



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

May 12, 2016

Marnique Heath, Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: 1711 Rhode Island Avenue NW (BZA #19267)

Dear Chairperson Heath,

At its regular meeting on May 11, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 6 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (6-0-0):

WHEREAS, the applicant at 1711 Rhode Island Avenue NW proposes to redevelop the former YMCA building into an office building,

WHEREAS, ANC 2B initially reviewed the project at its February Zoning, Preservation, and Development Committee meeting in conjunction with the project’s historic preservation component,

WHEREAS, the applicant also requires a special exception to switch the use from a private club to an office,

WHEREAS, while ANC 2B misses the YMCA, the ANC recognizes the project is within a predominately office-driven context,

WHEREAS, the successful conversion of a pool to a parking garage requires more compact spaces than are allowed by zoning, relief from the width of the garage driving lane at certain pinch points due to the placement of certain columns, a lower parking minimum than currently allowable, and an allowance to not cluster compact spaces together,

WHEREAS, ANC 2B recognizes the transit-proximity of the site which would have a lower parking minimum requirement under the new zoning regulations to be effective September 2016, and

WHEREAS, ANC 2B understands the design challenges with converting a pool to a parking garage and supports the minimal changes so that a parking garage is feasible within the current footprint of the pool.

THEREFORE, BE IT RESOLVED that ANC 2B supports the project as proposed.

Commissioners Abigail Nichols (abigail.nichols@dupontcircleanc.net), Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Mann', with a long horizontal flourish extending to the right.

Nicole Mann
Chair