

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
D.C. DEPARTMENT OF GENERAL SERVICES**

**ANC 7B**

**STATEMENT OF THE APPLICANT**

**I. NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of the Applicant, D.C. Department of General Services (the “Applicant”), the owner of the property located at 1400 41<sup>st</sup> Street SE (Lot 807, Square 5369; Parcels 0201/0213, 0201/0214, 0201/0204) (the “Property”), in support of its application for special exception relief, pursuant to Subtitle X § 901.2, from the requirements for long-term bicycle parking (Subtitle C § 807.2) associated with the construction of the new Fort Davis Community Center.

**II. JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the “Board”) has jurisdiction to grant the special exception relief requested herein pursuant to Subtitle X § 901.2 of the Zoning Regulations.

**III. BACKGROUND**

**A. The Property and the Surrounding Neighborhood**

The Property is located in the R-2 Zone District and has approximately 205,600 sq. ft. of land area. A copy of the Zoning Map is attached at **Tab A**. The Property is improved with the Fort Davis Recreation Center (the “Existing Building”) operated by D.C. Department of Parks and Recreation (“DPR”). The Property also includes a baseball field, tennis courts, basketball court, and playground. The Property is a corner lot with frontage on 41<sup>st</sup> Street SE and Alabama Avenue SE.<sup>1</sup> There is a 16-foot-wide alley running along the southern side of the Property.

---

<sup>1</sup> The Property’s western lot line also abuts a cul-de-sac at the end of Fort Davis Street SE.

The Property is located in the Fort Davis neighborhood and is one block from the southeastern border of the District. Fort Dupont Park is just to the north of the Property across Alabama Avenue SE. Otherwise, the surrounding neighborhood is primarily residential in nature. The Property is not within an historic district.

### **B. Traffic Conditions and Mass Transit**

There is a Metrobus stop for line M6 directly in front of the Property on Alabama Avenue SE. There is also a Metrobus stop for lines F14, V7, and W4 a block south of the Property on Southern Avenue SE. There is a Capital Bikeshare Station located at the front of the Property on Alabama Avenue as well. Walkscore.com indicates that the area is a “Very Walkable” with “Excellent Transit.”

### **C. The Project**

The Applicant is proposing to demolish the Existing Building and construct a new two-story community center (the “Project”) that will incorporate a gymnasium, fitness center, dance studio, walking track, multi-purpose rooms, and game lounge. The architectural plan set is attached at **Tab B**. 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, resodding of the baseball field, updates to the playground and splash pad, a new entry plaza, upgraded hardscaping, and terraced planters and landscaping. There will be seven vehicular parking spaces located along the alley.

With the exception of long-term bicycle parking, the Project will be constructed as a matter-of-right in the R-2 zone. The Project will be 29,620 sq. ft. (.14 FAR) with up to 40,000 sq. ft. permitted for a recreation center. *See* Subtitle D § 201.2. The Project will have a building height of 37’6” and two stories, with up 45 feet permitted. *See* Subtitle D § 203.4. The Project’s

lot occupancy is 14.4%, with a maximum of 20% permitted. *See* Subtitle D § 210.1. The seven vehicular parking spaces exceeds the requirement of six spaces for a local government use.<sup>2</sup> Further, the Project will provide 14 short-term bicycle parking spaces located adjacent to the front entrance. The 14 short-term bicycle parking spaces are significantly more than the requirement of 6 spaces.<sup>3</sup>

#### **IV. NATURE OF SPECIAL EXCEPTION RELIEF SOUGHT AND STANDARD OF REVIEW**

The Applicant is seeking special exception relief under Subtitle C § 807.2 from the requirements for long-term bicycle parking. The relief is needed because the Project will provide no long-term bicycle parking with three spaces required for a local government use under Subtitle C § 802.1.

Under D.C. Code § 6-641.07(g)(2) and 11 DCMR X § 901.2, the Board is authorized to grant a special exception where it finds the special exception:

- (1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) Subject in specific cases to special conditions specified in the Zoning Regulations. 11 DCMR Subtitle X § 901.2.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met. In reviewing an application for special exception relief, “[t]he Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” *First Baptist Church of Wash. v. District of Columbia Bd. of Zoning Adjustment*,

---

<sup>2</sup> A public community center requires .25 spaces per 1,000 sq. ft. in excess of 2,000 sq. ft. *See* Subtitle C § 701.5.

<sup>3</sup> A local government use requires one short-term space per 40,000 sq. ft. but no less than six spaces. *See* Subtitle C § 802.1.

432 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

**V. APPLICANT MEETS BURDEN FOR SPECIAL EXCEPTION RELIEF**

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

The special exception relief will be in harmony with the purpose and intent of the Zoning Regulations and related maps. The Project provides 14 short-term bicycle parking spaces next to the community center's front entrance. Due to the nature of the community center use, the short-term spaces are sufficient to meet the bicycle parking needs of the Project. Long-term bicycle parking is most beneficial for users who need to store bicycles for longer periods of time. For this reason, residential apartment and office uses have the highest long-term bicycle parking requirements under Subtitle C § 802.1. By comparison, the community center use has limited numbers of on-site staff, with projections of three full-time employees and one part-time employee at a given time. Community members that visit the recreation center would be at the facility for shorter periods of time.

Additionally, the relief will allow the Applicant to preserve floor space that can be used for recreation center programming. The goal of the Project is to provide a new recreation and community center for neighborhood residents that includes an extensive amount of programming, including a full gymnasium, fitness center, and dance studio. The long-term bicycle parking would require either a separate room or lockers for bicycle space, thereby requiring a reconfiguration and loss of programming or functionality.

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

The bicycle parking relief will not adversely affect the use of neighboring property. The 14 short-term spaces provided exceeds the combined zoning requirement of short-term (six) and long-term (three) bicycle parking spaces. There is also a Capital Bikeshare station next to the Property along Alabama Avenue, which provides an alternative option for bicyclists. Despite not providing long-term bicycle parking, the Project will have the required two showers and lockers for use by bicyclists.

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

In addition to the general special exception standard, the Project satisfies the special conditions for bicycle parking relief pursuant to Subtitle C § 807, as follows:

*Subtitle C § 807.2 – The Board of Zoning Adjustment may grant full or partial relief from the minimum number or dimensions of long-term or short-term bicycle parking spaces required for a use or structure by this section, as a special exception under Subtitle X, Chapter 9, and subject to the limitations of Subtitle C § 807.3, and the applicant's demonstration to the Board's satisfaction of any of the following;*

*(b) – Due to the physical constraints of the property, the required bicycle parking spaces cannot be provided in compliance with the requirements of this section on the lot or, in the case of short-term bicycle parking spaces, on abutting public space*

Although the Property is a large parcel, there are site constraints that limit the Project's footprint and envelope. First, the Applicant seeks to maintain and improve the existing site elements outside of the recreation center building, including the baseball field, tennis courts, basketball court, playground, and splash pad. Second, there are substantial changes in grade throughout much of the site, which pushes the recreation center building to the southeastern part of the site. The Project cannot be sited elsewhere without requiring extensive site work. For these reasons, the recreation center building is located in a substantially similar part of the site as the Existing Building.

The physical constraints on the Project's footprint and envelope limit the Project's square footage. As noted, the Project is providing extensive programming that is consistent with other new or renovated recreation centers throughout the city. With an inability to create a larger building, the provision of a long-term bicycle parking room or lockers would require changes to the Project's floorplan and limitations on programming. Given the relatively small number of required long-term bicycle parking spaces, the setting aside of space for bicycle parking is inefficient when weighed against the potential changes to programming.

*(b) – The use or structure will generate demand for less bicycle parking than the minimum bicycle parking standards require, as a result of:*

*(1) The nature of the use or structure...*

The recreation center use will generate demand for less long-term bicycle parking than what is required for a local government use. The local government use category applies to a variety of neighborhood-serving government uses, including police stations, libraries and fire stations. As compared to these other use types, a recreation center has fewer employees and, therefore, requires less long-term bicycle parking. As noted above, it is expected that the Project will have three full-time employees and one part-time employee on a given day.

Further, the Project's short-term bicycle parking spaces offer a supplement to long-term bicycle parking in a convenient, accessible and safe location. Thus, the demand for long-term bicycle parking will be reduced.

*Subtitle C § 807.3 - Relief granted under Subtitle C § 807.2 from the number and dimensional bicycle parking requirements of this section shall be:*

*(a) Proportionate to the reduction in bicycle parking demand demonstrated by the applicant;*

The Applicant requests to reduce the number of long-term bicycle parking, but the Project will still provide 14 short-term bicycle parking spaces. Due to the recreation center use and the

short-term bicycle parking spaces, there will be limited, if any, demand for long-term bicycle parking spaces at the Project.

*(b) Limited to the amount of relief from the requirements that the applicant demonstrates is necessary and cannot reasonably be provided on the site as proposed to be developed in the application.*

As outlined above, the Project's footprint and envelope is limited due to external programming and grade changes on site. Therefore, the required long-term bicycle parking would require unreasonable changes to the Project's programming and floorplan.

## **VI. COMMUNITY OUTREACH**

The Applicant has presented the Project plans to ANC 7B and the community on four occasions – May 23, 2024, August 8, 2024, October 1, 2024, and February 26, 2025. The Applicant will contact ANC 7B when the application is filed and request that the Applicant present to ANC 7B at the next available public meeting.

## **VII. SUMMARY OF WITNESS TESTIMONY**

Ben Scarbro from Perkins Eastman will testify regarding architecture and project design. The Applicant reserves the right to add witnesses or expert witnesses as necessary.

## **VIII. CONCLUSION**

For the reasons stated above, the Project meets the applicable standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board grant the application.

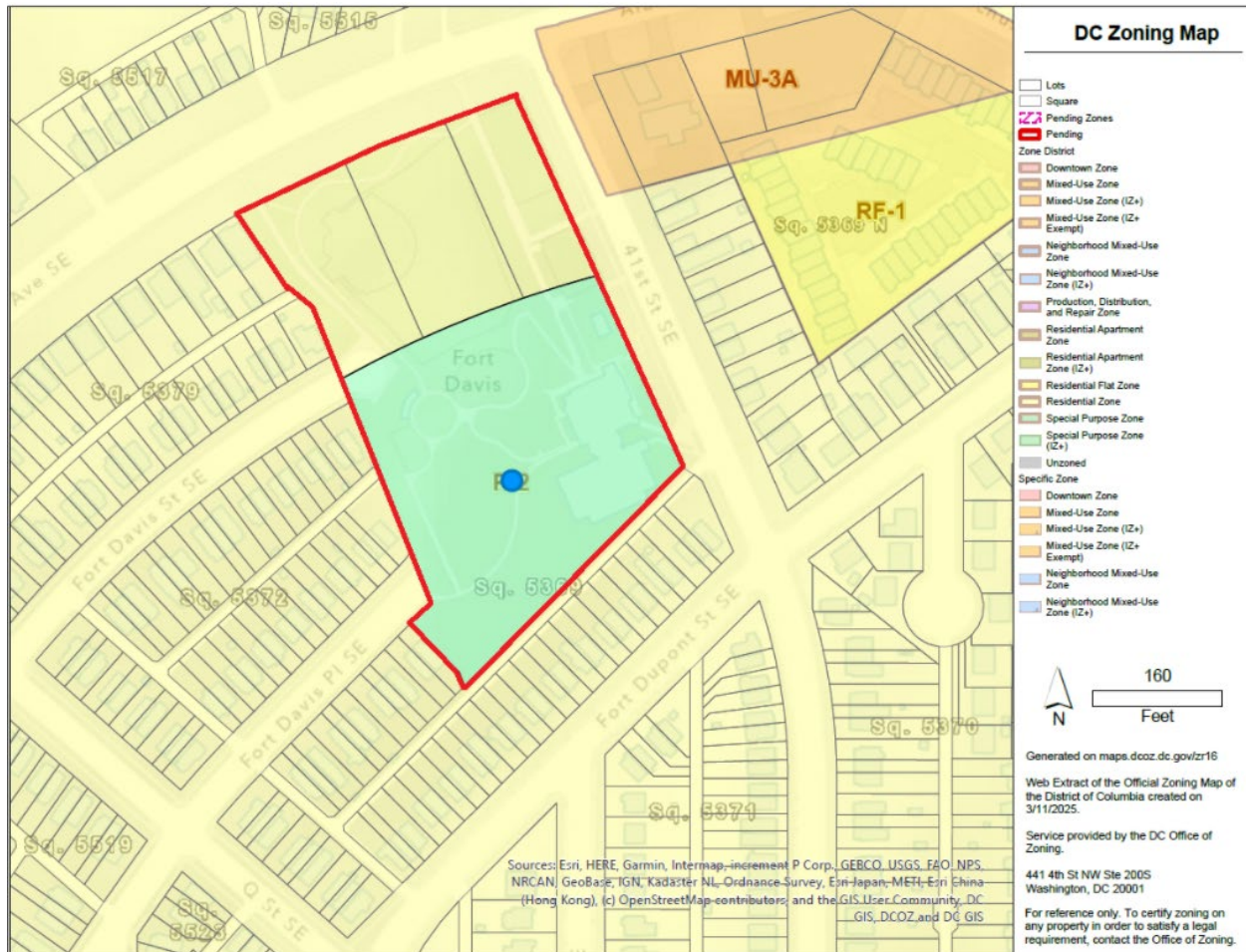
Respectfully Submitted,  
Cozen O'Connor



