

TECHNICAL MEMORANDUM

To: Loren Pope Ellisdale Construction
From: Jim Watson, PTP
Erwin N. Andres, P.E.
Date: January 16, 2015
Subject: 1108 16th Street NW Supplemental Parking Statement

INTRODUCTION

This memorandum provides additional information to supplement the hearing testimony provided on December 2, 2014 before the Board of Zoning Adjustment in support of the 1108 16th Street NW development located in downtown Washington, DC. Figure 1 identifies the regional site location within the District. The site is currently occupied by an office building and will be redeveloped into a mixed-use development comprising of approximately 18,000 square feet of office space and 15 residential units. Four (4) parking spaces will be supplied on-site behind the development along the alley accessible from L Street. A parking statement dated October 22, 2014 was developed to best serve the nature of the site and submitted as part of the BZA application.

This memorandum provides additional information regarding the following two items:

- Transportation Demand Management Plan
- Off-site Parking

TRANSPORTATION DEMAND MANAGEMENT PLAN

Transportation Demand Management (TDM) is the application of policies and strategies used to reduce travel demand or to redistribute demand to other times or spaces. DDOT confirmed in their review letter November 25, 2014 that the TDM Plan that was developed for this project was adequate given the location and size of the project. However, In order to address the Board's comments regarding the TDM plan, we propose to provide additional TDM measures highlighted in **(RED BOLD)** that include the following:

- Transportation Information Availability

Detailed transportation information that promotes walking, cycling, and transit will be made available for distribution to new residents upon the sale of the residential units and tenants of the office space at lease.

 - **The Applicant will also disseminate information regarding phone apps that provide access to alternative commuting means that include Uber, Ridescout, Car2Go, DC Rider, Metro's Rid Planner and SpotCycle.**
 - **The Applicant will install a TransitScreen that will provide residents and office patrons a quick guide to access either a Metrobus, Metrorail train, Capital Bikeshare bike, Car2Go, ZipCar or Sidecar.**

▪ Transportation Incentives

To help encourage non-auto transportation uses, the Applicant will provide the first occupant of each residential unit with a one-year car sharing membership or a one-year Capital Bikeshare membership to help alleviate the reliance on personal vehicles. These incentives will be included in a move-in transportation package that includes brochures for transit facilities as well as bicycle and car sharing services for the first occupant of each residential unit.

- **Instead of providing a one (1) year carsharing or Capital Bikeshare membership, the Applicant will offer a five (5) year carsharing or Capital Bikeshare membership for the initial occupant of each residential unit.**

▪ Bicycle Amenities

The Applicant will encourage all alternative transportation modes including bicycling. Bicycling will be promoted with the provision of on-site bicycle parking spaces. The transportation information program listed above will also include brochures on bicycling in the District and for Capital Bikeshare.

- **The Applicant will provide at least 6 on-site bicycle parking spaces and will work with the DDOT Public Space division to incorporate short-term bicycle parking spaces in Public Space along 16th Street.**
- **The Applicant will provide materials as part of the move-in package that includes a map of the nearby Capital Bikeshare stations and recommend SpotCycle as a useful phone app.**

OFF-STREET PARKING

Census tract information identified that 78% of the households in the same Census Tract of the proposed development do **not** drive to and from home to work. Nevertheless, in light of the Census Tract information and given the site's excellent access to numerous modes of transportation, minimal vehicular parking is anticipated to be necessary. However, in the event that additional parking should be needed for residents or office workers, parking will be available in many nearby parking garages.

An assessment of nearby parking facilities revealed ample off-street parking availability near the site in 37 parking garages and surface lots that could absorb any additional parking needs of the development. The parking facilities were examined for 24-hour parking availability (for residential needs) as well as daily parking availability (for office needs). Of the 37 nearby parking garages, 12 are available 24 hours for residential parking and 25 are available during working hours. These are depicted on Figure 2.

