

Rebuttal and Clarifications

ZONING COMMISSION
CASE NO. 08-15
EXHIBIT NO. 256A1



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District of Columbia
CASE NO. 08-15
EXHIBIT NO. 256A1

Traffic Rebuttal - **Parking**

Opponents Expert's Analysis Flawed

- Retail — 6 spaces/1000 sq. ft. — way high
- Office — 8 spaces/1000 sq. ft. — way high

W & A Analysis

- DDOT Supports
- 2.8 spaces/1000 sq. ft
- Shared parking works

Traffic Rebuttal - **Parking**

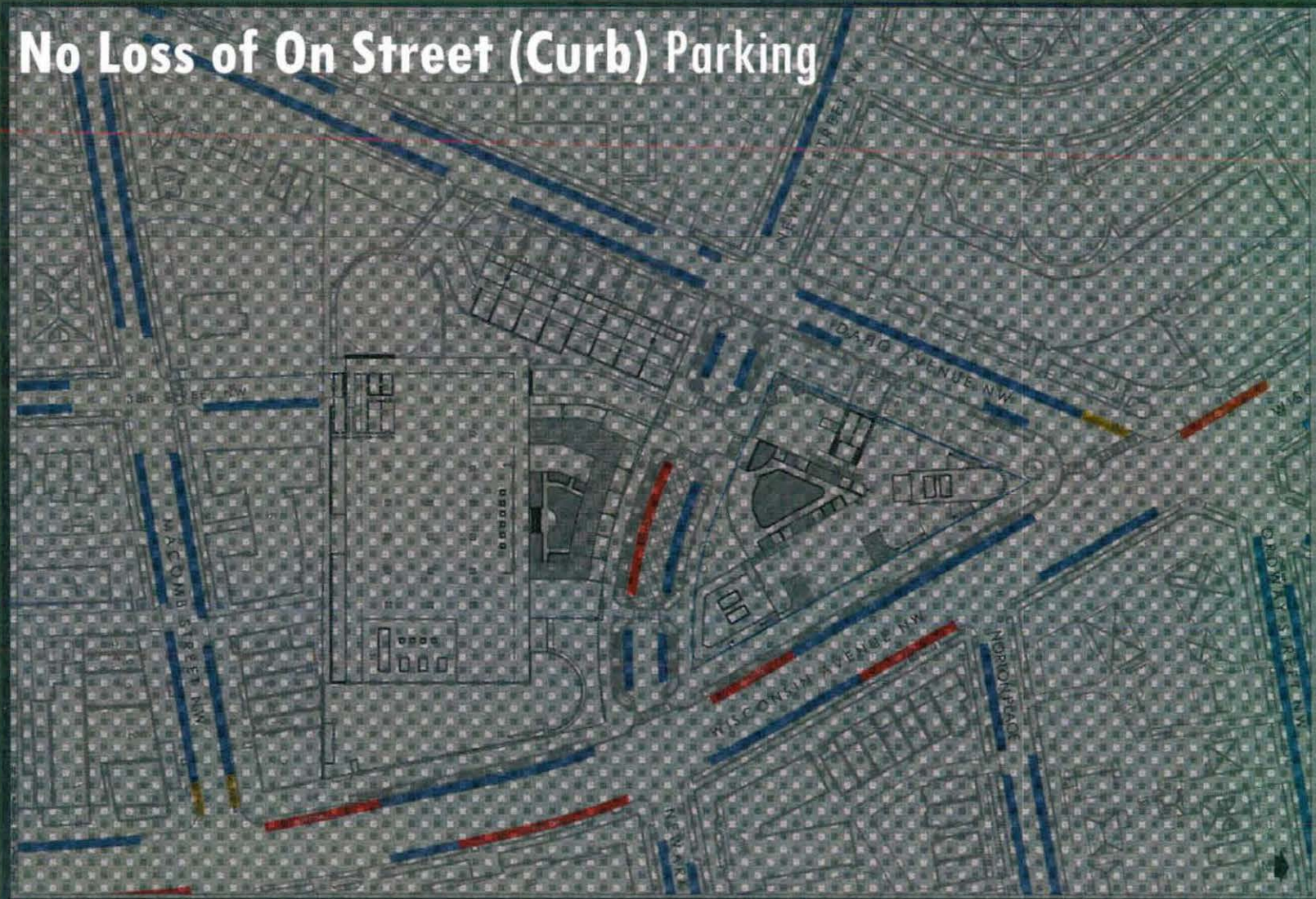
Transit Oriented Site

- 500+ buses daily
- Both Wisconsin Avenue corridor and cross town buses



