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September 30, 2020

VIA IZIS

Zoning Commission
of the District of Columbia
441 4th Street, NW - Suite 210
Washington, DC 20001

**Re: Applicant's Response to DDOT Report
Z.C. Case No. 20-14 - Design Review
5 M Street, SW (Square 649, Lots 43, 44, 45, and 48)**

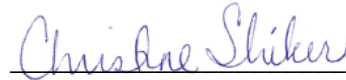
Dear Members of the Zoning Commission:

On behalf of VNO South Capitol LLC and Three Lots in Square 649 LLC, we hereby submit the attached memorandum prepared by Gorove/Slade Associates in response to the DDOT Report dated September 18, 2020, and filed in the case record at Exhibit 16.


The Applicant appreciates the Commission's continued review of this application.

Sincerely,

HOLLAND & KNIGHT, LLP



Christine M. Shiker.



Jessica R. Bloomfield

Attachment

cc: Certificate of Service
Joel Lawson, Office of Planning (via email, with attachment)
Steve Cochran, Office of Planning (via email, with attachment)
Anna Chamberlin, District Department of Transportation (via email, with attachment)
Aaron Zimmerman, District Department of Transportation (via email, with attachment)
Gail Fast, ANC 6D Chair (via email at 6d01@anc.dc.gov, with attachment)
Anna Forgie, ANC 6D02 (via email at 6d02@anc.dc.gov, with attachment)

CERTIFICATE OF SERVICE

I hereby certify that on September 30, 2020, a copy of the foregoing letter and attached memorandum were sent to the following via email:

Ms. Jennifer Steingasser
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024
jennifer.steingasser@dc.gov

Via Email

Advisory Neighborhood Commission 6D
6d@anc.dc.gov

Via Email


Jessica R. Bloomfield

TECHNICAL MEMORANDUM

To: Aaron Zimmerman
Cc: Robbie Saclarides
Hunter Conti
Christine Shiker
From: Daniel Solomon, AICP
Dan VanPelt, P.E., PTOE
Date: September 29, 2020
Subject: 5 M Street SW – ZC Case #20-14
Response to DDOT Staff Report

DDOT – PSD
JBG Smith
JBG Smith
Holland & Knight

This memorandum serves as a response to DDOT's staff report dated September 18, 2020. Since the submission of the staff report, the Applicant has interacted with DDOT on the conditions in their report. Below are comments from the DDOT staff report and the Applicant's response. Additionally, we have included a revised Transportation Demand Management (TDM) plan that addresses the comments.

This memo supplements the Gorove Slade Comprehensive Transportation Review (CTR) dated August 17, 2020, which is in the record as Exhibits 12A1 and 12A2.

Response to DDOT Conditions

At this time we believe we have reached agreement with DDOT on the responses to their conditions as given below.

1. *Record a non-restrictive easement with the Office of the Surveyor and accompanying easement agreement with DDOT for a portion of the north-south driveway adjacent to Lot 47 to ensure vehicular access is available to that property when it redevelops;*

Response: The Applicant commits to the following as proposed by the Office of Planning:

Proposed Easement Condition

(The following language is more specific than the applicant's offer of providing a future driveway easement for the one property in Square 649 that is not owned by the applicant:

- "The applicant shall, when development moves forward on Lot 47, provide an easement to the owner of Lot 47 that will allow a future project on Lot 47 to use the 22 foot wide north-south portion of the applicant's private driveway to access parking and loading for Lot 47, provided any driveway width greater than 22 feet that is needed to accommodate the additional vehicular and truck traffic for Lot 47 shall be added to the applicant's driveway solely from land within Lot 47".

The applicant has agreed to this condition.

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2. *Fund and install two (2) four-dock Capital Bikeshare expansion plates at the existing station at M Street and 1st Street SW, subject to DDOT approval;*

Response: The Applicant agrees to fund two (2) four-dock Capital Bikeshare expansion plates at a total cost not to exceed \$16,000.

3. *Fund and construct curb extensions at the three Half Street and L Street intersections surrounding the site, subject to DDOT approval. Specific corners and design will be finalized during public space permitting;*

Response: The Applicant agrees to fund and construct curb extensions at the following three corners surrounding the site, subject to DDOT approval during the public space permitting:

- 1) The northeast corner of M Street and Half Street SW
- 2) The southeast corner of M Street and Half Street SW (Half Street side only)
- 3) The southwest corner of L Street and S Capitol Street SW (L Street side only), which shall be constructed of flexposts and striping.

4. *Fund and construct the missing 90-foot segment of sidewalk along the north side of L Street, subject to DDOT approval;*

Response: Per discussions with DDOT, in lieu of constructing the missing sidewalk along the north side of L Street, the Applicant has agreed to make a contribution of \$90,000 to the DDOT Transportation Mitigation Fund to be used for installation of a 19-dock Capital Bikeshare station or other pedestrian, bicycle, and transit enhancements within ANC 6D. This payment will be made prior to issuance of the Certificate of Occupancy for the project.

5. *Provide an annual Capital Bikeshare membership for free to each residential unit, for the first five (5) years after the building is occupied;*

Response: Per discussions with DDOT, the Applicant agrees to offer and promote an annual Capital Bikeshare membership for free to each resident at initial lease up.

6. *Install a transit screen in the office lobby (mixed use scheme only);*

Response: The Applicant has agreed to install a transit screen in the office lobby as part of the originally submitted TDM plan (pg. 22 of the CTR).

