

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *KB* Kelsey Bridges
Manager, Neighborhood Planning Branch

DATE: September 11, 2026

SUBJECT: ZC Case No. 06-11AA / 06-12AA – 2100 Pennsylvania Avenue NW PUD Modification

PROJECT SUMMARY

BXP 2100 Penn LLC (the “Applicant”) seeks approval for a Planned Unit Development (PUD) Modification without Hearing. The subject property is located at 2100 Pennsylvania Avenue NW (Square 75, Lot 52) in the MU-9B and RA-4 Zones. Zoning Cases 06-11/06-12 were concurrently approved in 2006 for the George Washington University Campus Plan and PUD associated with the property. Subsequent approval of ZC Case No. 06-110/06-120 in 2018 authorized development of a mixed-use office and retail building on the property. The Applicant is seeking to modify the approval to:

- Permit space previously reserved for daycare use to be used for retail use.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- Retail use was approved as a public benefit in the prior zoning approval (ZC 06-110/06-120);
- The Applicant has been unsuccessful in finding an operator for the 2,800 square feet of space identified for the daycare use on the property’s Pennsylvania Avenue frontage; and
- As the proposed retail use can activate the Pennsylvania Avenue frontage, any future sidewalk café associated with ground floor retail will require a public space occupancy permit.

RECOMMENDATION

DDOT has no objection to the approval of this application.

STREETSCAPE AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way area require the Applicant to pursue a public space construction permit. Any future sidewalk café associated with the project will require a public space occupancy permit.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

KB:eo