Traffic Rebuttal - **Parking**

No Loss of On Street (Curb) Parking

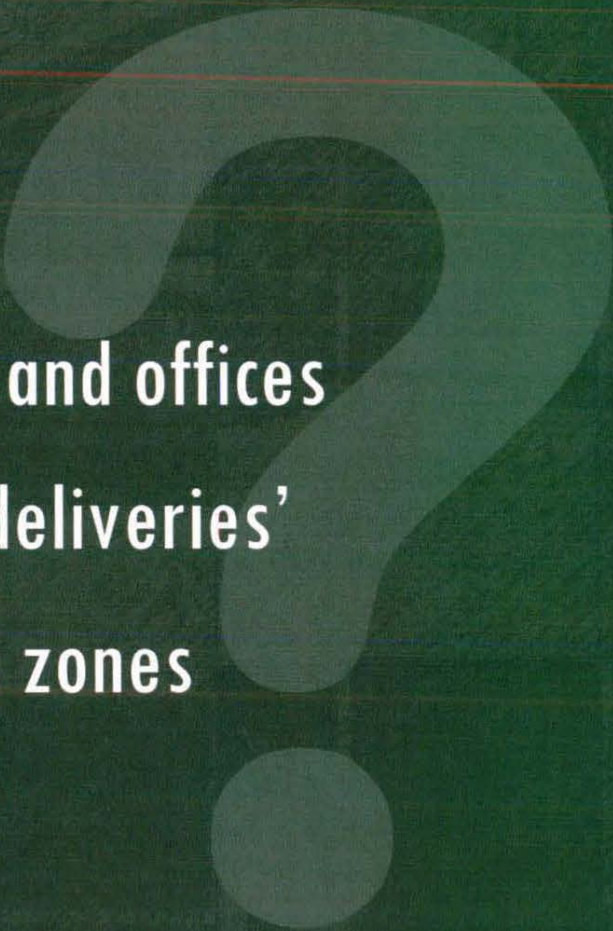


Ordway Street Review



Traffic Rebuttal - **Loading**

Opponents Expert's (PSI) Analysis Flawed

- Data from Australia
 - Data from suburban Baltimore
 - No local data from retail shops and offices
 - Confuses 'truck trips' w 'truck deliveries'
 - Omits Macomb existing loading zones
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Traffic Rebuttal - **Loading**

Relevant and Reliable Data

- Actual Observation
- Actual Operations
- Similar Land Uses
- PSI data confirms Giant delivery estimates