Eric DeBear  
2001 M Street NW  
Washington, DC 20036

# Exhibit A





# Exhibit B





## GENERAL NOTES - SITE PLAN

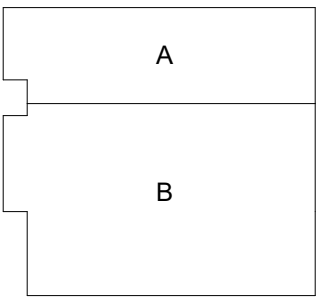
---

1. REFERENCE CIVIL DRAWINGS AND DRY UTILITIES FOR ADDITIONAL INFORMATION.
2. REFERENCE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.
4. PROJECT ELEVATION ###'##" IS EQUAL TO CIVIL SURVEY GRADE OF ###'##"
5. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL U.N.O.

PROPERTY BOUNDARY:

[illegible]

SEAL



## KEY PLAN

## Perkins Eastman DC

One Thomas Circle NW, Suite 300  
Washington, DC 20005  
T. +1 202 495 7430

**Operator:**  
**DC DEPT. OF PARKS AND RECREATION**  
1275 FIRST ST NE, WASHINGTON, DC 20002

**Owner:**  
**DC DEPT. OF GENERAL SERVICES**  
2000 14TH STREET NW, 8TH FLOOR, WASHINGTON, DC 20009

**Design-Build Constructor:**  
**BLU SKYLINE COAKLEY & WILLIAMS CONSTRUCTION**  
4500 EAST-WEST HWY #550, BETHESDA, MD 20814

**Architect:**  
**PERKINS EASTMAN DC**  
ONE THOMAS CIRCLE NW, SUITE 300, WASHINGTON, DC 20005

Civil / Dry Utility:  
**WILES MENSCH CORPORATION-DC**  
510 8TH STREET SE, WASHINGTON, DC 20003

Landscape:  
**JORDAN HONEYMAN LANDSCAPE ARCHITECTURE**  
706 CHESTNUT STREET, MILTON, DE 19968

Structural:  
**EHLERT BRYAN DC**  
1420 K STREET NW, SUITE 1100, WASHINGTON, DC 20005

MEP, Fire, IT/AV/Security:  
**CMTA, INC**  
 4401 FAIRFAX DRIVE, SUITE 215, ARLINGTON, VA 22203

Food Service:  
**NYIKOS-GARCIA FOODSERVICE**  
 7146 STARMOUNT CT, NEW MARKET, MD

**Accessibility**  
**GALBO + WOLF LLC**  
 4410 MASSACHUSETTS AVE NW #240, WASHINGTON, DC 20011

**Sustainability & Envelope:**  
**SUSTAINABLE BUILDING PARTNERS**  
 2701 PROSPERITY AVENUE, SUITE 100, FAIRFAX, VA 20598

