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January 10, 2018

VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: Z.C. Case No. 17-15
Petitioner's 20-day Supplemental Prehearing Filing
Map Amendment @ Square 3846**

Dear Members of the Commission:

On behalf of 806 Rhode Island Avenue, LLC (the "Petitioner"), we hereby submit this supplemental prehearing statement in support of Z.C. Case No. 17-15 for a Zoning Map amendment from the PDR-2 District to the MU-6 District for property located at 806-810 Rhode Island Avenue, NE (Square 3846, Lot 85) (the "Site").

1. Transportation Assessment

Although the Petitioner is proposing a Zoning Map amendment only and not a specific development project, the Petitioner engaged a traffic engineer to undertake a hypothetical trip generation assessment based on maximum development scenarios under the existing PDR-2 zone and the proposed MU-6 zone. As shown in the Transportation Assessment attached hereto as Exhibit A, and prepared by Jami Milanovich of Wells + Associates (resume attached at Exhibit B) three scenarios were studied: (i) maximum density under the PDR-2 District; (ii) maximum density under the MU-6 District with residential FAR maximized; and (iii) maximum density under the MU-6 District with non-residential FAR maximized.

The Transportation Assessment found that the MU-6 scenario that maximizes residential use at the Site results in significantly fewer AM and PM peak hour trips compared to the maximum density PDR-2 scenario, and that the MU-6 scenario that maximizes non-residential uses at the Sites results in approximately the same AM peak hour trips and slightly more PM peak hour trips compared to the maximum density PDR-2 scenario. Based on 2015 traffic counts at the Rhode

Island Avenue and Reed Street intersection adjacent to the Site (3,100 trips per hour in the AM and PM peaks), the MU-6 scenario that maximizes residential use would account for approximately 1% of the total traffic at the intersection, and the PDR-2 maximum density scenario and the MU-6 scenario that maximizes non-residential use would each account for less than 5% of the traffic at the intersection. Therefore, the Transportation Assessment concluded that (i) the maximum residential MU-6 scenario “would likely have substantially fewer traffic impacts than could be realized under the current zoning given its significantly lower vehicle trip generation;” and (ii) the maximum non-residential MU-6 scenario “is expected to have similar traffic impacts as under the current zoning during the AM peak hour... [and] the PM peak hour vehicle trip generation is expected to be moderately higher.” See Transportation Assessment, p. 10.

2. Update on ANC Engagement

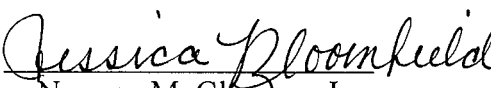
The Site is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 5B. On December 20, 2017, at ANC 5B’s duly noticed and regularly scheduled public meeting, the Petitioner presented the Map Amendment and responded to questions from ANC Commissioners and the public, but the ANC did not take a formal vote on the petition. Since then, the Petitioner has continued to work with ANC 5B and the Single Member District representative for the Site, and will provide an update on the ANC’s formal position at the public hearing.

The Site is located across Rhode Island Avenue, NE from ANC 5C. The Petitioner has reached out to ANC 5C on multiple occasions, but as of the date of this filing has not formally presented the Map Amendment at a duly noticed and regularly scheduled public meeting of ANC 5C. The Petitioner will provide an update on engagement with ANC 5C at the public hearing.

The Petitioner appreciates the Commission’s review of the Zoning Map amendment and looks forward to making a full presentation at the February 1, 2018, public hearing.

Sincerely,

HOLLAND & KNIGHT LLP

By: 
Norman M. Glasgow, Jr.
Jessica R. Bloomfield

Enclosure

cc: Jennifer Steingasser, Office of Planning (w/enclosure, via Hand Delivery)
Joel Lawson, Office of Planning (see Certificate of Service)
Stephen Cochran, Office of Planning (w/enclosure, via Email and Hand Delivery)
Advisory Neighborhood Commission 5B (see Certificate of Service)
Commissioner Rayseen Woodland, SMD 5B04 (see Certificate of Service)
Commissioner Ursula Higgins, ANC 5B Chair (see Certificate of Service)
Advisory Neighborhood Commission ANC 5C (see Certificate of Service)
Commissioner Regina James, SMD 5C05 (see Certificate of Service)

CERTIFICATE OF SERVICE

I hereby certify that on January 10, 2018, a copy of the Petitioner's Supplemental Prehearing Submission was served on the following:

Mr. Joel Lawson
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

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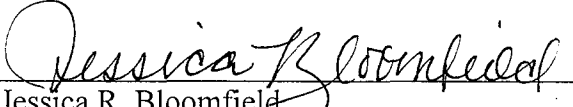
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