Parking Rebuttal

Retail

6.03 spaces/1,000 S.F. is too high

ITE Average: 2.65

ITE 85th Percentile: 3.35

ITE Range: 1.33 to 5.58

Office

7.97 spaces/1,000 S.F. is too high

ITE Average: 2.40

ITE 85th Percentile: 2.97

ITE Range: 1.46 to 3.43

Giant

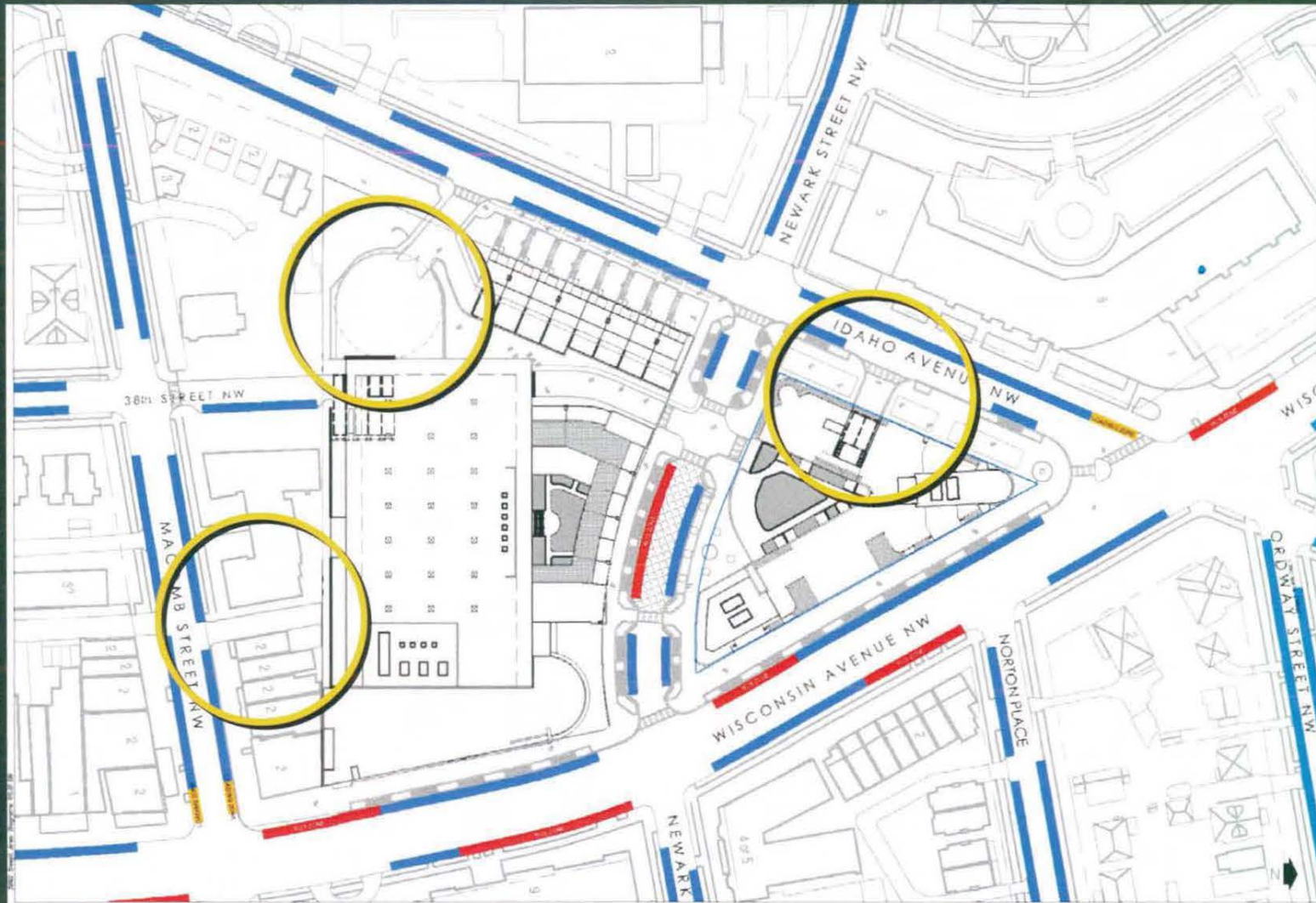
No estimate

Traffic Rebuttal — Loading

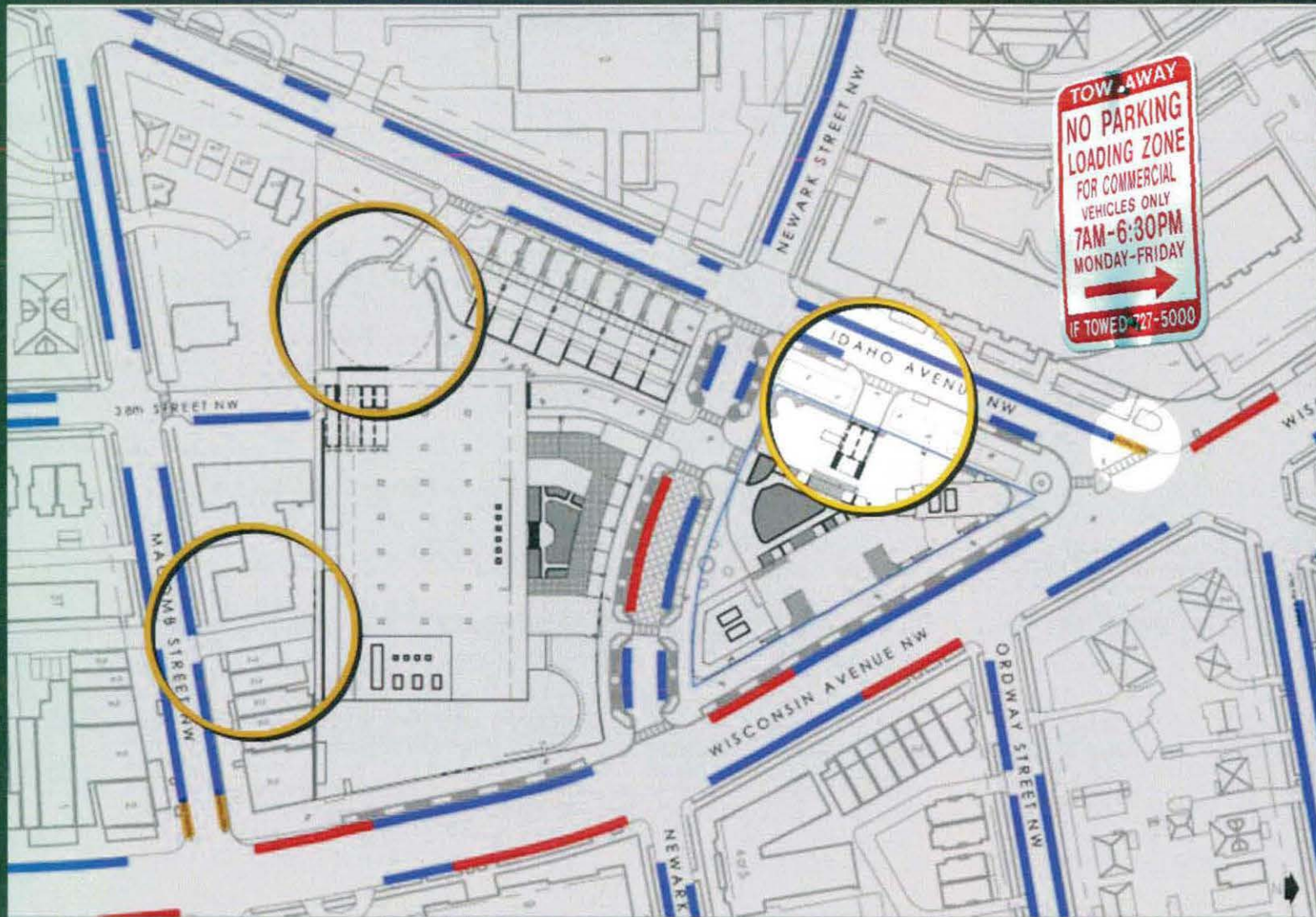
All Loading Facilities Are Adequate

- DDOT reviewed and approved
- Number of trucks can be accommodated
- Can easily be managed with proposed Management Plan

