

BZA Case No. 21297

Fort Davis Recreation Center

1400 41st Street, SE
(Square 5369, Lot 807 and Parcels 201/204, 201/213, and 201/214)
Hearing Date: June 11, 2025

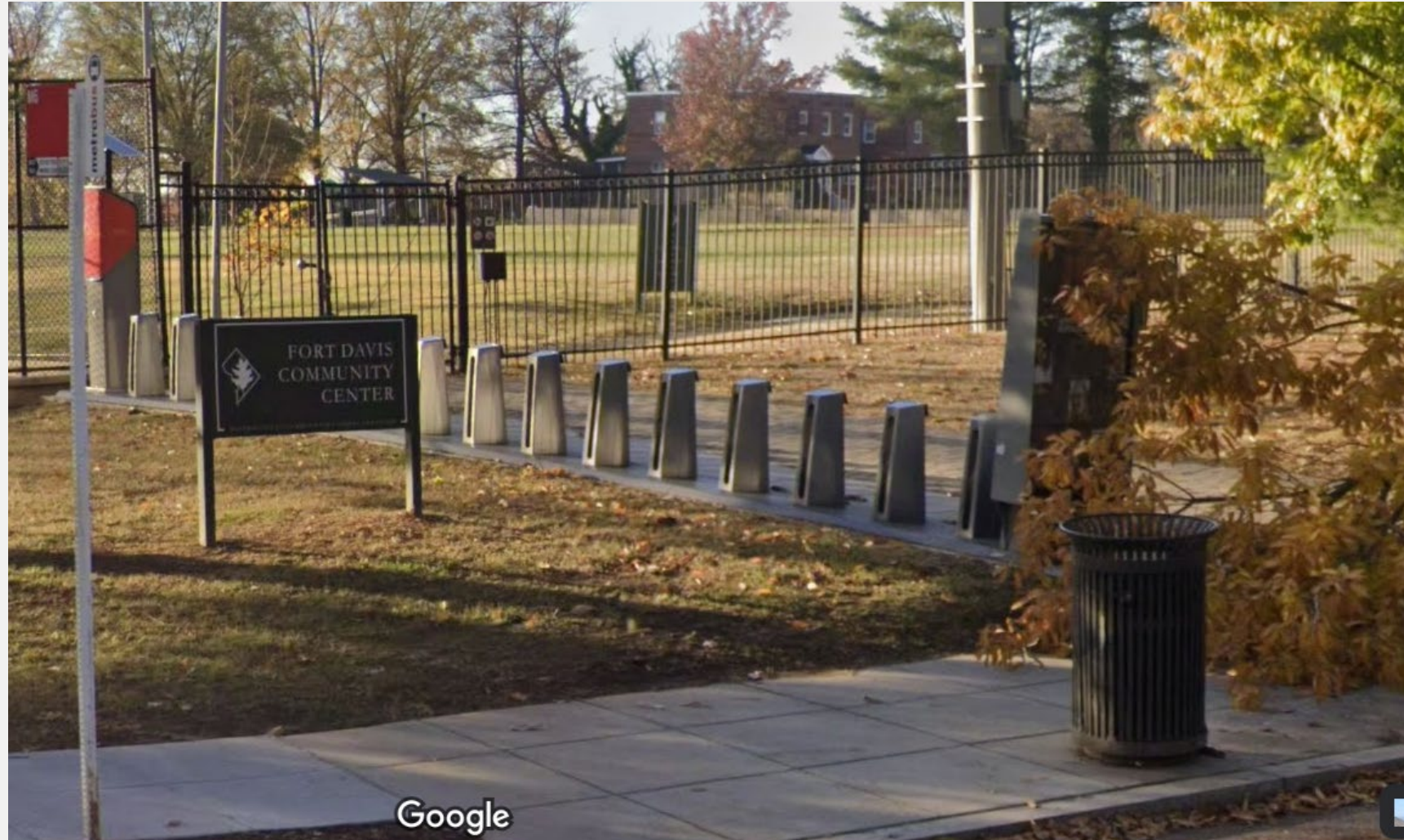
Zoning Map – R-2 Zone



Existing Recreation Center



Capitol Bike Share and M6 Bus Stop at Alabama Ave and 41st St.



