

# Presentation to the DC Zoning Commission in Opposition to the Proposed Ladybird, Case 16-23

Lauren Sun  
4301 48<sup>th</sup> Street NW  
“200 footer”

January 25, 2018

# 4301 48<sup>th</sup> St NW

- As you can see from this map of 200 footers, we are directly across the street.



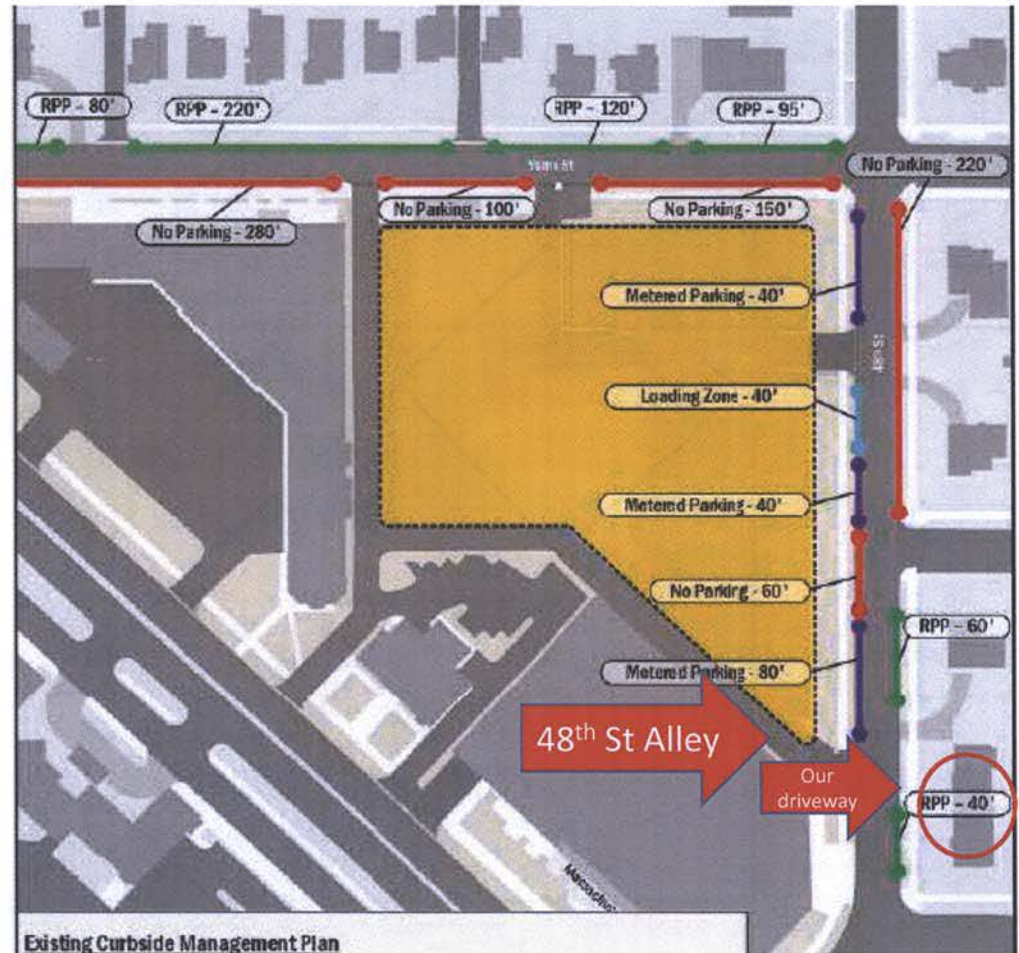
4301 48<sup>th</sup> St NW

- Our driveway is directly across from the 48<sup>th</sup> St Alley, also known as the “east-west alley”



# 4301 48<sup>th</sup> St NW

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- (driveway not pictured on Valor’s map)



Ladybird = unsustainable traffic

# 4301 48<sup>th</sup> St NW

- This is Valor's traffic circulation plan.
- The red circle is where our house is.
- All of the loading traffic will pass in front of our house.
- 370 parking places for vehicles and 305 vehicles/hr at peak

