

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: November 16, 2015

SUBJECT: **BZA Case No. 19122** – 1600 I Street, NW

APPLICATION

Application of 1600 I Street Corporation, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for variances from the roof structure requirements under § 411.1, and the nonconforming structure requirements under § 2001.3, and a special exception from the office use requirements under § 508.1, to allow the renovation and expansion of an existing office building, in the SP-2 District at premises 1600 I Street, NW (Square 186, Lot 39).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. While the proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips and on-street parking demand with an increase in the number of dwelling units, DDOT has no objection to the approval of the requested variance.

DDOT's lack of objection to this zoning variance should not be viewed as an approval of public space elements. The site plan submitted by the Applicant shows impacts to District owned public space. In particular, DDOT notes the proposal of two wheelchair lifts, stairs, special paving, existing tree removals, and alterations to stormwater management. All of these elements require the Applicant to pursue a public space permit through DDOT's permitting process. DDOT does not support the lift in public space on 16th Street and the extent of the stairs on 16th Street leading to the areaway. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

SZ:ei

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District of Columbia
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