


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager 

DATE: March 7, 2018

SUBJECT: **BZA Case No. 19711** – 1500-1501 Pennsylvania Avenue NW (Milken Museum)

APPLICATION

Granite LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under Subtitle I § 205.5 from the rear yard requirements of Subtitle I § 205.1 to construct a 16,915 SF addition to the existing Milken Museum and Conference Center, which will be used for museum, office, and support space uses. The proposal overlaps a portion of a public alley, which the Applicant has applied for closure through Surveyor’s Order 17-26363. While the Applicant has not yet obtained approval for the alley closure from the District of Columbia, DDOT has indicated support for the closure in its report to the Office of the Surveyor dated October 10, 2017. The increase in the historic building’s gross floor area is less than 50%; therefore, the Applicant is neither required nor proposing to supply additional vehicle parking, bicycle parking, and loading facilities. The project is located at 1501-1505 Pennsylvania Avenue NW in the D-6 zone (Square 221, Lots 29 and 810).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District’s transportation network. DDOT has no objection to the approval of the requested special exception.

Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the requested special 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

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process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr