GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: October 21, 2002

SUBJECT: Supplemental Report in response to comments submitted by the applicant regarding: **BZA # 16920 – Bass Art Gallery**

This report is in response to recent information provided by the applicant and Mr. Lindsay William's testimony on behalf of the applicant. OP has reviewed these submissions and concludes the following:

- Overall, the submission by Mr. Williams furthers OP's conclusion that the proposed gallery use will adversely affect the residential character of the neighborhood. The submitted information notes:
  1) The current residential population of the neighborhood, as estimated Mr. Williams, is 300-400 residents and the *weekday* visitor figures for the Phillips Collection alone double that figure. This figure does not include any the estimated visitors for any of the other neighboring galleries or documented nonresidential uses referenced in the report (page 11).
  2) A reference to the residential numbers within the neighborhood are cited as 111 of 151 (73 %) (page 11).
  3) A reference to the Highway Classification standards that would consider the Phillips Gallery a "major traffic generator" (page 6).
  4) A reference to DDOT's Annual Weekday Traffic (AAWT) volumes (expressed in thousands, and rounded to the nearest 100) indicates that an average of 470,000 vehicles travel through R Street between Connecticut and Florida Avenues (page 6).
  5) A list of conditions is submitted but there is no mention of how these conditions will be implemented or enforced.

BZA
Case No. 16920
Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO.16920
EXHIBIT NO.43

- OP acknowledges the applicant's reduction of the number of guests to attend private events (from 100 to 40 (max.)), as well as the event times between 6 pm to 8pm. OP believes a cap on guests would be a very difficult condition to enforce.

- The supplemental also reinforces the fact that the site has only three parking spaces but does not find evidence to claim that these are "adequate off-street parking...to accommodate occupants, employees, and visitors likely to come to the gallery by automobile" as required by § 361.4.

- The submission also indicates that events will not be catered and alcoholic beverages will not be served. However, beer and wine may be served. OP notes for the record that wine and beer have an alcoholic content and are deemed alcoholic beverages.
  In addition, OP re-examined the Comprehensive Plan and has identified the following additional issues and policies that are relevant to the gallery's proposed location and its Dupont Circle neighborhood:

1325 WARD 2 RESIDENTIAL LAND USE

§1325.3 Commercial development in Dupont Circle has had a major impact on adjacent area residents where loss of the housing stock is a critical issue

1326 WARD 2 OBJECTIVES FOR RESIDENTIAL LAND USE

§1326.1 Objectives for land use are to conserve and enhance existing residential neighborhoods in Ward 2

1327 WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES

§1327.1 (a) The District government should do the following:

(1) Maintain as a residential area to promote the retention and expansion of current residential uses and discourage the expansion of commercial uses the Dupont Circle area north of Massachusetts Avenue;

1363 WARD 2 THE NEIGHBORHOOD RING: DUPONT CIRCLE

§1363.1 The general pattern of development in Dupont Circle is established. Commercial and residential renovation and infill development will continue, guided by the constraints of the Dupont Circle Historic District and the Dupont Circle Overlay District...The major pressure is the continuing erosion of residential use by office use and the displacement of local services by retail uses that attract a broader market. Restaurant and entertainment uses in the Connecticut Avenue areas are having an increasing impact on residential areas in terms of evening parking.