

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Zoning Commission (ZC)

FROM: Karina Ricks, Associate Director
District Department of Transportation

DATE: December 17, 2008

SUBJECT: ZC Case #08-19 (HSC Foundation)
2013 H Street, N.W.

APPLICATION

The HSC Foundation (the "Applicant"), owner of Lot 874 in Square 101, with premises address of 2013 H Street, NW (the "Property"), requests approval of a zoning map amendment from R-5-D to C-3-C for the Property. The Property consists of approximately 5,373 square feet of land area, is rectangle-shaped, and is included within the boundaries of the George Washington University campus. The current zoning for the Property is R-5-D. The Applicant proposes extending the adjacent C-3-C zoning to include the Property.

RECOMMENDATION IN BRIEF

DDOT supports the applicant's request for the zoning map amendment due to sufficient analysis of the impacts to transportation operations and infrastructure. DDOT has spoken with the applicant's transportation consultant about the proposal and we feel the proper commitments are being pursued.

ZONING COMMISSION
District of Columbia

CASE NO. 08-19

EXHIBIT NO. 22

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ZONING COMMISSION
District of Columbia
CASE NO.08-19
EXHIBIT NO.22

SUMMARY OF DDOT FINDINGS

DDOT has reviewed the applicant's transportation study and believes the applicant has adequately addressed projected travel demand (and trip assignment by travel mode) for the build out of the land area in question.

DDOT believes the Transportation Demand Management (TDM) obligations addressed in the applicant's December 16, 2008 memorandum (attached) provide realistic solutions for the 29,000 square foot office space in the Foggy Bottom neighborhood. Those measures include designating a member of its workforce as Property Transportation Coordinator (PTC) who will serve as primary point of contact and will be responsible for coordinating and completing TDM obligations. HSC Foundation will provide WMATA SmartTrip cards to employees that work in the building as an incentive to use mass transit. The PTC will use the WMATA SmartBenefits feature to assign monthly dollar amounts to SmartTrip cards for HSC Foundation staff members. The applicant has agreed to provide complimentary annual Smart Bike memberships (\$40) to all employees at initial occupancy. In addition to these conditions, the employees will have access to a shower and changing facility who may walk or bike to work.

Although not stated in the applicant's memorandum, the HSC Foundation heavily benefits by having its location next to a bounty of car sharing vehicles in the parking lot located adjacent to its address on H Street. DDOT requests the HSC Foundation PTC to sign up for a minimum of two (2) car sharing accounts for the entire staff to use the vehicles while at work.

CONCLUSION

The Foggy Bottom neighborhood will see a tremendous increase in growth upon completion of the George Washington University Campus Plan which will further impact transportation in the area. DDOT is concerned by development proposals that make little effort to provide any kind of relief to the congested network of streets in the downtown / Foggy Bottom / Lower West End area. The transportation demand memorandum for this application has offered tangible actions to alleviate potential traffic impacts.

The applicant has worked with DDOT to mitigate some of the foreseeable traffic concerns, we believe HSC Foundation would be well suited to serve as a good neighbor in the Lower West neighborhood of Washington, D.C.

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