Aerial View



Proposed Use-Indoor Spaces

The existing Community Center will be replaced with a new two-story Fort Davis Community Center which will incorporate:

- ☐ Gymnasium
- ☐ Fitness Center
- ☐ Walking Track
- ☐ Multipurpose rooms
- ☐ Game Lounge

Proposed Use-Outdoor Spaces

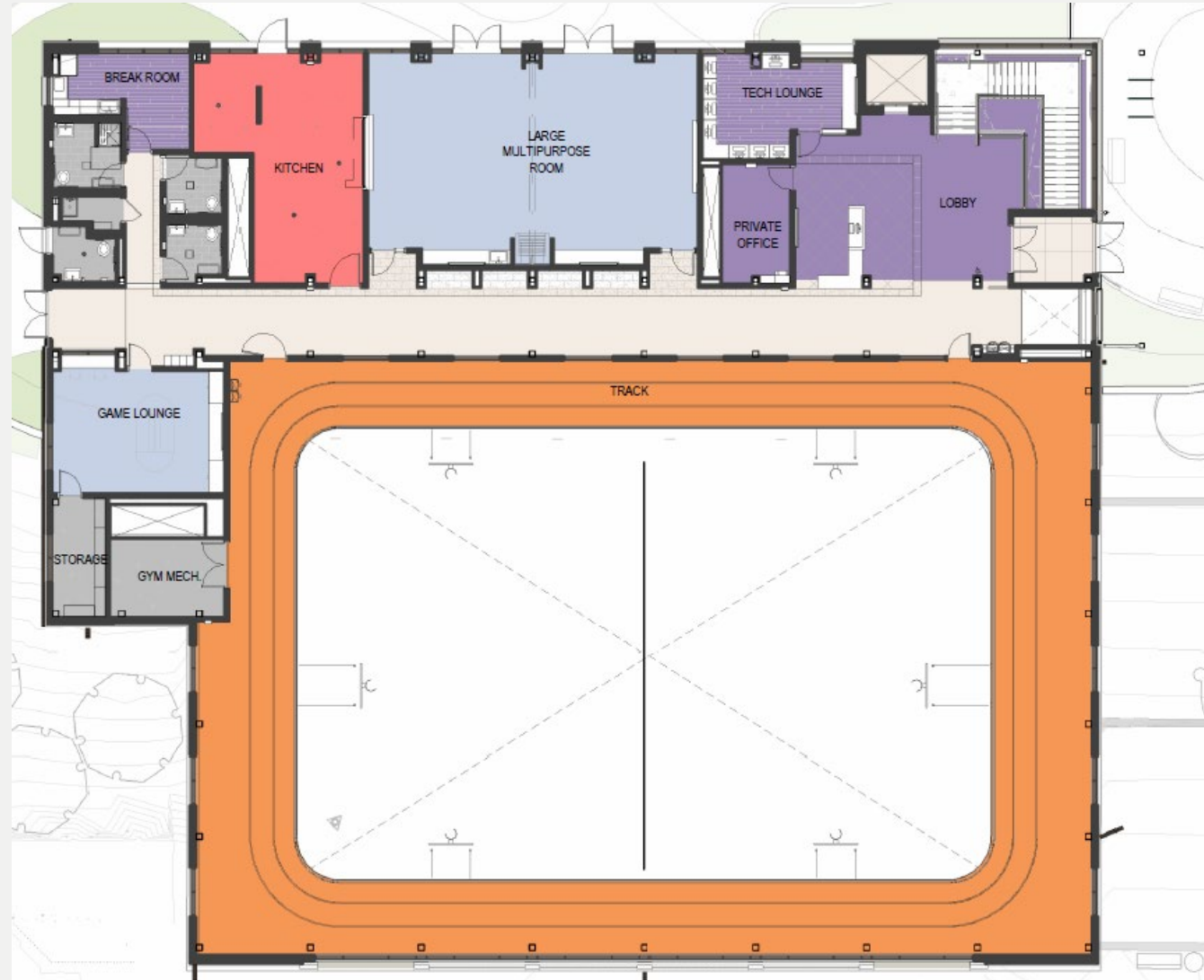
In addition to the new community center building the project entails extensive site upgrades, including, but not limited to:

- ☐ Resurfacing of the Tennis Courts and Basketball Court
- ☐ Updates to the Playground
- ☐ A New Entry Plaza
- ☐ Upgraded Hardscaping
- ☐ Terraced Planters and Landscaping

Floor Plan-First Floor



Floor Plan-Level Two



Elevations



Rendering of the Completed Project

3D VIEWS



Community Outreach

The Department of Parks and Recreation (DPR) and the Department of General Services (DGS) hosted five public meetings to gather feedback and present design updates:

- ❑ **May 23, 2024** – Project introduction and site walk
- ❑ **August 8, 2024** – Initial design concept presentation
- ❑ **October 1, 2024** – Exterior and interior design updates
- ❑ **February 26, 2025** – Scope and design refinements
- ❑ **May 10, 2025** – Final design update presentation
- ❑ **Summer, 2025** – Construction Kick-Off Community Meeting

