

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: July 17, 2026

SUBJECT: ZC Case No. 15-18E – 2715 Pennsylvania Avenue NW

PROJECT SUMMARY

2715 Penn LP, (the “Applicant”) seeks approval for a Modification without Hearing to the Planned Unit Development (PUD). The subject property is located at 2715 Pennsylvania Avenue NW (Square 1194, Lot 15) in the MU-4 Zone. Zoning Case No.’s 15-18 was approved 2016, with subsequent modifications via cases ZC 15-18A through 15-18D, most recently to allow seven residential units. The Applicant is seeking to modify the latest approval to:

- Allow the seven residential units to be designated as residential and/or lodging use, with no more than three of the seven units being operated as lodging at a given time.

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:

- The previous zoning approvals (ZC 15-18 – 15-18D) allowed for seven residential units;
- Vehicular access and loading is provided via a one-way northbound driveway on site connecting Pennsylvania Avenue NW to M Street NW and no vehicular parking is provided on site;
- The Applicant proposes to modify the use designation of the residential units to allow up to three units to for lodging;
- No changes are proposed to the site access, vehicle parking, or bicycle parking;
- A Comprehensive Transportation Review (CTR) study was not required for any of the prior approvals or this modification; and
- ZC Order No. 15-18 commits the Applicant to a Transportation Demand Management (TDM) Plan for the life of the PUD.

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- require the Applicant to pursue a public space construction permit.

The Applicant has an approved public space permit application TOPS #466310.

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