In response to the Board's comments, the Applicant has reached out to several of the parking operators that manage these off-site parking facilities to determine the availability of parking that can be leased by prospective residents and office workers. Monument Parking has confirmed via e-mail (see Appendix) that they have up to 15 parking spaces for lease at the parking garage located at 1707 L Street N.W. and up to 30 parking spaces at the garage located at 1828 L Street N.W. Additionally, LAZ parking has confirmed via e-mail (see Appendix) that up to 50 parking spaces are available for lease at their garages located at 1500 Massachusetts Avenue, 1125 15th St. NW, 1100 15th St. NW, 1090 Vermont Ave. NW, 1120 Vermont Ave. NW, and 1441 L St. NW. The spaces in these garages (identified in Figure 2) would supplement the proposed supply of four (4) on-site parking spaces for those who choose to drive and park. These two parking operators have confirmed that up to 95 parking spaces are available to be leased to support the proposed development.

The Applicant has agreed to commit to enter into a lease agreement for 9 parking spaces, which is equivalent to the parking relief sought by the project. These spaces will be leased from one or more of the garages that allow overnight parking on Figure 2.

CONCLUSIONS

This memorandum supplements the previously submitted parking and loading statement dated October 14, 2014 for the 1108 16th Street development. The proposed development will contain approximately 18,000 SF of office space, 18 residential units and 4 parking spaces. The BZA application is requesting relief for 9 parking spaces.

This document provides the following additional information to bolster the TDM plan currently proposed and commits to provide off-site parking to supplement the existing parking supply of 4 parking spaces:

TRANSPORTATION DEMAND MANAGEMENT PLAN

- The Applicant will also disseminate information regarding phone apps that provide access to alternative commuting means that include Uber, Ridescout, Car2Go, DC Rider, Metro's Rid Planner and SpotCycle.
- The Applicant will install a TransitScreen that will provide residents and office patrons a quick guide to access either a Metrobus, Metrorail train, Capital Bikeshare bike, Car2Go, ZipCar or Sidecar.
- Instead of providing a one (1) year carsharing or Capital Bikeshare membership, the Applicant will offer a five (5) year carsharing or Capital Bikeshare membership for the initial occupant of each residential unit.
- The Applicant will provide materials as part of the move-in package that includes a map of the nearby Capital Bikeshare stations and recommend SpotCycle as a useful phone app.

OFF-SITE PARKING

- The Applicant has coordinated with Monument Parking and LAZ Parking, who have issued e-mails confirming that they can accommodate up to a total of 95 monthly parking spaces within their 8 parking facilities located near the subject site, which is well above the demand for the proposed project.
- **The Applicant has agreed to commit to enter into a lease agreement for 9 parking spaces, which is equivalent to the parking relief sought by the project.** These spaces will be leased from one or more of the garages that allow overnight parking in the vicinity of the project.