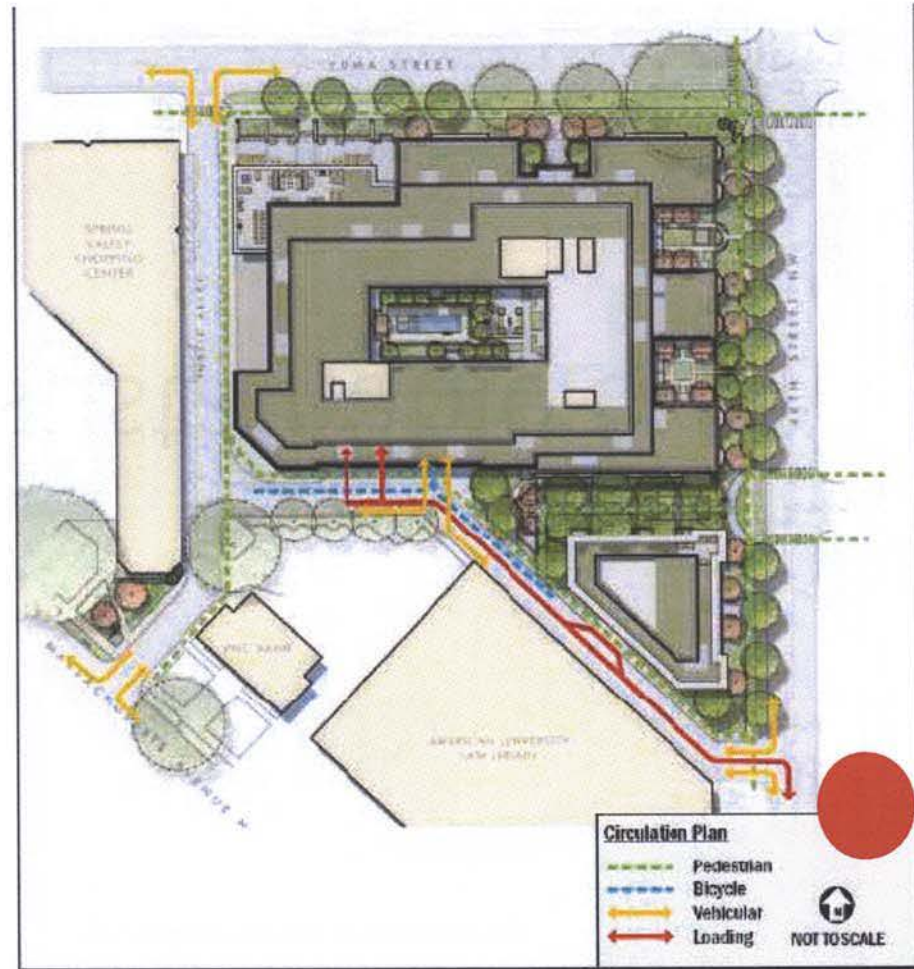


Figure 11: Circulation Plan

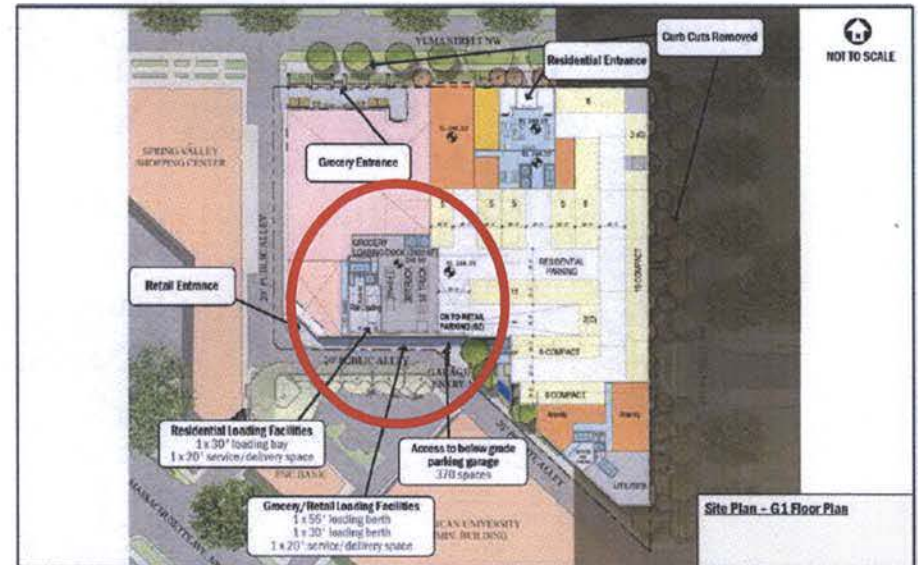
# Change in loading dock location

OCTOBER 2016



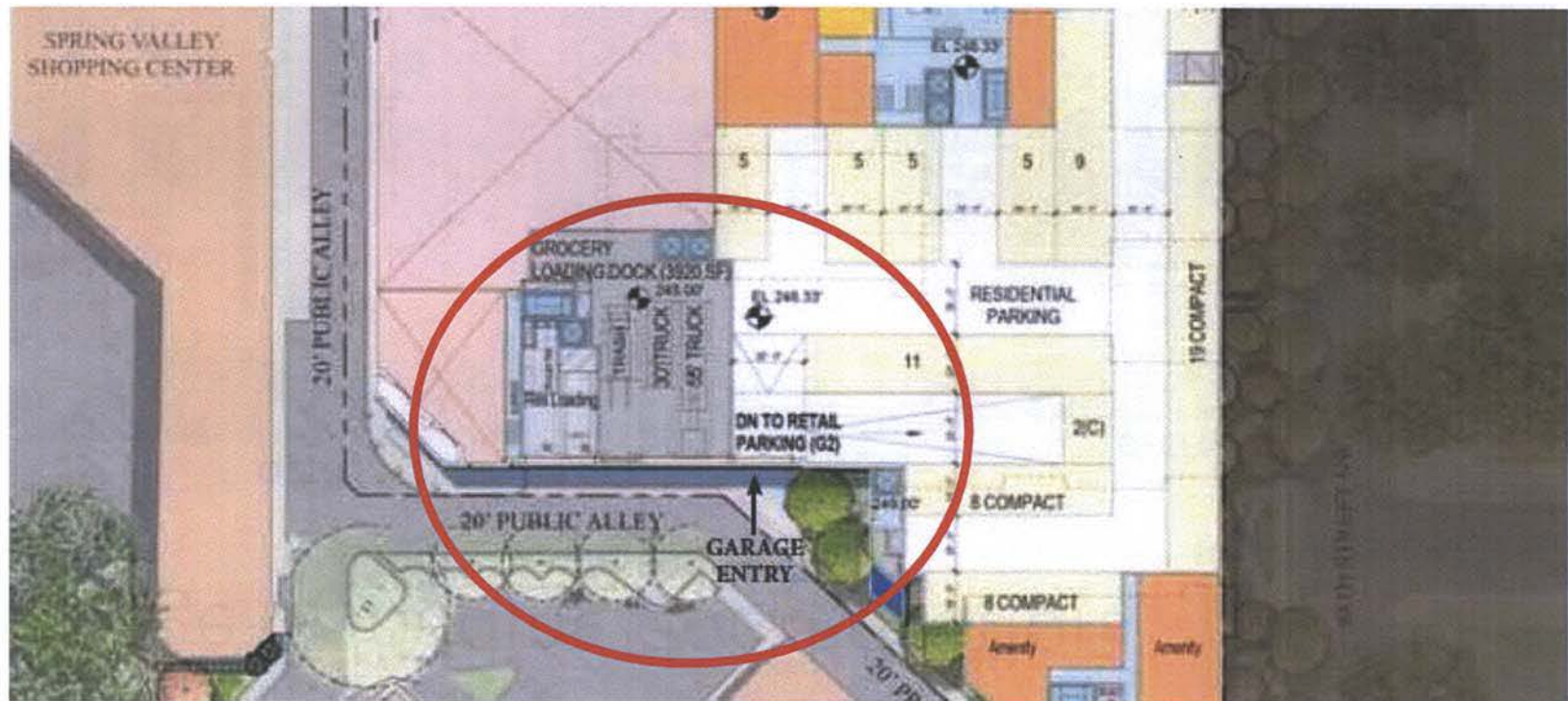
Valor Exhibit 3B2, A0.

DECEMBER 2017



Valor Exhibit 107A, Figure 8, 12/11/17

Revised loading site, garage entry, and bicycle entry closest to 48<sup>th</sup> St





## 48<sup>th</sup> Street is one lane during rush hour

When cars are parked on the east side of 48<sup>th</sup> Street (2 spaces) and the AU bus is picking up or dropping off, only 1 lane is available for traffic in both directions.



Photo: Jan. 24, 7:30 am

# 48<sup>th</sup> Street is one lane during rush hour

This is just before the turn into the 48<sup>th</sup> St alley where all of Valor's commercial trucking will be routed on top of AU's trucking