Truck Loading Access



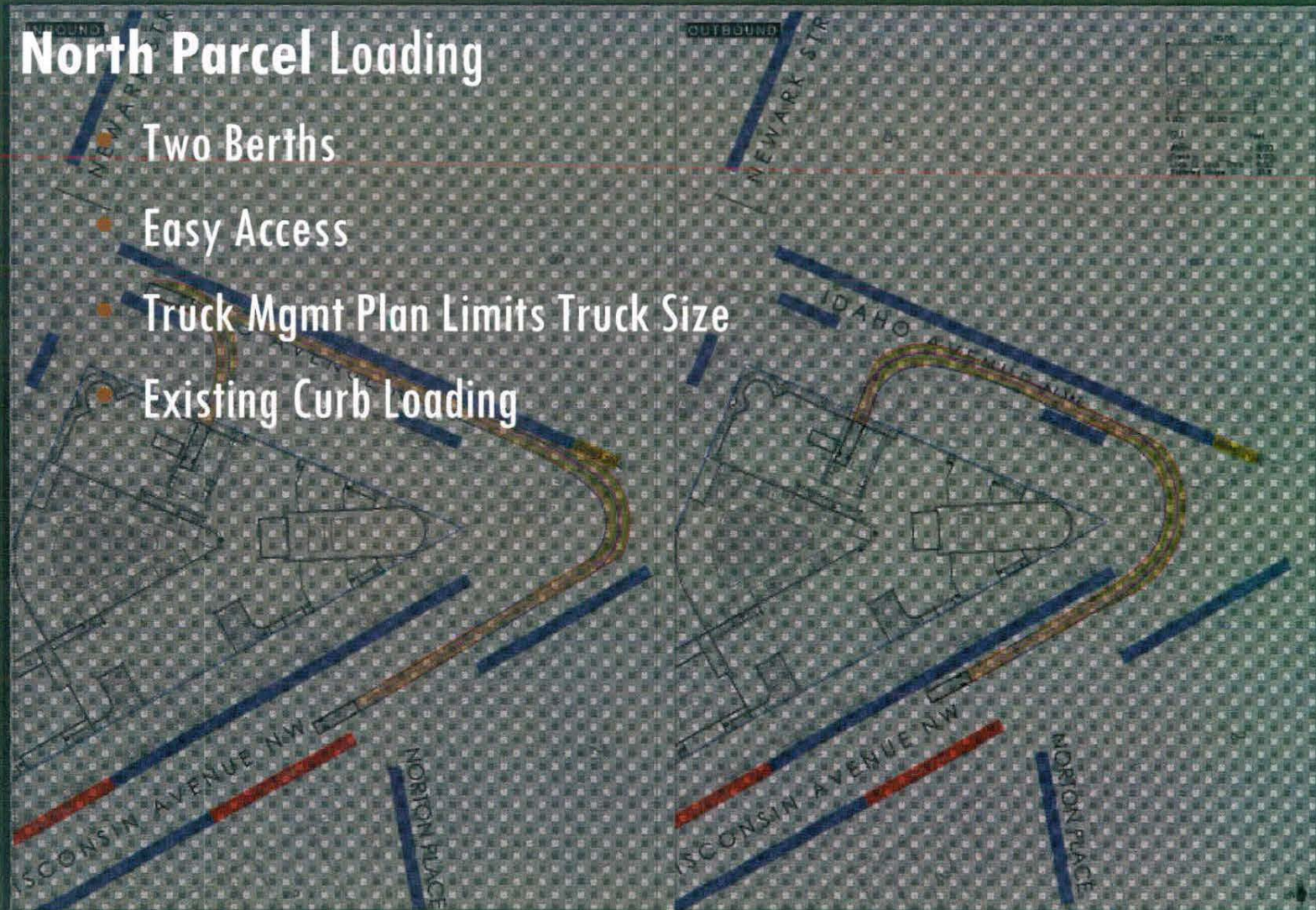
Truck Loading Access - Idaho



Truck Loading Access - Idaho

North Parcel Loading

- Two Berths
- Easy Access
- Truck Mgmt Plan Limits Truck Size
- Existing Curb Loading



