

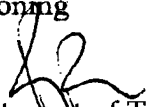
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Richard Nero, Acting Director
DC Office of Zoning

FROM: Karina Ricks 
District Department of Transportation

DATE: June 23, 2009

SUBJECT: ZC # 02-51C (Center for Strategic & International Studies, Inc-2nd stage PUD)
1616 Rhode Island Avenue, N.W.

APPLICATION

The property that is the subject of this application is located at 1616 Rhode Island Avenue, NW and is more particularly known as Square 182, Lot 82 (the "Subject Property"). It is the western half of a previously approved first stage PUD. The eastern half has already been constructed and is used for the University of California Washington Program. A PUD-related map amendment to the C-4 Zone District has been approved for the Subject Property. The Subject Property is located in the Dupont Circle neighborhood of Ward 2 and has an approximate land area of 15,349 square feet. The Applicant proposes the construction of an office building consisting of approximately 113,500 square feet. The building will have a maximum height of 112 feet at the northeastern corner of the building; however, the majority of the building will have a maximum height of 104 feet. The project will have a lot occupancy of 99.5% and a floor area ratio of approximately 7.4. The project requires flexibility for its proposed access to the parking garage; reducing the number of loading berths, parking spaces and depth of the rear yard; altering the design of the terrace along the eastern wall; providing an architectural embellishment and building height that exceed 104 feet; providing non-conforming roof structures; and increasing the lot occupancy and the grade of the ramps in the garage.

2000 14TH Street, N.W., 7th Floor, Washington, D.C. 20009
202 671-2730, Fax: 202 671-0617

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ZONING COMMISSION
District of Columbia
CASE NO.02-51C
EXHIBIT NO.20

ZC 02-51C - Center for Strategic & International Studies

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) recommends support of the Applicant's request for a planned unit development. DDOT believes the Applicant has made the requested changes to the site plan that will provide more safety and better vehicle circulation. The Applicant has provided DDOT transportation information for the new building that meets the criteria for agency support.

DDOT ANALYSIS

DDOT held a meeting with the Applicant on February 17, 2009. The Applicant received a number of comments from DDOT suggesting relocation of the building vehicle entrance for underground parking, improved streetscape in front of the building and better lighting in the alley. Based upon the meeting, the Applicant has provided DDOT revised plans demonstrating the use of an alley to access parking and loading. The revisions provide an improved approach for multimodal and intermodal transportation access to the proposed building.

DDOT is aware of the Applicant's plans to build 78 underground vehicle parking spaces and 30 bicycle parking spaces, for the proposed office building. The Applicant has agreed to provide shower facilities for building personnel to use. DDOT has informed the Applicant that a minimum of 5 inverted 'u' shaped bicycle racks are to be located, by the Applicant, in front of the building in the public space. The Applicant's address is approximately 1/2 a mile from the Farragut North and Dupont Circle Metro stations. There are a number of WMATA bus lines that travel very close by the proposed building (S series line on 16th Street and 40 series line on Connecticut).

DDOT has no data on the number of employees that work at the applicant's current location, 1800 K Street, N.W. Although we believe the data in the Applicant's transportation study is helpful, DDOT would like to know the number of employees for the proposed building. The applicant's estimate for peak hour vehicle trips is not a significant concern, but DDOT believes the Applicant may be able minimize these trips further with a Transportation Management Plan. As stated in the Applicant's transportation study, "It is estimated that the proposed 129,680 S.F. office building would generate 103 AM peak hour trips, and 100 PM peak hour trips."

The Applicant has provided information about the small number of deliveries to the rear loading dock located off of the 20 foot alley. DDOT has reviewed the turn radius diagrams for 30 foot trucks to back into the loading areas, and believes the loading dock is adequate. The Applicant needs to provide some assurance that the deliveries will be well managed with off peak delivery hours of its catering truck and similar deliveries.

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The Applicant is to be commended for moving the utility vaults away from the pedestrian facilities in the front of the building. The applicant has taken a thoughtful approach to locate the vaults in the rear alley of the building where they belong. DDOT has informed the Applicant that it is their responsibility to reconstruct the alley upon completion of the project.

DDOT prefers to see the following conditions included in the Zoning order, if the case is approved:

- The Applicant will act as the point of contact and Transportation Coordinator for the Transportation Demand Management (TDM) program. The applicant shall be responsible for implementing and managing TDM measures that are consistent with DDOT's recommended TDM strategy.
- **Car-Sharing Programs** - The Applicant will distribute information about Zipcar to the office personnel (as part of an initial welcome package). The closest Zip Car location is located just to the west of Scott Circle, which is just north of the Applicant's proposed site and in very close walking distance to the subject property.
- **Transit incentives** - The Applicant will open a WMATA SmartBenefits account, if one is not already open. The Applicant will provide a one-time, complimentary \$20 SmartTrip fare card to the office staff upon the move-in of the building to help encourage additional transit usage.
- **Bike Facilities** - The Applicant will distribute bicycle route maps and safety information to employees. The Applicant will also be responsible for managing the underground bicycle parking spaces.

SUMMARY AND RECOMMENDATION

DDOT supports the Applicant's proposal with the conditions as previously noted. DDOT believes the Zoning Commission should consider those conditions and include them in the order if the case is granted approval.

KR:jj