


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Sharon Schellin, Secretary
Office of Zoning

FROM: Kenneth G. Laden
Associate Director 

DATE: December 4, 2006

RE: Square 54 PUD
Zoning Case Number 06-27

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D.C. OFFICE OF ZONING
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The District of Columbia, Department of Transportation (DDOT) submitted testimony on November 15, 2006 regarding the above referenced case. At the November 20, 2006 hearing before the Zoning Commission, the Department was asked to provide additional information, including:

- Specific confirmation of which items in the applicant's letter of November 17, 2006 that the Department concurred with, and which items we had differences.
- Proposed performance measures for an annual report on the effectiveness of the Transportation Management Plan.
- Coordination of traffic signal optimization with DDOT.

Confirmation of Applicant's TMP Elements – November 17, 2006

- 1) **Transit Incentives** – DDOT concurs with the applicant's proposals to provide transit incentives to building tenants.
- 2) **Car Sharing** – DDOT concurs with the applicant's proposal to provide three car sharing spaces in the building, for use by office and residential tenants. DDOT recommends that the applicant report on level of use of car sharing vehicles as part of the annual report to DDOT referenced below. DDOT would request an increase in parking spaces for car sharing vehicles if the level of use of the three car sharing vehicles exceeds 50 percent (i.e. Zip Cars or Flex Cars are utilized at least 183 days per year).
- 3) **Structured Parking Garage Capacities** – DDOT concurs with the applicant's outline of other structured parking garages of similar size.

ZONING COMMISSION
District of Columbia
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District of Columbia
CASE NO. 06-27
EXHIBIT NO. 01

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- 4) **Bicycle Spaces** – DDOT concurs with the compromise of providing a total of 33 bicycle parking spaces in the proposed facility.
- 5) **Curb Cut** – DDOT concurs with the description of curb cut for the loading entry (27 ft) and pedestrian refuge (14 ft, 2 in.), but recommends a pedestrian refuge of a minimum 6 ft be added to the garage entrance of 41 ft. 6 in, thereby increasing the size of this curb cut to 67 ft, 6 in.
- 6) **Truck Delivery** – DDOT concurs with the applicant's comment.
- 7) **Truck Delivery** – DDOT is skeptical as to whether all deliveries will be managed through the underground delivery area. We are concerned that some deliveries will most likely seek to use curb space therefore, we recommend that DDOT and the applicant monitor deliveries during the first 3 months of building occupancy and that the city add curbside loading zones if loading activities block travel lanes surrounding the building.
- 8) **Fire and EMS** – no comments.
- 9) **Signal Warrants** – DDOT concurs with the applicant's recommendation to provide a new traffic signal at 22nd and Eye Street, NW at the applicant's cost. The estimated cost for this traffic control signal is \$150,000.
- 10) **Pedestrian Access** – DDOT acknowledges that controlling mid-block crossings on 23rd Street is futile.
- 11) **Annual Transportation Report** – DDOT recommends that the applicant prepare and submit an annual report to DDOT, Transportation Policy and Planning Administration and Advisory Neighborhood Commission 2-A describing the effectiveness of the TMP. The proposed performance measures to be reported are outlined below.

Annual Report on TMP Effectiveness

Proposed performance measures include:

- **Modal Split for major building tenant types:**
 - Office employees, retail employees, retail customers, residential owners/renters. For each user, record percent arriving by the following:
 - Transit
 - Carpool
 - Walking
 - Bicycle
 - Single Occupant Vehicle
- **Use of Metrocheck Program:**
 - For office employees, retail employees, indicate the percent of each user that uses pre-tax benefit programs for transit uses, including Metrorail and bus, and VRE and MARC or related transit parking.
 - For residents, indicate the percent participating in SmartTrip program.
- **Car Sharing:**
 - Percent of use of the vehicles stored in each of the three car sharing parking spaces – indicate the number of days per year that each vehicle was used by a customer.

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ZONING COMMISSION
District of Columbia

CASE NO. 06-27 **FAX**EXHIBIT NO. 51

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 - Percent of use of the vehicles stored in each of the three car sharing parking spaces – indicate the number of days per year that each vehicle was used by a customer.

- **Loading Zone Access:**
 - Report underground loading zone use by hour for four random work days per month. Indicate number of trucks using the loading bays during one hour increments for four random 24 hour periods.
 - Indicate the number of days per month when trucks were double parked on adjacent streets to make deliveries.
- **Garage Access:**
 - Report parking garage access queuing of public streets on four random week days per month, indicating highest number of vehicles queued to enter the parking garage those for four random 24 hour periods.
- Provide a general description of major accomplishments and problems related to TMP implementation and management during the reporting year, and steps taken to address problems.

Signal Optimization

The applicant shall obtain written concurrence from the DDOT Traffic Services Administration for any proposed traffic signal timing optimization prior to obtaining any public space or building permit.