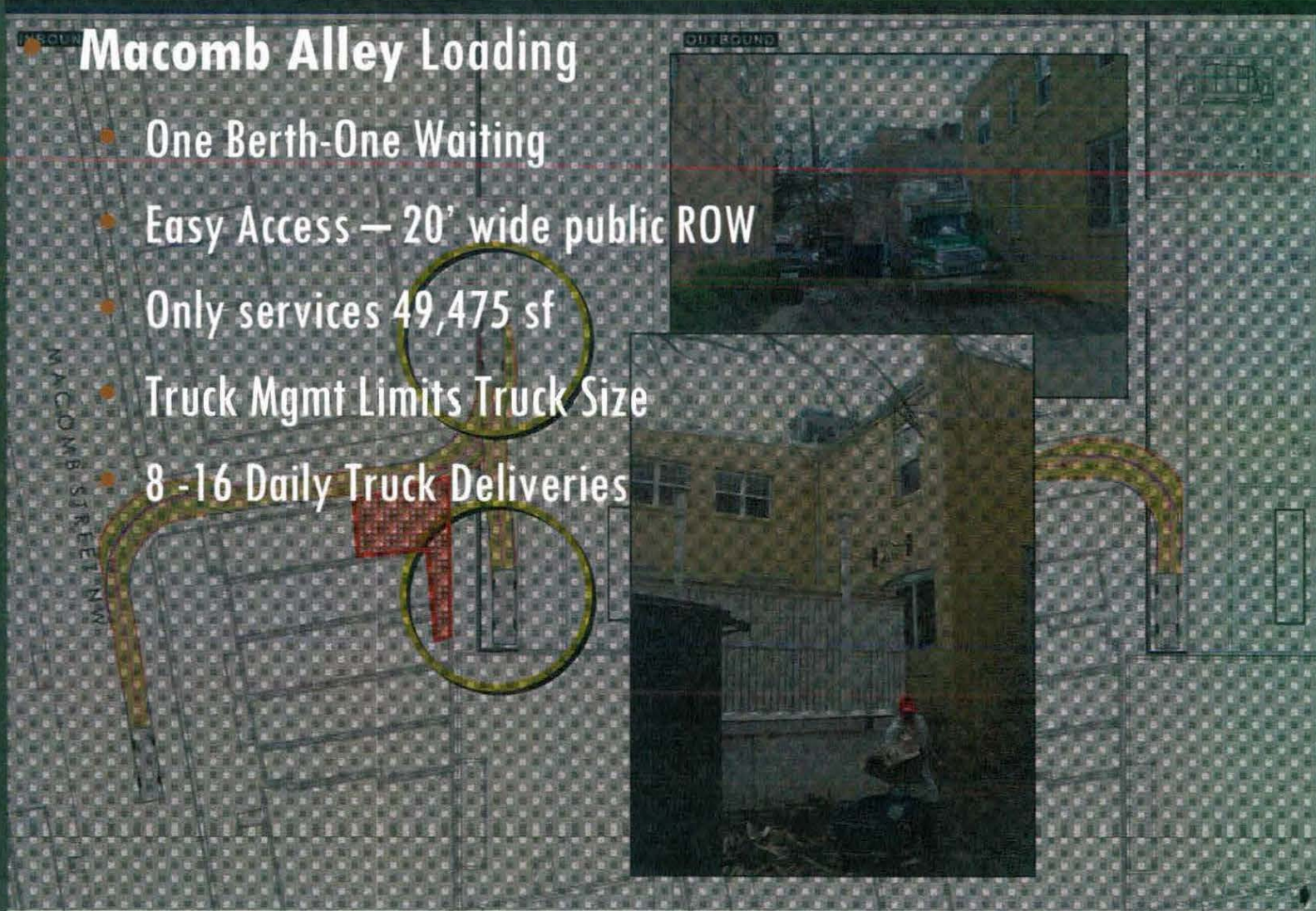
Truck Loading Access - **Macomb**



Truck Loading Access - **Macomb**

Macomb Alley Loading

- One Berth-One Waiting
- Easy Access — 20' wide public ROW
- Only services 49,475 sf
- Truck Mgmt Limits Truck Size
- 8 -16 Daily Truck Deliveries



Truck Loading Access - Macomb