Community Outreach

The current design reflects community priorities. Feedback from residents and youth shaped program offerings and site features, including fitness areas, multipurpose rooms, public art, and preservation of outdoor amenities

- ❑ **June–July 2024** – Community survey open to the public
- ❑ **July 17 & November 13, 2024** – Targeted youth meetings for program feedback

Programing Layout

FLEXIBLE USE TO ACCOMMODATE PROGRAMS

YMFL
(Young Men
Future Leaders)



YLOR
(Young Ladies On
The Rise)



**ADULT /
YOUTH
BASKETBALL**



**FITNESS /
EXERCISE
EQUIP.**



**ADULT / YOUTH
KARATE**



DANCE
(Ballet, Hip Hop, etc.)



MODELING



**CULINARY
ARTS**



**SENIOR
PROGRAMS**



**BASIC
COMPUTER
SKILLS**



**FUN WITH
ART**



**HAND
DANCING**



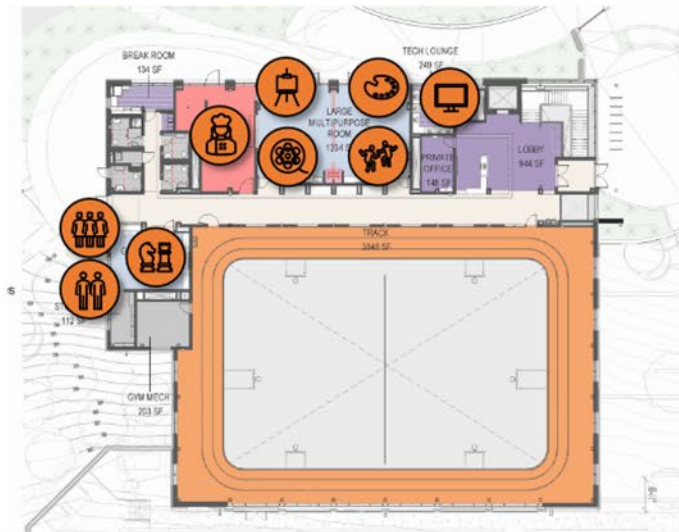
**TEEN
CLUB**



**FAMILY
MOVIE
NIGHT**



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ANC Outreach & Agency Report

- ☐ The Applicant presented the project at ANC 7B's monthly meeting on May 15, 2025.
 - ☐ While the ANC did not take formal action at that time, Commissioner Sydnor, the Single Member District Commissioner for the site, expressed support for the application following the meeting and has submitted a letter of support to the BZA in advance of this hearing. Ex. 22.
- ☐ The Office of Planning has issued a favorable report recommending approval of the requested relief.
 - ☐ OP found that the application satisfies the requirements of Subtitle X § 901.2, noting that the inclusion of 14 short-term bicycle parking spaces, along with on-site showers and lockers, adequately supports the project's overall bicycle needs despite the absence of long-term parking. Ex. 21

BZA Relief Requested

Special Exception Relief – Long Term Bicycle Parking

- ☐ The Community Center will be constructed as a matter-of-right in the R-2 zone.
- ☐ The relief is needed because the project will not provide the three long-term bicycle parking spaces required under Subtitle C § 802.1.
- ☐ Thus, the Applicant seeks special exception relief under Subtitle C § 807.2.

BZA Relief Requested

The Relief is Harmonious with the General Purpose and Intent of the Zoning Regulations and Maps

- ☐ Long-term bike parking requirements are designed for uses with all-day occupants, like offices or residences, and do not reflect the short-term, high-turnover nature of community center use.
- ☐ Requiring long-term bike storage would force the elimination of key public amenities, limiting the center's ability to deliver recreational programming the community prioritized.

BZA Relief Requested

The Relief will not tend to Adversely Affect the Use of Neighboring Property

- ☐ Project provides 14 short-term bicycle spaces, surpassing the total requirement of 9 spaces
- ☐ Capital Bikeshare station adjacent to the site ensures convenient access for cyclists without needing on-site long-term storage
- ☐ Showers and lockers will still be provided on-site supporting bike commuting for staff and community members

BZA Relief Requested

The Project Satisfies the Special Conditions of Subtitle C § 807 for Bicycle Parking Relief

- ☐ Including the community's desired programming limits available space within the building, while existing recreational features and steep grade changes constrain where the recreation center can be sited
- ☐ Given that the recreation center has only 3-4 employees on site and primarily serves short-term visitors, the long-term bicycle parking requirement exceeds the Project's actual needs.
- ☐ The requested relief is proportional and necessary, as providing long-term bike parking would displace core programming space without offering any meaningful benefit

Questions?