Photo: Jan. 24, 7:30 am

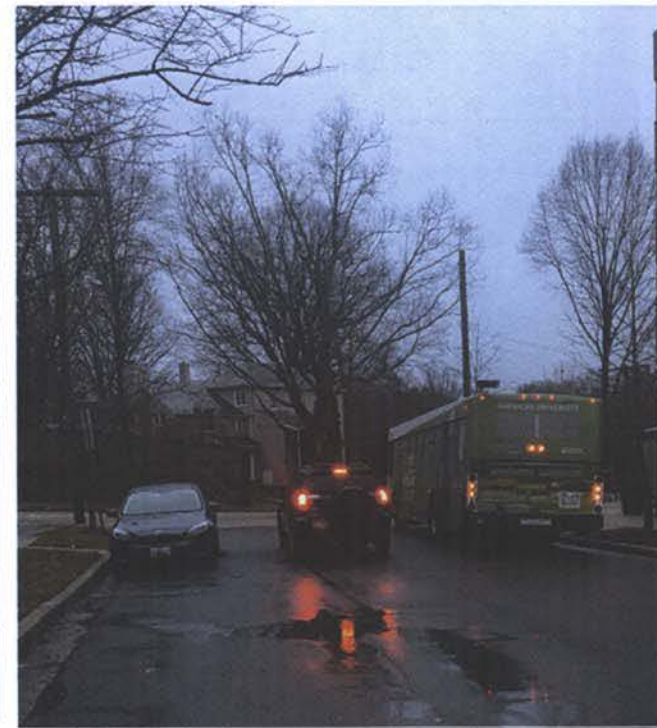


Photo: Jan. 12, 7:57 am

# Cars have to wait to drive through



Photos: Jan. 24, 4:59 pm

# Massachusetts Ave Alley is currently one-way

Either this is not a viable entry point for the development, or the traffic analysis should account for impact on Mass Ave of this alley being used in both directions and vehicles turning into the alley from Mass Ave.



## Proposed project includes:

- 21 trucks per day, every day, including weekends
- 370 parking places
- Estimated 305 vehicles/hr at peak
- 90,000 square feet more than permitted as right
- As of January 11, 2018, Valor announced that **both** buildings are 100% rental, which presumably will have increased turnover and more trucks
  - Traffic study assumed 1 move per 18 months
- More commercial space than permitted; commercial space for the lot was already allocated to the AU building

## According to Valor's traffic study:

- AM Peak Hour saw 98 vehicles pass by our house (both directions)
  - 10 turned left into the 48<sup>th</sup> St alley
  - 4 turned right into the 48<sup>th</sup> St alley
  - 5 came out of the 48<sup>th</sup> St alley
- PM Peak Hour saw 105 vehicles pass by our house on 48<sup>th</sup> St (both directions)
  - 5 turned left into the 48<sup>th</sup> St alley
  - 4 turned right into the 48<sup>th</sup> St alley
  - 14 came out of the 48<sup>th</sup> St alley
- **300 additional vehicles per hour is highly significant**

## Current traffic study does not appear to have:

- Taken the AU bus stop into account (confirmed by DDOT at Jan. 11 hearing)
- Considered that AU building was not fully occupied, and traffic data was collected immediately following AU fall break
- Updated traffic data for existing conditions, including nearby development at Millie's. Current data is from Oct. 2016
- Considered existing AU loading facilities and practices, and impact on feasible use of the 48<sup>th</sup> St Alley

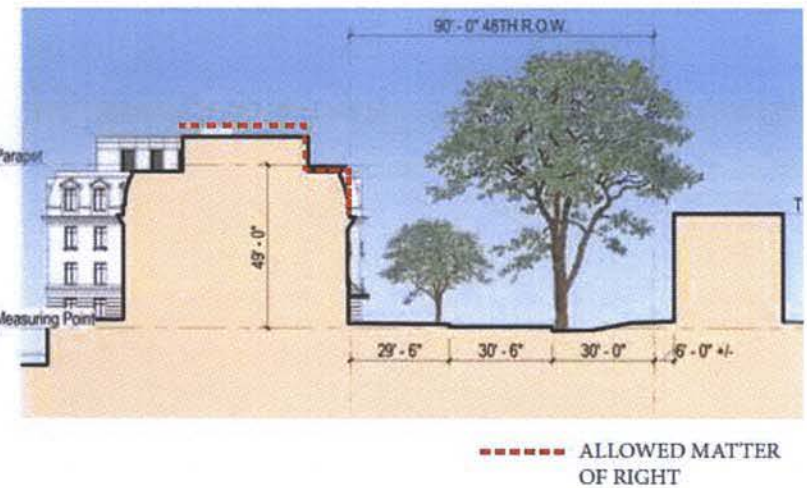
## Current traffic study does not appear to have:

- Taken into account impact of changing Mass Ave alley from one-way to two-way
- Considered effects from “consolidated loading plan” with Spring Valley Shopping Center (announced at Jan. 11 hearing)
- Account for rental status of Building 2 (announced at Jan. 11 hearing)



# Building 2

- Not at all set back
- Not significantly smaller than matter of right (assuming Valor's analysis is correct)
- Front balconies and roof deck will result in noise and loss of visual privacy
- Condos? Rentals? Can't rely on Valor



----- ALLOWED MATTER OF RIGHT

141 Street, 2nd Floor | Washington, DC | 202.222.2112

2n 2 - On 48th Street Through Building 2

2 DEVELOPMENT  
GALLAS URBAN

THE LAD