7. *Following the issuance of a certificate of occupancy for the Project, the Transportation Coordinator shall submit documentation from DCRA summarizing compliance with the transportation and TDM conditions of the Order (including, if made available, any written confirmation from the Office of the Zoning Administrator) to the Office of Zoning for inclusion in the IZIS case record of the case; and*

Response: Within one year following the issuance of a certificate of occupancy for the Project, the Transportation Coordinator shall submit documentation summarizing compliance with the transportation and TDM conditions of the Order to the Zoning Administrator's office to evidence compliance with the TDM conditions.

8. *Following the issuance of a certificate of occupancy for the Project, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo every five (5) years (as measured from the final certificate of occupancy for the Project) summarizing continued compliance with the transportation and TDM conditions in the Order.*

Response: The Applicant agrees to this condition.

9. *All vaults must be accommodated on private space.*

Response: As reviewed with DDOT, utility vaults will be provided with a landscaped buffer on L Street and those on Half Street will have solid tops.

Revised Transportation Demand Management Plan

This section provides a complete TDM plan that has been amended in response to DDOT's conditions. It replaces the TDM plan given in the CTR.

Site-Wide TDM Plan

- Unbundle the cost of vehicle parking from the lease or purchase or lease agreement for each residential, retail, and office unit and charge a minimum rate based on the average market rate within a quarter mile. Free parking or discounted rates will not be provided.
- Identify Transportation Coordinators for the planning, construction, and operations phases of the office units within the development. There will be a Transportation Coordinator for each retail and office tenant and the entire residential component/building. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.
- Will provide Transportation Coordinators' contact information to goDCgo, conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year. All employer tenants must survey their employees and report back to the Transportation Coordinator.
- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the employees, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications.
- Transportation Coordinators will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan.
- Transportation Coordinator will subscribe to the applicable goDCgo's newsletters.
- Transportation Coordinator will notify goDCgo each time a new office and retail tenant moves in and provide TDM information to each tenant as they move in.
- Transportation Coordinator will provide links to CommuterConnections.com and goDCgo.com on property websites.
- Transportation Coordinators will implement a carpooling system such that individuals working in the building who wish to carpool can easily locate other employees who live nearby.
- Distribute information on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency.
- Provide residents and 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 (MWCOG) or other comparable service if MWCOG does not offer this in the future.

- Will not lease unused parking spaces to anyone aside from tenants of the building (e.g., will not lease to other near by office employees, single-family home residents, or sporting events).
- Within one year following the issuance of a certificate of occupancy for the project, the Transportation Coordinator shall submit documentation summarizing compliance with the transportation and TDM conditions of the Order to the Zoning Administrator's office to evidence compliance with the TDM conditions.
- Following the issuance of a certificate of occupancy for the project, the Transportation Coordinator will coordinate with DDOT and goDCgo every five (5) years (as measured from the final certificate of occupancy for the project) summarizing continued compliance with the transportation and TDM conditions in the Order.
- Install a Transportation Information Center Display (electronic screen) within the residential and office lobbies (two total in either scheme), containing information related to local transportation alternatives. At a minimum the display should include information about nearby Metrorail stations and schedules, Metrobus stops and schedules, car-sharing locations, and nearby Capital Bikeshare locations indicating the availability of bicycles.
- Additional short- and long-term bicycle parking spaces above ZR16 requirements. 14 additional long-term spaces above the zoning requirements and will exceed the number of short-term spaces required by the zoning requirements.
- Provide a bicycle repair station in the bicycle parking storage rooms.
- Long-term bicycle storage rooms will accommodate non-traditional sized bikes including cargo, tandem, and kids bikes.
- Fund and install two (2) four-dock Capital Bikeshare expansion plates at the existing station at M Street and 1st Street SW, subject to DDOT approval.
- Fund and construct curb extensions at the following three corners surrounding the site, subject to DDOT approval during the public space permitting: (1) The northeast corner of M Street and Half Street SW, (2) the southeast corner of M Street and Half Street SW (Half Street side only), and (3) the southwest corner of L Street and S Capitol Street SW (L Street side only, which shall be constructed of flexiposts and striping).
- The Applicant will make a contribution of \$90,000 to the DDOT Transportation Mitigation Fund to be used for installation of a 19-dock Capital Bikeshare station or other pedestrian, bicycle, and transit enhancements within ANC 6D.

Residential TDM Plan

- Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing info@godcgo.com.
- Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle space will be provided free of charge to residents.
- Provide one (1) collapsible shopping cart (utility cart) for every 50 residential units, for a total of seven (7) under the Mixed-Use scheme and 14 under the Residential scheme to encourage residents to walk to the grocery shopping and run errands.
- The Applicant agrees to offer and promote an annual Capital Bikeshare membership for free to each resident at initial lease up.

Retail TDM Plan

- Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle parking will be provided free of charge to all employees.
- Provide a free parking space for all vehicles that employees use to vanpool to work; not to exceed one (1) space (shared with office).

-
- Coordinate with BID, WMATA, and local ANC on a way finding plan along walking routes to the property from the Navy Yard-Ballpark and Waterfront Metrorail stations.

Office TDM Plan – (Mixed-Use Scheme Only)

- Designate a minimum of two (2) preferential carpooling spaces and one (1) preferential vanpooling space in a convenient location within the parking garage for employee use.
- Will meet ZR16 requirements for showers and lockers for use by employees. Six (6) showers and 42 lockers are required for the office component of the project under the Mixed-Use scheme.
- Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle parking will be provided free of charge to all employees.
- Provide a free parking space for all vehicles that employees use to vanpool to work; not to exceed one (1) space (shared with retail).