GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Michael Cain, Esq., Hamilton and Hamilton
Phil Feola, Esq., Shaw Pittman
Jay Gates, Director, The Phillips Collection

C: Sheri Pruitt, Secretary to the Board of Zoning Adjustment

FROM: Stephen Cochran, AICP
Zoning and Special Projects Planner

DATE: November 16, 2000

DISTRICT OF COLUMBIA
OFFICE OF PLANNING
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SUBJECT: Status of Office of Planning Review of Phillips Collection Request for Variances
BZA Docket No. 16618

Since the Office of Planning's (OP's) report is due to the Board of Zoning Adjustment (BZA) in less than two weeks, and there are holidays next week, I wanted to review where we stand on the case.

- OP has requested on several occasions that the applicant provide us with information, and its line of reasoning, concerning practical difficulties. This should address physical conditions that would prevent the Phillips from meeting its mission under matter-of-right zoning, and why variances are necessary for FAR and lot coverage. The sooner we receive this material, the more thorough consideration we will be able to give to whether the application meets the practical difficulties tests.

- Lou Slade's traffic study is to be completed on Friday. I saw Lou today and he said that major players in the case should have received a draft of the study yesterday afternoon. I did not, so he has promised to send it by e-mail. Whether the study arrives today or tomorrow, the timing will make it difficult for the Department of Public Works and the Fire Department to review the submission in a timely manner. We will refer the application and the traffic study to them by hand no later than the afternoon of Monday, November 20. In light of the proposed uses – a 250 seat auditorium, an expanded café, and expanded programs – the traffic analysis will be critical in determining the extent of impacts on the neighborhood.

- In addition to the matters that would normally be considered in the traffic study, OP and other agencies will need to see plans demonstrating that the garage ramp's slope meets code requirements and that the radiae for turning movements in the garage will allow the garage to accommodate as many vehicles as the Phillips has been stating.

BZA
Case No. 16618
Exhibit No. 44
FAX

Board of Zoning Adjustment
District of Columbia
CASE NO.16618
EXHIBIT NO.44

- The Phillips should explain why the garage plans show parking in the alley vault space adjacent to a portion of the Cosmos Club parking lot. The Cosmos Club has indicated that it will not consent to a future closing of the half of the alley adjacent to its property; therefore it does not seem that the Phillips would be able to use the vault space for parking.

- The Phillips has previously discussed construction management, and future parking, traffic and operating measures that might help to mitigate impacts of the proposed expansion. While the a covenant with the neighborhood would likely be useful, it is clear that the neighborhood would also like the Phillips to be considering physical and programmatic changes to its expansion plan, as other ways of reducing adverse impacts.

Like the Phillips, OP would like to bring the case to a successful conclusion as soon as possible. However, should the Phillips feel that progress is being made in working out agreements with the neighborhood institutions or individuals, but that additional time is needed, OP would support a delay in the case's hearing. It is OP's understanding that the earliest date available to the BZA for a rescheduled hearing is mid-February, 2001. Please call me at 202-442-7607 if OP may be of assistance, or if you have any questions.

C: Ellen McCarthy, Julie Wagner

OFFICE OF PLANNING

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FACSIMILE TRANSMITTAL SHEET

TO: Sheri Pruitt	FROM: Steve Cochran
COMPANY: OZ	DATE: 11-17-00
FAX NUMBER: 727-6072	TOTAL NO. OF PAGES INCLUDING COVER: 3
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RE:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

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