**Specifications:**  
**HELLER & METZGER, INC.**  
1600 K STREET NW, SUITE 500, WASHINGTON, DC 20006

**Acoustical Consultant:**  
**POLYSONICS**  
405 BELLE AIR LANE, WARRENTON, VA 20186

Geotech:  
**SCHNABEL ENGINEERING DC, INC**  
4200 WISCONSIN AVENUE NW, SUITE LL9, WASHINGTON, DC 20016

PROJECT TITLE:

FORT DAVIS  
COMMUNITY CENTER

1400 41ST STREET, WASHINGTON, DC  
20020

PROJECT No: 0102750

DRAWING TITLE:

# SITE PLAN

SCALE: As indicated

# A-011

60% DESIGN DEVELOPMENT

2025/02/25











[illegible]

SEAL



One Thomas Circle NW, Suite 300  
Washington, DC 20005  
T. +1 202 495 7430

4100 WISCONSIN AVENUE NW, SUITE 225, WASHINGTON, DC.

2025/02/25





2025/02/25

REF: A5 / A-023



Autodesk Docs://DC DGS - Fort Davis Community Center/FDCC\_Arch.rvt  
2/25/2025 3:35:25 PM

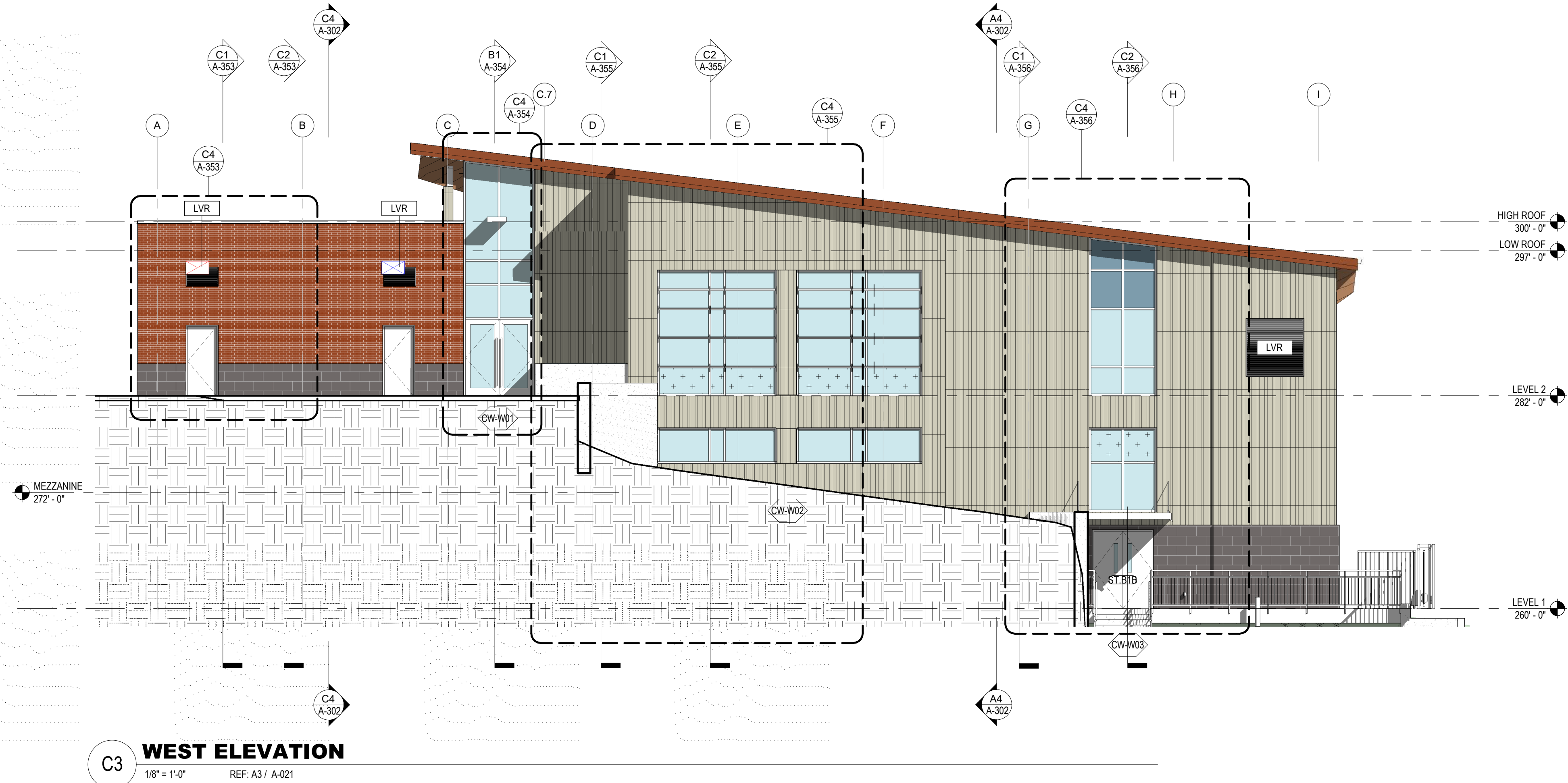
E

D

C

B

A

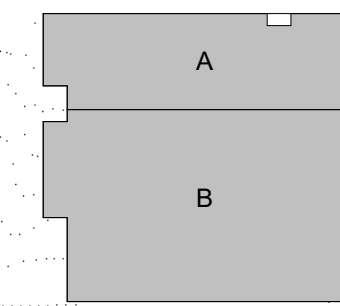


## EXTERIOR MATERIALS

	BRICK
	COMPOSITE METAL PANEL
	CONCRETE
	EARTH
	FIBER CEMENT PANELING
	GLASS
	STRUCTURALLY GLAZED SAFETY GLASS
	GLASS WITH TRANSLUCENT FILM
	GYPSUM / PLASTER
	STEEL
	STONE
	WOOD

No.	Description	Date

SEAL



## Perkins Eastman DC

One Thomas Circle NW, Suite 300  
Washington, DC 20005  
T: +1 202 465 7430

### Operator:

DC DEPT. OF PARKS AND RECREATION  
1215 FIRST ST NE, WASHINGTON, DC 20003

### Owner:

DC DEPT. OF GENERAL SERVICES  
2000 14TH STREET NW, 8TH FLOOR, WASHINGTON, DC 20009

