

## TECHNICAL MEMORANDUM

To: Aaron Zimmerman DDOT

From: Katie Wagner, PE, PTOE  
Erwin Andres

Date: July 25, 2018

Subject: Reunion Square Building 4 – Response to DDOT Comments

### INTRODUCTION

This memorandum presents the Applicant's response to DDOT's review of the proposed development of Building 4 which is part of the larger mixed-use Reunion Square Development. This memorandum addresses the conditions and continued coordinating requested by DDOT in their report regarding the proposal for Building 4 dated June 11, 2018. DDOT comments are shown below in italics, and responses are provided below in **bold from Gorove/Slade**.

### Conditions

- 1. Fund and construct the widened portion of W Street SE between Shannon Place and Railroad Avenue, as proposed by the Applicant and shown on the plan set. This approximately 20-foot strip along the northern portion of private property intended to serve as the new pedestrian realm and widened vehicle cart path on W Street should be constructed to DDOT standards and be provided within a public access easement. The easement must be recorded with the Office of the Surveyor;*

**Response: The applicant agrees to this condition.**

- 2. Upgrade Railroad Avenue SE between Chicago Street and W Street to include a curb on the west side and a row of street trees. Work with DDOT to determine the ultimate cross-section of Railroad Avenue and which side of the street the row of trees will be installed;*

**Response: The applicant agrees to this condition. Please see updated site plan included with this memo.**

- 3. In lieu of the proposed traffic signal at Martin Luther King Jr Avenue and Shannon Place, the Applicant should fund and construct the following pedestrian network improvements in the vicinity of the site to offset vehicular impacts to the transportation network and encourage nonautomotive travel:*

- Bulb-outs on the east side of Martin Luther King Jr Avenue at Morris Road, Maple View Place, Pleasant Street, W Street, V Street and U Street, consistent with the recommendations of the Great Streets Initiative; and*
- A 6-foot sidewalk along the north side of Talbert Street SE between Shannon Place and the public alley.*

**Response: These requested improvements are not associated with the Reunion Square property and will be impacted by other projects. These projects include the Maple View Flats, 2100 Martin Luther King Avenue, and**

**2004 Martin Luther King Avenue.** These projects are currently under construction or will be in the near future. The bulb-outs will be revisited when future blocks of the Reunion Square property are developed along Martin Luther King Avenue.

Additionally, the sidewalk requested on Talbert Street is not on a desire path for pedestrians associated with the Reunion Square development. Pedestrians associated with the Reunion Square development headed to and from the Anacostia Metro Station will likely use Shannon Place to access most of the Reunion Square development site. Pedestrian improvements will be made throughout the entire Reunion Square Development. The sidewalk improvement may be considered as a community benefit associated with the development of future blocks of the Reunion Square property.

4. *Implement the Loading Management Plan (LMP), for the life of the project, as proposed by the Applicant in the June 11, 2018 CTR (see later in this report);*

**Response: The applicant agrees to this condition.**

5. *Implement the Transportation Demand Management (TDM) Plan as proposed by the Applicant in the June 11, 2018 CTR, for the life of the project, unless otherwise noted, with the following additions and minors revisions:*

- *Clarify in TDM Plan: Specify a minimum of six (6) showers, 49 lockers, 82 long-term and 10 short-term bicycle spaces will be provided at Building 4 to meet ZR16 requirements;*

**Response: The applicant agrees to this condition. The bicycle facilities will be added to the PUD plan set as part of a post hearing submission.**

- *Clarify in TDM Plan: Provide TDM leader contact information to DDOT and report TDM efforts and amenities to goDCgo staff once per year. Will also notify goDCgo staff each time a new office tenant moves in;*

**Response: The applicant agrees to this condition.**

- *Add to TDM Plan: Unbundle the cost of retail and office parking from the cost of lease or purchase, and only offer hourly, daily, or weekly rates. Monthly, annually, and discounted parking rates will not be offered;*

**Response: The applicant does not agree to this condition. The applicant currently has a Letter of Intent in place with a tenant that will lease a majority of the building, and the cost of the parking spaces are required to be included in the cost of the lease.**

- *Add to TDM Plan: Retail and office tenants with 20 or more employees will demonstrate compliance with the DC Commuter Benefits Law and participate in one of the three transportation benefits outlined in the law (employee-paid pre-tax benefit, employer paid direct benefit, or shuttle service);*

**Response: The Applicant does not agree to this condition. Future tenants are responsible for obeying any laws applicable to them. Thus, should be the responsibility of the individual businesses and not the Applicant's obligation.**

- *Add to TDM Plan: Post all TDM commitments online, publicize availability, and allow the public to see what commitments have been promised;*

**Response: The applicant agrees to this condition.**

- *Add to TDM Plan: Fund and install a 19-dock Capital Bikeshare station within the Reunion Square development and provide funding for one year of maintenance and operations;*

**Response: The applicant agrees to this condition. A Capital Bikeshare station will be funded with a preferred installation on W Street. The location will be decided on during permitting.**

- *Add to TDM Plan: Fund and install the expansions of three nearby existing Capital bikeshare stations to 19 docks (Pleasant Street, Shannon Place, and Good Hope Road); and*

**Response: The applicant agrees to this condition. The three existing bikeshare stations will be expanded from 11 docks to 19 docks.**

- *Add to TDM Plan: Dedicate two (2) parking spaces within the garage for car-share services. If a car-share provider chooses not to locate vehicles in those spaces, then an alternate TDM strategy should be implemented.*

**Response: The applicant agrees to this condition.**

6. *The portion of the sidewalk along the western side of Shannon Place SE proposed on private property should be provided within a public access easement to be recorded with the Office of the Surveyor.*

**Response: As shown on the revised site plan included with this memo, the Applicant has revised the courtyard feature on Shannon Place to accommodate a straight sidewalk as requested by DDOT. However, the Applicant has not proposed to dedicate this portion of its property to public use and thus a public access easement will not be recorded.**

7. *Provide nine (9) electric vehicle charging stations (1 per 50 spaces).*

**Response: The applicant agrees to this condition. Nine (9) electric vehicle charging stations will be provided within the parking garage.**

### ***Continued Coordination***

8. *Provide a detailed curbside management and signage plan, assumed to include multi-space meter installation at the Applicant's expense, consistent with current DDOT policies;*

**Response: The applicant agrees to continue coordination; the preliminary curbside management plan is provided with this memo.**

9. *Public space, including curb and gutter, street trees and landscaping, street lights, sidewalks, curb ramps, and other features within the public rights of way, are expected to be designed and built to DDOT standards;*

**Response: The applicant agrees to continue coordination, please see updated site plan included with this memo.**

10. *The Applicant will be required to obtain public space permits for all elements of the project shown in public space. The following issues with the current public space design should be coordinated with DDOT as the Applicant pursues public space permits:*

- *DDOT concurs with the removal of three (3) curb cuts along Shannon Place and W Street SE;*

**Response: The applicant agrees to continue coordination.**

- *Remove unused curb cut on Railroad Avenue just south of the Building 4 property;*

**Response: The applicant agrees to continue coordination.**

- *The proposed 79 ½-foot curb cut to the loading area and parking garage on Railroad Avenue is wider than DDOT standards;*

**Response: The applicant agrees to continue coordination, please see updated site plan included with this memo. Three (3) curb cuts are proposed on Railroad Avenue. A 24-foot curb cut will be provided for the parking garage. A 24-foot and a 12-foot curb cut will be provided for the loading. All curb cuts will be separated by 12 feet pedestrian refuge islands, meeting DDOT standards. 24-foot pedestrian refuge islands were considered as design alternatives to be able to provide additional street trees; however, the building design became structurally difficult.**

- *All vaults are expected to be located on private property;*

**Response: The applicant agrees to continue coordination.**

- *Loading area must be separated from the parking garage driveway by at least 12 feet;*

**Response: The applicant agrees to continue coordination, please see updated site plan included with this memo.**

- *Install curbs on the west side of Railroad Avenue;*

**Response: The applicant agrees to continue coordination, please see updated site plan included with this memo.**

- *Install one row of street trees along Railroad Avenue between Chicago Street and W Street on either the east or west side. If on the east side, then the curb must be moved at least 4 feet to fit tree boxes;*

**Response: The applicant agrees to continue coordination, please see updated site plan included with this memo.**

- *The sidewalk jogs on Shannon Place south of the retail portion of the building. The courtyard feature should be moved back a minimum of 3 feet to accommodate a straight sidewalk and additional street trees installed where missing;*

**Response: The applicant agrees to continue coordination, please see updated site plan included in with this memo.**

- *Determine final locations for the short-term bicycle spaces (inverted U-racks) in the 'furniture zone' within public space near the retail entrances;*

**Response: The applicant agrees to continue coordination.**

- *All building entrances should be at-grade with no stairs or ramps in public space;*

**Response: The applicant agrees to continue coordination.**

- *Doors are currently shown swinging into the pedestrian realm along both Shannon Place and W Street. Doors should be recessed into the building to ensure a continuous 6-foot wide pedestrian clear zone; and*

**Response: The applicant agrees to continue coordination, doors will not swing into public space.**

- *Do not preclude future bicycle and pedestrian connections to the Shepherd Branch Trail at either Chicago Street or W Street SE.*

**Response: The applicant agrees to continue coordination.**

11. *It is recommended that the Applicant participate in a Preliminary Design Review Meeting (PDRM) with the Office of Planning and DDOT to resolve the public space issues noted above;*

**Response: The applicant agrees to continue coordination.**

12. *Coordinate with DDOT's Project Review Team, Transportation Safety and Operations Division (TOSD), and Traffic Engineering and Signals Division (TESD) regarding the proposed and recommended pedestrian improvements and roadway changes;*

**Response: The applicant agrees to continue coordination.**

13. *Coordinate with DDOT's Capital Bikeshare Team regarding the location of a new bikeshare station as well as expansion of the three existing stations;*

**Response: The applicant agrees to continue coordination.**

14. *Coordinate with DDOT's Active Transportation Branch regarding the future Shepherd Branch Trail and any connections from the Reunion Square development; and*

**Response: The applicant agrees to continue coordination.**

15. *Coordinate with DDOT's Urban Forestry Division (UFD) and the Ward 8 arborist regarding the preservation and protection of existing small street trees, as well as the planting of new street trees, in bioretention facilities or a typical expanded tree planting space.*

**Response: The applicant agrees to continue coordination.**

### ***Transportation Demand Management (TDM)***

The Applicant proposes the following TDM measures for Building 4 of the Reunion Square development:

- The Applicant will identify a TDM Leader (for planning, construction, and operations). The TDM Leader will work with employees in the development to distribute and market various transportation alternatives and options.
- The Applicant will provide TDM leader contact information to DDOT and report TDM efforts and amenities to goDCgo staff once per year. Will also notify goDCgo staff each time a new office tenant moves in;
- The Applicant will work with DDOT and goDCgo (DDOT's TDM program) to implement TDM measures at the proposed development.
- The Applicant will install a Transportation Information Center Display (electronic screen) within the lobby of the building containing information related to local transportation alternatives.
- The Applicant will provide retail employees who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOC).

- The Applicant will provide a minimum of six (6) showers, 49 lockers, 82 long-term and 10 short-term bicycle spaces will be provided at Building 4 to meet ZR16 requirements;
- The Applicant will provide a bicycle repair station to be located in the secure long-term bicycle storage room.
- The Applicant will post all TDM commitments online, publicize availability, and allow the public to see what commitments have been promised;
- The Applicant will fund and install a 19-dock Capital Bikeshare station within the Reunion Square development and provide funding for one year of maintenance and operations;
- The Applicant will fund and install the expansions of three nearby existing 11 dock Capital bikeshare stations to 19 docks (Pleasant Street, Shannon Place, and Good Hope Road); and
- The Applicant will dedicate two (2) parking spaces within the garage for car-share services. If a car-share provider chooses not to locate vehicles in those spaces, then an alternate TDM strategy should be implemented.

