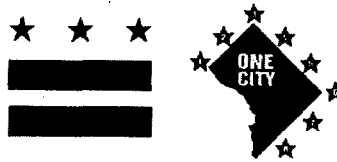


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Meridith Moldenhauer
Chairperson
DC Office of Zoning

FROM: Sam Zimbabwe *szw*
Associate Director, PPSA
District Department of Transportation

DATE: November 17, 2011

SUBJECT: BZA Case No. 18284 – 2055 L Street, NW

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18284
EXHIBIT NO. 28

2011 NOV 18 PM 1:42
D.C. OFFICE OF ZONING

The District Department of Transportation (DDOT) has reviewed the application and materials for the subject site. This memorandum addresses the transportation impacts.

APPLICATION

The applicant, AMGR 2055 L Owner, LLC, seeks approval from the Board of Zoning Adjustment (BZA) to allow for the expansion of an existing building occupied by office space and switch gear equipment at the site located on the northeast corner of 21st Street and L Street, NW. The existing 7-story building contains approximately 53,096 sq. ft. of switch gear equipment and 175,244 sq. ft. of related office space used by *Verizon Washington, DC Inc. (Verizon)*. The applicant seeks to renovate interior the existing building, replace the façade and add an eighth story of additional office space. With the proposed addition the building will contain 158,639 sq. ft. of office space, 5,163 sq. ft. of for mechanical equipment and 94,193 sq. ft. for switch gear equipment. The applicant seeks special exception relief from the rear yard requirements of §774 and a variance from §2101 to reduce the required amount of parking spaces from 110 to 79 spaces.

The building was constructed around 1965 and has two levels of below-grade parking with 79 standard spaces. The project is required to provide a total of 87 spaces for the office use however the applicant has been unable to determine a use category for the switch gear equipment and is seeking clarification from the Zoning Administrator. The applicant has assumed the use category for the switch gear equipment as an "Optical Transmission Node" with a parking requirement of 31 spaces for a total of 118 parking spaces for the project.

The applicant is unable to reconfigure the design of the parking garage levels due to the location of existing building core and structural elements. However, the project has been able to incorporate a total of 22 compact parking spaces in the garage for a total of 101 parking spaces. The compact parking spaces are not included in the accessory parking total as they were not permitted when the building was constructed.

The site is located in a high density commercial area of the Central Business District approximately three blocks from the Farragut North Metrorail Station and four blocks away from the Farragut West Metrorail Station. The project site is well served by Metrobus routes, the *DC Circulator Bus* route that traverses K Street, NW and one block south of a *Capital Bikeshare* station located at the intersection of M Street and New Hampshire Avenue, NW.

The site has alternative transit options and DDOT recommends the applicant implement *Transportation Demand Measures (TDM)* to reduce the demand for automobile trips. *TDM* options include distributing information on the *Metro Smart-Trip* cards to staff to encourage mass transit use and providing information on the *Capital Bikeshare* program, *Metro Bus*, *Metrorail System* and *DC Circulator* programs in the building lobby.

RECOMMENDATION

DDOT staff have reviewed the Applicant's request and determined that based on the information provided there is no adverse impact to the transportation network. DDOT has no objection to the proposal.

SZ:lb