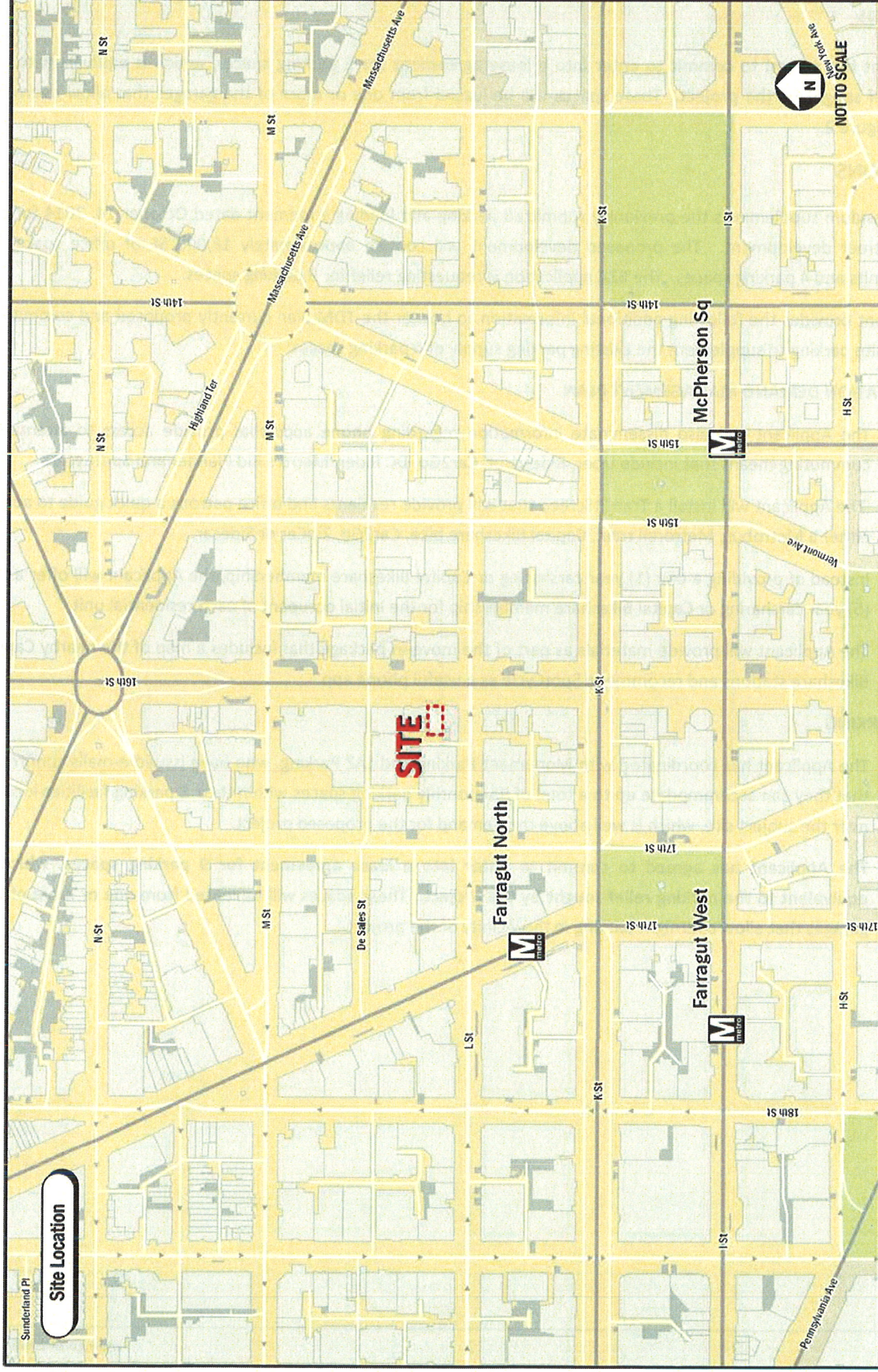


Figure 1: Site Location

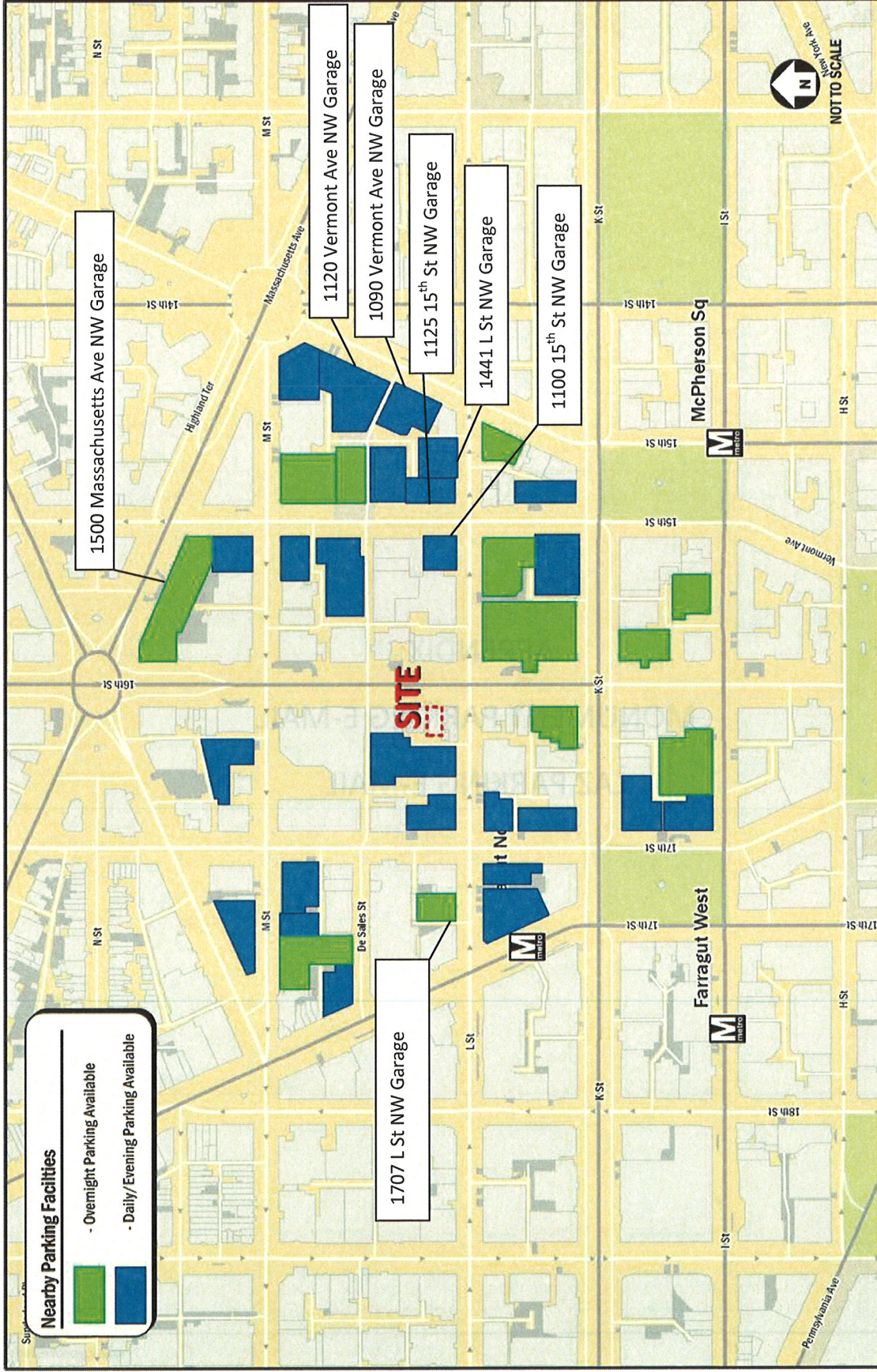


Figure 2: Off-Street Parking Facilities

APPENDIX:
MONUMENT PARKING E-MAIL
LAZ PARKING E-MAIL

From: Jonathan Gershowitz [<mailto:John@Monumentparking.com>]

Sent: Thursday, January 15, 2015 4:46 PM

To: Loren Pope

Subject: RE: Availability of Lease Spaces

Hello Mr. Pope,

It was a pleasure speaking with you this afternoon. We have a parking garage located at 1707 L street N.W. And we can accommodate up to 15 monthly parkers , we also have a garage located at 1828 L street N.W. And we can accommodate up to 30 monthly parkers. If you need any additional information please don't Feel free to contact me at 202-285-5192.

Thank you,

John Gershowitz
District Manager

From: Loren Pope [<mailto:lpope@ellisdaleconstruction.com>]

Sent: Thursday, January 15, 2015 4:10 PM

To: Jonathan Gershowitz

Subject: Availability of Lease Spaces

Dear Mr. Gershowitz,

We are developing a mixed use (office/residential) building at 1108 16th St NW near the intersection of L Street. We will have limited parking on this property (only 4 spaces). As part of our approval process to develop the building, we need to demonstrate that there are currently parking spaces available for leased in nearby. You have two garage nearby at 1707 L Street