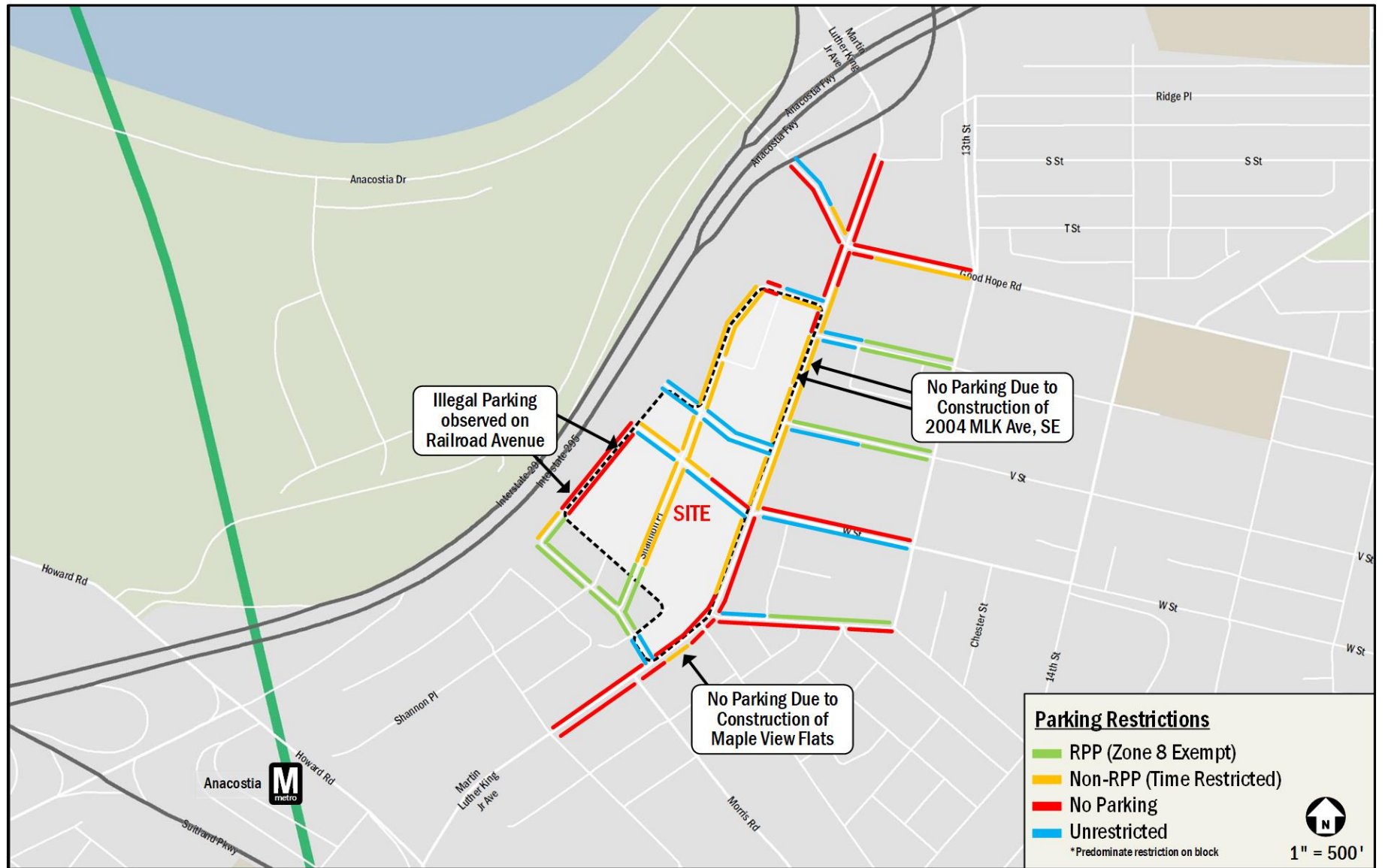


Figure 1: Existing On-Street Parking Inventory

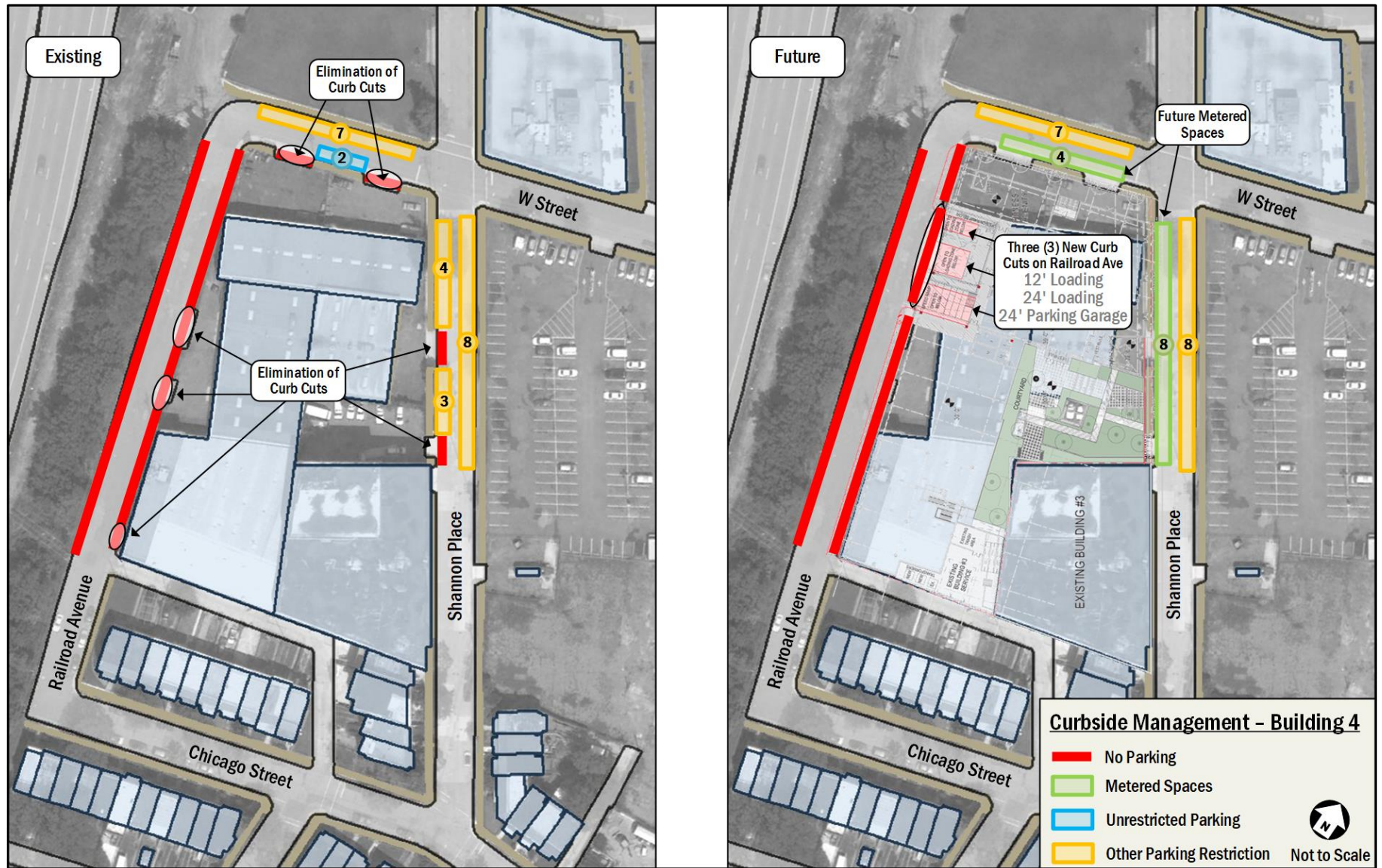


Figure 2: Detailed Curbside Management Plan





FOUR POINTS

SHANNON PLACE & W ST SE

Square 5724  
Washington DC 20020



**MATERIALS LEGEND**



CONCRETE PAVING



SPECIALTY PAVING



BIORETENTION BOARDWALK



BIORETENTION PLANTINGS



MIXED PLANTINGS



MEDIUM TREE



SMALL TREE



DATE:  
JULY 26, 2018

PUD APPLICATION  
STAGE II - BLDG #4  
SUPPLEMENTAL  
PREHEARING SUBMISSION

TITLE:  
GROUND FLOOR  
PLAN

NUMBER:

