

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
District Department of Transportation (DDOT)

DATE: September 10, 2013

SUBJECT: BZA Case 18605 – 1785 Massachusetts Avenue, NW
(Square 157, Lot 112)

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for

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18605
EXHIBIT NO. 312

APPLICATION

Applicant, The American Enterprise Institute (AEI), pursuant to 11 DCMR §§ 3104.1 and 3103.2, seeks a special exception from the roof structure provisions under sections 411.2, 411.5 and 537.1, a variance from the floor area ratio requirements under subsection 531.1, and a variance from the height requirements under subsection 530.1. The requested special exception and to allow the renovation of and addition to an existing historic landmark office building in the DC/SP-2 District at premises 1758 Massachusetts Avenue, N.W. (Square 157, Lot 112).

DEVELOPMENT PROGRAM

The proposed action would allow for the renovation and expansion of an existing 5-story historic landmark building located at the intersection of 18th Street, P Street, and Massachusetts Avenue in northwest Washington, D.C. Renovations to the first floor of the building would convert exiting office space to an auditorium, conference space, dining area, and reception space. The remaining floors would be used as offices, which would result in an increase in the office floor area ratio (FAR) from 4.46 to 4.77 and increase of lot coverage area for office space from 90.8% to 96.2%. The proposed additions to the building would include a new rooftop terrace and one story-addition. The addition would increase the Penthouse Area on the top floor from 730 sf. to 4,820 sf. and this addition would result in an increase to the height of the building from 85.3' to 98.3'.

The facility provides no onsite or offsite parking. Approximately 185 employees who currently work at AEI's Headquarters located at 1150 17th Street, NW will be relocated to the premises at 1758 Massachusetts Avenue, NW.

RECOMENDATION

Based on a thorough review of the information provided, DDOT has determined that the proposed action will have no adverse impacts on the travel conditions of the District's transportation network. However, the relocation of 185 AEI employees to the subject property will lead to modest

increases in vehicular, transit, pedestrian, and bicycle trips in the area. As such, DDOT recommends that the Applicant employ travel demand management strategies to help mitigate any potential transportation impacts that could result from increased trips to the site.

DDOT respectfully requests that the Board of Zoning Adjustment require the following condition with approval of the requested variances and special exception:

1. Offer employees with pre-tax payroll deduction option for transit expenses.
2. Provide an onsite facility with showers and lockers for employee use.

PUBLIC REALM

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. The Applicant may be required to pursue a public space permit through DDOT's permitting process to address aspects of the project that involve the use of public space. In accordance with District policy and practice, any substantial development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb & gutter, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site. General guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

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