate Director 

DATE: January 18, 2023

SUBJECT: ZC Case No. 21-27 – DDOT Supplemental Report

This memorandum is intended to serve as a supplement to the District Department of Transportation's (DDOT) April 8, 2022, report to the Zoning Commission (ZC) regarding the proposed 49-unit mixed-use building on the southwest corner of the intersection of South Capitol Street and N Street SW.

At the January 5, 2023, Hearing, ZC requested additional information regarding the Public Space Committee's (PSC) denial of a curb cut on N Street and clarification as to whether the ANC was notified of the October PSC hearing.

DDOT RESPONSE

On July 24, 2022, the Applicant filed a Conceptual Curb Cut application with DDOT for a curb cut on N Street (TOPS #400985). All application reviewers, including both ANC 6D and the SMD, were notified electronically on August 4, 2022, of the initial application and again on August 23, 2022. As shown below, neither ANC 6D nor the SMD member responded to the request for review. The Public Space Committee (PSC) hearing for this application was scheduled on October 27, 2023.

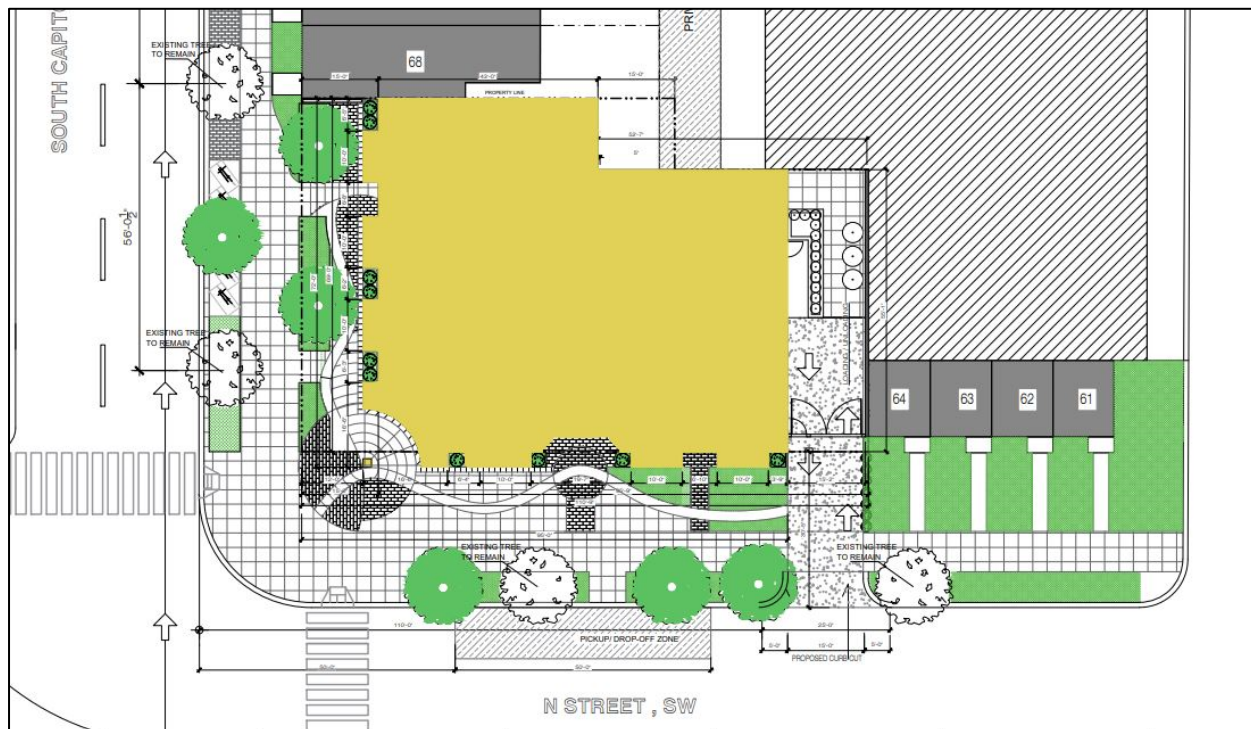
Agency	Sent Date	Return Date	Status	Assigned Reviewer	Contact Info
ANC	08/23/2022		NO RESPONSE	ANC 6D	6D@anc.dc.gov
Single Members District	08/23/2022		NO RESPONSE	SMD 6D06	6D06@anc.dc.gov 2024424670