and 1601 K Street. Would you be able to tell me how many parking spaces are currently available for lease at these garages. If it's difficult to say how many spaces are currently available for lease, could you tell me if you have at least 9 spaces available.

Your help on this would be greatly appreciated. Please call me at (202) 607-0768 if you would like to discuss.

Thank you,

Loren Pope

Loren Pope
Development Manager

ELLISDALE Construction

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lpope@ellisdaleconstruction.com | www.ellisdaleconstruction.com

VA OFFICE

116 Edwards Ferry Rd. Suite E | Leesburg, VA 20176

P: 571.293.8264

From: Joe Leightner [<mailto:jleightner@lazparking.com>]

Sent: Thursday, January 15, 2015 3:57 PM

To: Loren Pope

Subject: Re: Availability of Lease Spaces

Hi Loren

Thanks for the email. We definitely have the ability to accept 9 spaces in our garages. We actually operate the following in the area:

1500 mass

1125 15th

1100 15th

1090 Vt

1441 L

1120 Vt

Between all these garages we could accept probably a total of 50 currently. This could change but I would not see the 9 ever being a problem.

Thank you and let me know if more info is needed.

Joe

Joe Leightner

Regional Vice President

Laz Parking

1125 15th Street, NW Ste 400

Washington, DC 20005

202/797-6717 (direct dial)