L-01



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784  
Washington DC 20020



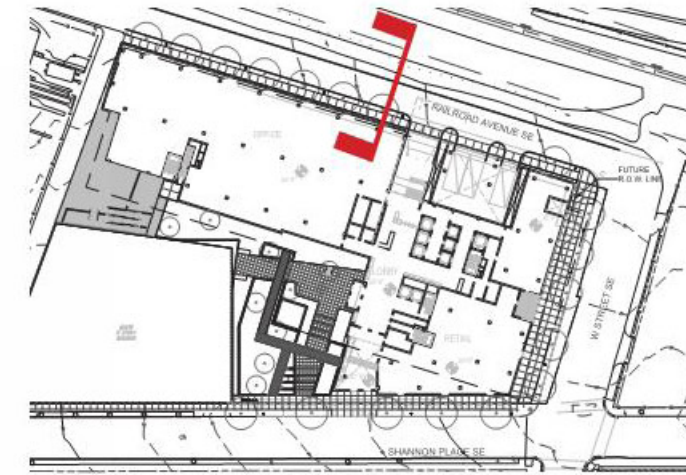
DATE:  
JULY 26, 2018

PUD APPLICATION  
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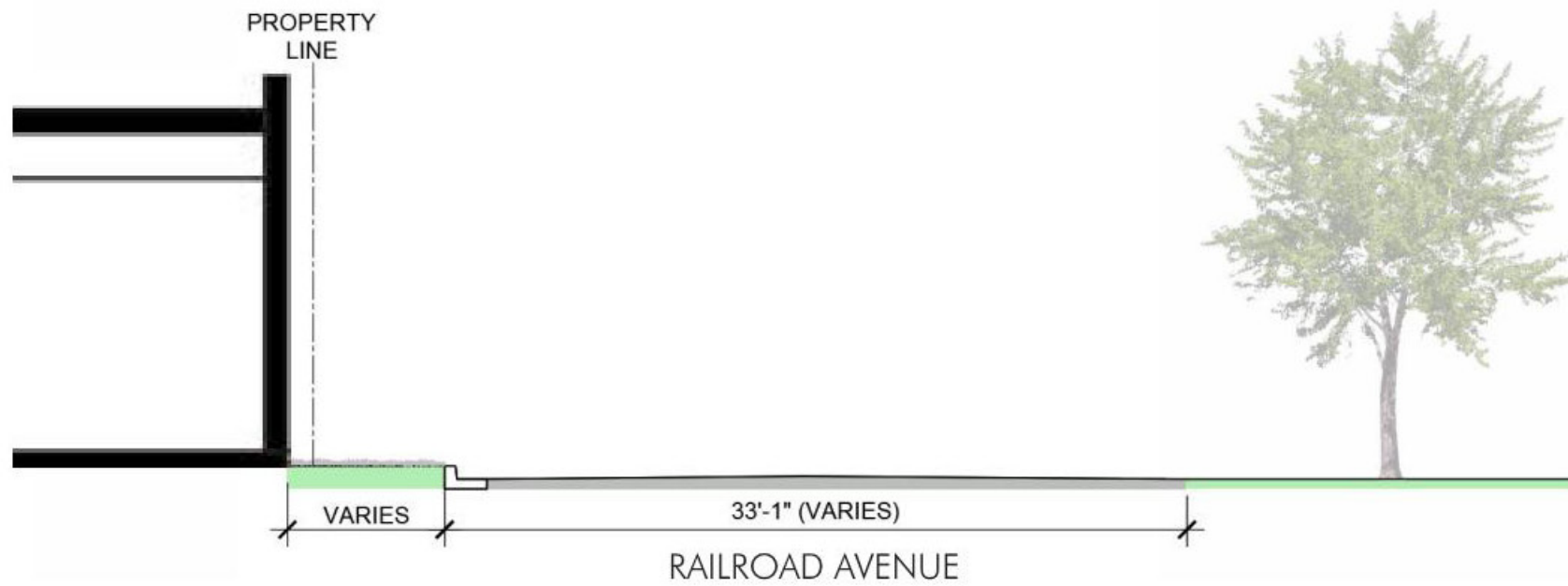
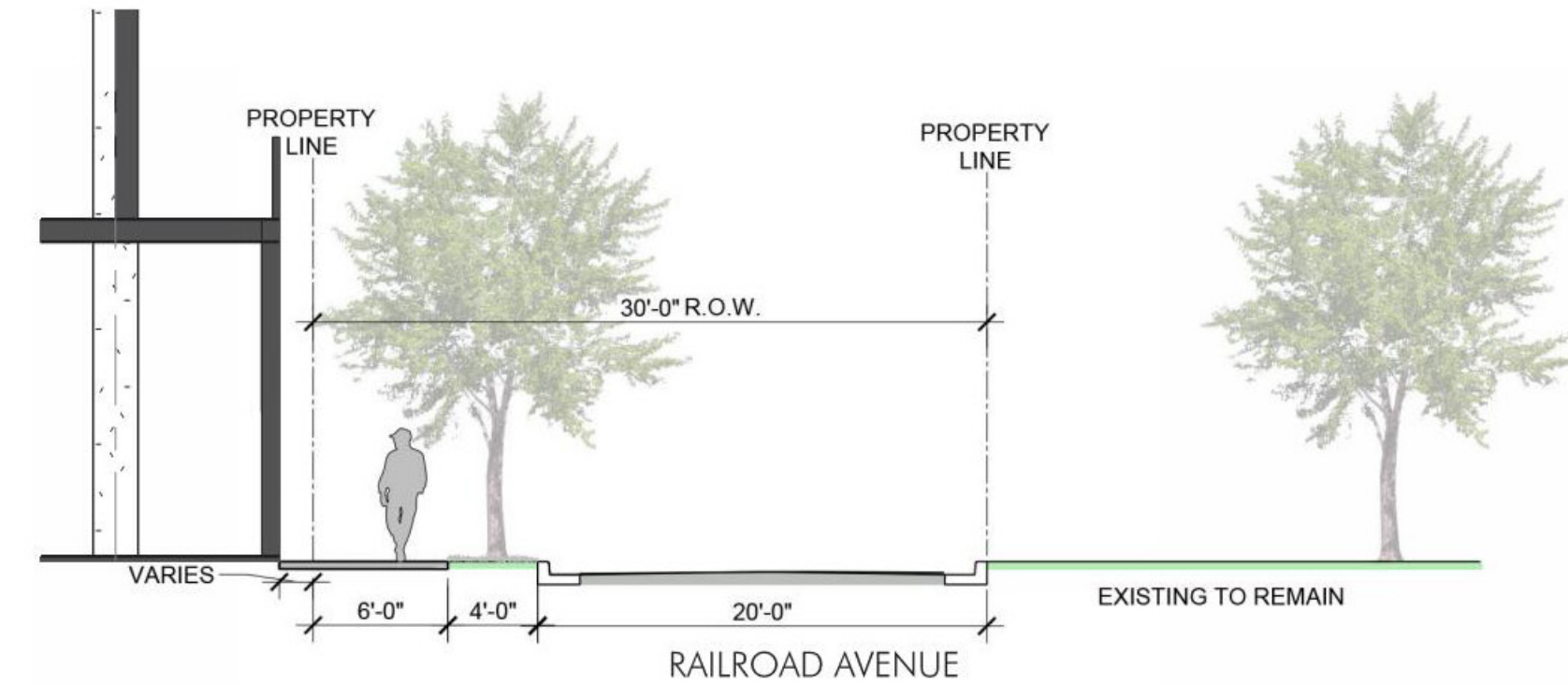
TITLE:  
STREET  
SECTIONS:  
RAILROAD AVE

NUMBER:

L- 04



**PROPOSED SECTION**  
SCALE 1/8" = 1'-0"



**CURRENT SECTION**  
SCALE 1/8" = 1'-0"