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: July 5, 2016

SUBJECT: BZA Case No. 19270 – 3636 16th Street, NW

APPLICATION

3636 Woodner, LP and Rock Creek Plaza-Woodner, LP (the "Applicant"), requests a variance form the commercial adjunct requirements under § 354.5, and a special exception from the commercial adjunct requirements under § 354, to permit a new gym/fitness center in an existing apartment house in the R—5-D District at premises 3636 16th Street NW (Square 2624, Lots 831-833).

RECOMMENDATION

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. The proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Should the parking utilization need to be addressed, DDOT may employ policy tools to mitigate the impact.

DDOT has no objection to the approval of the requested variance conditioned upon the Applicant providing five short-term bicycle racks located near the gym's entrance.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning variance and exception should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. 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 the Public Realm Design Manual.

SZ:rj

Board of Zoning Adjustment
District of Columbia
CASE NO.19270
EXHIBIT NO.32