### Design-Build Constructor:

BLUE SKYE / COAKLEY & WILLIAMS CONSTRUCTION  
4000 EAST WEST HWY 1000, BETHESDA, MD 20814

### Architect:

PERKINS EASTMAN DC  
ONE THOMAS CIRCLE NW, SUITE 300, WASHINGTON, DC 20005

### Civil / Dry Utility:

WILES MENSCH CORPORATION DC  
510 8TH STREET SE, WASHINGTON, DC 20003

### Landscape:

JORDAN HONEYMAN LANDSCAPE ARCHITECTURE  
708 CHESTNUT STREET, MILTON, DE 19968

### Structural:

BRILEY BRYAN DC  
1425 K STREET NW, SUITE 1100, WASHINGTON, DC 20005

### MEP, Fire, IT/AV/Security:

CMTA, INC  
4401 FARFAX DRIVE, SUITE 216, ARLINGTON, VA 22203

### Food Service:

WYMON GARCIA FOODSERVICE  
7146 STARNAMOUNT CT, NEW MARKET, MD

### Accessibility

GALBO + WOLF LLC  
4110 MARSHCROFT DRIVE, AVE NW #240, WASHINGTON, DC 20016

### Sustainability & Envelope:

SUSTAINABLE BUILDING PARTNERS  
2701 PROSPERITY AVENUE, SUITE 100, FARFAX, VA 22068

### Specifications:

HELLER & METZGER, INC  
1600 K STREET NW, SUITE 500, WASHINGTON, DC 20006

### Acoustical Consultant:

POLYSONICS  
405 BELLE AIR LANE, WARRENTON, VA 20186

### Geotech:

SCHNABEL ENGINEERING DC, INC  
4300 WISCONSIN AVENUE NW, SUITE 115, WASHINGTON, DC 20016

### PROJECT TITLE:

## FORT DAVIS COMMUNITY CENTER

1400 41ST STREET, WASHINGTON, DC  
20020

### PROJECT No: 0102750

### DRAWING TITLE:

## BUILDING ELEVATIONS

SCALE: As indicated

# A-202

60% DESIGN DEVELOPMENT

2025/02/25