



## SUPPLEMENTAL MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** <sup>JLS</sup>  
Jennifer Steingasser, Deputy Director for Development Review & Historic Preservation

**DATE:** July 2, 2018

**SUBJECT:** OP Supplemental Report - ZC 79-19A/78-07, Modification of Consequence, 4250 Connecticut Avenue, NW

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### **I. APPLICATION AND RECOMMENDATION**

At its June 25, 2018 public meeting, the Zoning Commission requested that the Office of Planning (OP) provide a response to BDC Van Ness LLC (applicant) submissions at Exhibits 5 and 5A. OP recommends **approval** of the requested Modification of Consequence to modify ZC Order 318 as follows:

1. Change the label on the Proposed Improvements/Parking Level plan from “Kiss & Ride Parking Level” to “Retail & Building Parking Level”;
2. Convert a portion of the existing bus lane at the western side of the property to four kiss and ride spaces;
3. Delete Condition No. 10 of ZC 318.

OP continues to support the requested Modification of Consequence as outlined in the OP report at Exhibit 4.

### **II. PROPOSAL and ANALYSIS**

#### 1. Parking Level (Exhibit 5A)

In the original request, the applicant proposed to convert the twenty-four Kiss & Ride parking spaces to spaces to be utilized by the office and retail uses. WMATA agrees with the conversion as they are currently underutilized. This change was not reflected on Exhibit 1F2, page 7. The applicant submitted a revised plan at Exhibit 5A, page 8 with the spaces labeled, “Retail & Building Parking Level.” OP supports the proposed change. OP consulted with the Department of Transportation (DDOT) on the proposed change and they expressed no concern. ANC-3F at Exhibit 6 supports the change.

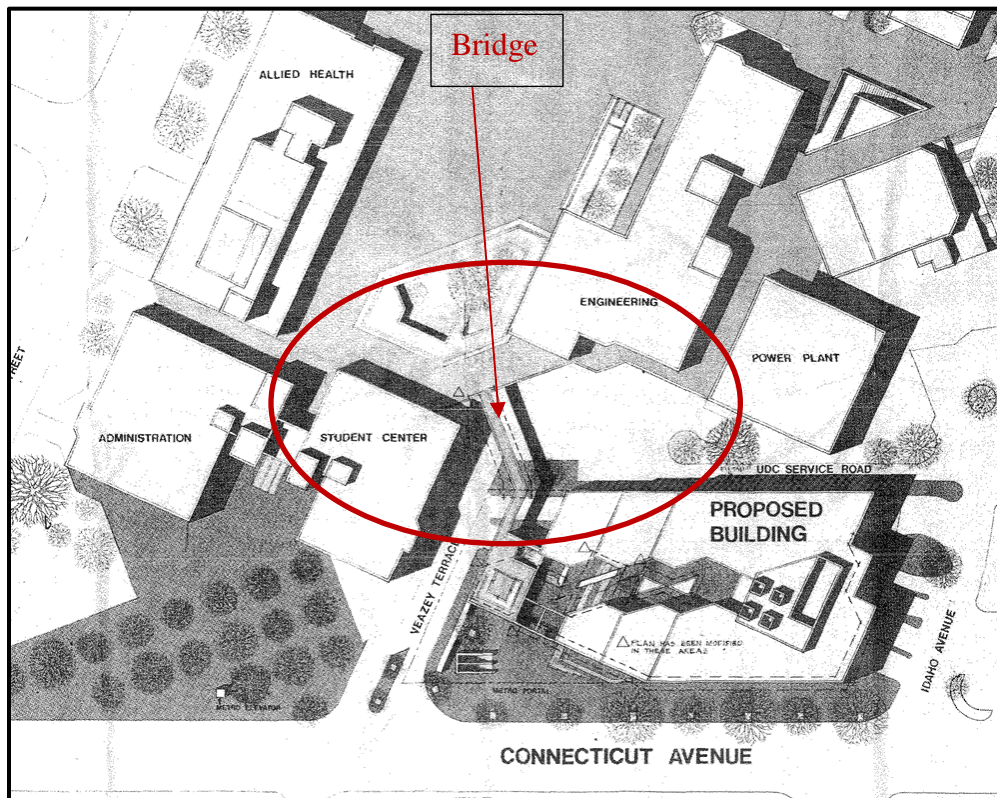
#### 2. Four Kiss and Ride Spaces

The applicant proposes to provide up to four Kiss & Ride spaces along the bus bays on the western side of the property as requested and recommended by ANC 3F. OP consulted with DDOT regarding the Kiss & Ride spaces and was informed that they would have no impact on public space. OP is supportive of this request.

3. ZC 318, Condition No. 10

10. *The applicant shall construct a pedestrian bridge, which shall be a minimum of ten feet wide, connecting the pedestrian plaza adjacent to the Student Center and Engineering buildings of the University campus with the fourth-floor terrace of the building, generally as shown on sheet 8 of Exhibit No. 42 of the record.*

The applicant states that the referenced pedestrian bridge (Exhibit 1E1, page 2 and excerpted below) was never constructed, there are no plans to create the connection, and therefore it should be deleted from the Order. The proposed deletion of this condition is supported by the ANC. OP is supportive of this request.



Bridge Connection to UDC