

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Jim Sebastian 
Associate Director

DATE: July 11, 2019

SUBJECT: ZC Case No. 15-20C – Sursum Corda First Stage PUD Modification and Phase 1 Second Stage PUD

PROJECT SUMMARY

TBSC Owner I, LLC (the “Applicant”) seeks approval of a First Stage PUD Modification and a Second Stage PUD for Phase 1 to construct the multi-family residential development at premises 1111 First Street NW (Square 620, Lots 250, 893, 894, 895, 898, 900, 904 & 905).

DDOT REVIEW

The District Department of Transportation (DDOT) has reviewed the case files and due to significant unresolved issues is unable to make a determination of the action’s impacts at present time. Below is a summary of the unresolved issues:

- Heritage tree conflicts – The proposed site plan includes building footprints that conflict with several Heritage Trees, which is not permissible per the Tree Canopy Projection Amendment Act of 2016 (D.C. Law 21-133). While the law allows for trees to be relocated with approval by the Mayor and UFD, the Applicant has not proposed an acceptable solution to this issue and DDOT cannot recommend approval of a Second Stage Planned Unit Development that is inconsistent with District law.
- L Street design – The proposed treatment and design of L Street requires coordination with the adjacent redevelopment site to the south to determine the ultimate roadway alignment, cross section, and construction responsibilities. While coordination is underway, a coordinated plan has not been finalized.
- Loading – The propose curbside loading for the Southwest Building is in conflict with truck maneuvers for the Northwest Building’s loading facilities. The Applicant is working to resolve this issue but has not yet identified an acceptable solution.

- Pierce Street design – The Applicant has not proposed an acceptable cross section and design for the private Pierce Street that can accommodate trucks in the proposed curbside loading area.
- Trash – The proposed building design requires trash for the Southwest Building to be carted a long distance to the trash room beneath the Southeast Building. The Applicant must provide an operations plan describing the procedures for ensuring this is a viable solution for handling trash.
- Parking – The Applicant’s plans provide a large number of parking spaces that greatly exceed Zoning requirements and are likely to contribute to operational issues at nearby intersections.

DDOT will continue to coordinate closely with the Applicant to address these issues and hopes to submit a full report prior to the Zoning Commission Hearing date.

JS:jr