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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

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To: Jerrily R. Kress, FAIA
Director
Office of Zoning

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: May 29, 2004

Subject: **ZC Case No. 04-01 –American Pharmacists Association (APhA) Consolidated PUD and Related Map Amendment (Square 62, Lots 19, 810, Pt. 813, 814 and 815,**

The District Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. This memorandum addresses the transportation impacts of the application.

The applicant, APhA, seeks consolidated approval of a PUD and Zoning classification for Square 62, Lots 810, Pt. 813, 814 and 815 to construct an addition to their headquarters building. The existing historic structure, facing Constitution Avenue, NW is an individual landmark listed on the DC inventory of Historic Places and occupies 52,973 square feet of land in Square 62, Lot 19 in a SP-2 District. The applicant proposes to demolish an existing three-story annex located to the rear of the historic structure and replace it with a five-story addition.

The project includes construction of an underground parking garage, with access provided on 22nd and 23rd Street, NW, totaling150 parking spaces exceeding the zoning requirement of 91 spaces. The underground parking garage will replace the existing surface lot that provides 35 spaces. A new loading dock will be placed in the new building off 22nd Street, NW with two 30-foot (30') berths and one 20-foot (20') berth, meeting the requirements of the SP-2 district.

The applicant hired a traffic consultant to study existing conditions and the future traffic generation impacts of the site. The report concluded that the intersections studied currently operate at acceptable levels of service (LOS) and the project would have a negligible impact. Observations noted in the report include heavy AM and PM rush-

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CASE NO. 04-01
EXHIBIT NO. 23

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EXHIBIT NO.23

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hour traffic volumes on Constitution Avenue and 23rd Street, NW, a high number of vehicles performing u-turns at 22nd and C Street, NW and the recommendation that the access plans for the State Department, National Academy of Science and APhA be coordinated.

Site visits by DDOT staff identified traffic conflicts on 22nd Street, NW, that may be exacerbated by the new project unless improvements are made. C Street, NW between 21st and 23rd Streets, NW has been closed by the State Department, located north of C Street, NW for security reasons. The publicly accessible portion of 22nd Street, NW ends at the southern line of C Street, NW, forcing drivers to make u-turns. This area is used as the main entrance for State Department visitors including a security screening area and a taxi stand. Additionally, the National Academy of Science has a driveway opening providing access to loading and parking facilities on the eastside of the roadway. 22nd Street, NW has a 56'-wide roadway and one travel and one metered parking lane in each direction.

The new addition would establish the loading dock within this congested area, approximately 70' south of the C Street, NW property line. The new parking garage entry proposed for 23rd Street, NW is moved as far south as possible, 220' from the C Street, NW property line, with the driveway entrance aligning with the existing building footprint located below a new landscaped terrace, currently the surface parking lot. The parking garage structure will be located under the new annex and will not impact the foundation of the historic structure.

The State Department is currently in the process of determining permanent security fixtures for their headquarters building. If traffic conditions are to remain similar with the State Department retaining the visitor entrance and taxi stand on 22nd Street, NW, then metered parking spaces may have to be removed to accommodate a dedicated turn-around for vehicles and taxis. Additional considerations must be given for trucks accessing the new loading dock.

DDOT has no objection to the project as proposed. However, DDOT recommends that the applicant coordinate with the State Department and the National Academy of Science to ensure that traffic circulation is improved on 22nd Street, NW near the C Street, NW intersection.

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FAX TRANSMITTAL

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Office of Zoning	June 1, 2004
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ZC 04-01; APhA Headquarters	(202) 671 2309

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NOTES/COMMENTS:

See attachment

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