Source: Screenshot from d. TOPS Application #400985

The PSC does not provide notification of a hearing 30 or 45 days ahead. Instead, reviewers are notified of pending reviews and the proposed agenda is posted on the [PSC website](#). The PSC holds its meetings regularly on the 4th Thursday of every month.

On October 27, 2022, the PSC heard and debated the request for the curb cut. At the hearing, Aaron Zimmerman from DDOT testified in objection, while Mr. William Zeid of Gorove/Slade Associates testified in good faith in support of the curb cut on N Street. A representative from ANC 6D was not present to testify. Below is the plan that was presented to the PSC.

Site Plan With Curb Cut – Presented to PSC



Source: Rich Markus Architects, 7/18/22, d. TOPS Application #400985

At the hearing, DDOT reiterated its objection to the curb cut on N Street as noted in the original report to the ZC, for the following reasons:

- The curb cut would interrupt the streetscape along N Street and remove green space from the right-of-way;
- The curb cut would create a new conflict point between pedestrians and backing trucks;
- Parking and loading are not required by the Zoning Regulations; and
- The curb cut would result in loss of an on-street parking/loading space.

DDOT does not support a curb cut in the shown location or anywhere else along the frontage on N Street. A driveway closer to South Capitol Street could pose additional conflicts with turning vehicles. The PSC concurred with DDOT and took action to deny the curb cut on N Street and approve the closure of the existing curb cuts. The PSC letter is included as Attachment 1. Since the January 5, 2023, ZC Hearing, DDOT has been in communication with Commissioner Hamilton (6D08) to clarify all items.

DDOT RECOMMENDATION

Given the trade-off between the two loading schemes, neither of which are perfect, DDOT continues to support the site layout below that does not include a driveway and off-street loading, as previously

agreed to with the Applicant. The on-street loading scheme better meets DDOT standards and vision for public spaces and is safer for pedestrians.

Site Plan Without Curb Cut – Presented to ZC (Agreed to by DDOT and Applicant)



Source: Rich Markus Architects, 9/19/22, Exhibit 42A1

ATTACHMENT

- 1) Public Space Committee Curb Cut Denial Letter 10/31/22

AC:az

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PUBLIC SPACE COMMITTEE



October 31, 2022

Chum Lam
41 – 12 69th Street
Woodside, NY 11377

RE: 1301 South Capitol Street, SW
Tracking Number: 400985

Dear Mr. Lam:

On October 27, 2022, the District of Columbia Public Space Committee (PSC) **Approved in Part and Denied in Part** your application for Paving: Curb and Gutters, New Commercial Driveway in public space under the following conditions:

1. The proposed curb cut doesn't comply with DDOT's regulations.
2. The PSC is approving the closing of both curb cuts.
3. The applicant must upload a curbside management plan that must be reviewed and approved by staff at Ground Transportation Division prior to issuance of this permit.

Failure to meet all requirements, modifications, and conditions set out in application and this approval; fully execute the application and obtain the issued permit within six (6) months of the date of this letter will result in the cancellation of your application. If your application is cancelled, it may be permanently withdrawn from future consideration by the Public Space Committee; you will be required to restart the process and submit a new application for the requested activity in the District's Public Space.

If you require further assistance with the processing of this application, please schedule an appointment with your assigned Technician, Ms. Catrina Felder at 202-442-4960 or by email at catrina.felder@dc.gov.

Thank you for your commitment to improving the District of Columbia's Public Space! Sincerely,

Courtney Williams
Executive Secretary, PSC
ANC-6D06

<https://ddot-public-space-committee-dcgis.hub.arcgis.com>