

SHALOM BARANES ASSOCIATES  
ARCHITECTS

MEMORANDUM

To: All Attendees  
From: Barbara K. Ball  
Date: October 24, 1986  
Re: 1440 P Street, NW

Large Tract Review Meeting  
Wednesday, October 22, 1986  
Office of Planning

Meeting Attended By:

Bill Washburn	Office of Planning
Irene Dais	Office of Planning
Scot Sorg	Office of Planning
Diedra L. Kloman	Advisory Neighborhood Commission - 2C01
Mike Doakes	Department of Public Works
Richard Clark	D.C. Fire Department
Andrea Johnson	Office of Corporation Council
Jon Gerstenfeld	S.J.G. Properties
Shalom Baranes	Shalom Baranes Associates
Barbara Ball	Shalom Baranes Associates

1. Bill Washburn began by explaining the intent of meeting which was to review the 1440 P Street NW, project, answering any questions and calling attention to any foreseeable problems. The submittal date of the application package of September 25, 1986 was confirmed. The Office of Planning saw no reason why the entire review process could not be completed in the next few weeks and certainly by the end of the sixty (60) day review period.
2. Due to the familiarity with the project of all attending, Shalom Baranes asked for questions concerning the project instead of presenting the scheme. Questions were raised about the treatment of the exterior facade. S.B. described the elevations to be brick in keeping with the character of the area. He suggested that other projects of his firm in Washington and others by Jon Gerstenfeld are examples of the quality of the design and construction that can be expected.
3. Bill Washburn expressed the concerns of the Zoning Department. The lack of information on the drawings prevented them from accurately reviewing the proposal. This problem has been addressed by the Architect and all information except parking space and aisle dimensions has been provided for their review.

## SHALOM BARANES ASSOCIATES

Large Tract Review  
October 22, 1986  
Page Two

4. Diedra Kloman expressed the concerns of the local A.N.C. The A.N.C. wishes to encourage development in this area, but has some concern about the level of density that is being proposed. Other concerns included the provision of minority employment and service retail in the new project.
5. Richard Clark expressed that the Fire Department had no concerns after reviewing the project, but suggested the use of sprinklers in the building. S.B. explained that if the BOCA code were implemented, this project would be designed to meet these requirements.
6. Andrea Johnson reviewed the project and saw no legal problems from the Office of Corporation Council's side or from anyone else concerned.
7. Mike Doakes and the Department of Public Works reviewed the project and requested additional information concerning paving and landscaping dimensions. He noted that bicycle spaces need to be enclosed within the building. He further suggested designating the parking on grade in the rear for short term use with the retail.
8. D.K. will try to schedule a public meeting for the local A.N.C. and interested community groups to review the project in late October or early November.
9. SBA distributed updated plans which included more information than those submitted on September 25, 1986. The address of the project was filed originally as 1450 P Street NW, but since has been changed to 1440 P Street NW. This needs to be clarified with all parties concerned.
10. Unless anymore objections are raised, this will be the last collective meeting concerning 1440 P Street NW for Large Tract Review.

This constitutes the Architect's understanding of the meeting. Any omissions or discrepancies should be brought to her attention in writing at once.

D.C. - 44  
APRIL 1980

# Memorandum

Government of the District of Columbia

TO: Fred L. Greene  
Director

Department, Planning  
Agency, Office:

THRU: Bill Washburn, Chief *W/W/III*  
Special Projects

FROM: Irene Dais *I.D.*  
Community Planner

Date: OCT 30 1986

SUBJECT: Briefing on the Large Tract Development Meeting

The Special Projects Unit convened its first interagency meeting on the Large Tract Development Project on Wednesday, October 22, 1986. The proposed project will be located at 1440 P Street, N.W. (formerly designated 1450 P Street, N.W.; the project address was changed due to a conflict with an existing street). Representatives from the following D.C. government review agencies were in attendance: Department of Public Works, Office of the Corporation Counsel, Fire Department, and the Advisory Neighborhood Commission. The Department of Consumer and Regulatory Affairs and the Police Department were not represented at the meeting, although they were invited to participate.

The developers are proposing to construct a project consisting of some 254,415 square feet of office and 19,585 square feet of retail space at 1440 P Street, N.W.

The major issue surrounding this project is the fundamental conflict that exist between recommendations in the Comprehensive Plan and the existing zoning. One of the questions which should be considered in evaluating this project is whether the Comprehensive Plan supercedes the zoning regulations.

Specifically, the comprehensive plan map has designated the area for low density commercial development while the existing zoning, CM-3, allows high bulk commercial and light CM districts provide sites for heavy

The developer is proposing to construct a building 90 feet in height, with a FAR of 6.0. The magnitude of this project certainly negates "low-density" considerations.

The Advisory Neighborhood Commission has raised concerns about the following issues:

- 1) The project's density appears to be in conflict with the city's comprehensive plan which has designated the area for low-density commercial services;
- 2) The ANC would like to see small convenience and consumer-oriented neighborhood shops and services in the area such as a bakery, cleaners, etc.;
- 3) The ANC strongly recommend that an employment agreement be worked out between the ANC and the developer to ensure that area residents and minorities benefit from any job opportunities generated by the project; and
- 4) The ANC expressed further concern about the quality of life and the impact of this project on the surrounding neighborhood.

The ANC will be arranging a community meeting sometime during the first week in November for the developer to present his plans to the community.

The Fire Department has recommended that sprinklers be installed on all floors including the underground parking garage. The Department of Public works has requested more detailed parking plans, floor plans and site elevations.

The Office of Planning has legitimate reasons to be concerned about the developer's project as currently proposed. The project's conflict with the comprehensive plan, the ANC's concern about the project's impact on the neighborhood and its quality of life, and OP's commitment to conduct a planning and zoning study of the 14th Street corridor are all sufficient reasons for OP to recommend against supporting the project in its current form. However, the zoning regulations are presumed to be "not inconsistent with the Comprehensive Plan." Based on that assumption, a recommendation for disapproval of the project although justifiable, could result in legal action being taken against the city.

The project's magnitude and bulk will certainly impact on the street system's capacity to handle traffic and large volumes of pedestrian traffic.

This issue is very timely, especially since OP is planning to engage in a planning and zoning study of the 14th Street corridor. The study will include a portion of the 14th Street area north of Thomas Circle to U Street, N.W. While the focus will be primarily limited to the block frontages, the analysis will also include adjacent neighborhoods.

If you have any questions regarding this project or additional information is required, please feel free to contact me.

cc: Alfredo Echeverria  
Scott Sorg

# Memorandum

Government of the District of Columbia

TO: Joseph Bottner  
Zoning Administrator  
Department of Consumer and  
Regulatory Affairs

Department,  
Agency, Office: Planning

FROM: Fred L. Greene  
Director

Date: JUN 23 1988

SUBJECT: Office of Planning (OP) Review of  
Finalized Building Plans for 1440 P Street, N.W.

This is to inform you that the Office of Planning (OP) has completed its review of the finalized building plans for the following project:

Address: 1440 P Street, N.W.  
Square 210  
Washington, D.C. 20005

Developer: SJG Associates

OP has met with the architect to discuss the building plans and suggest minor modifications. These consist of the placing of additional landscape elements at the proposed office/retail structure's rear to delineate and partially screen the surface parking area. The architect has agreed to include these recommended changes.

Attached to this memorandum are two (2) sets of the finalized building plans which OP has approved with the above-mentioned modifications. I have signed the cover sheet of each set as an indication of OP's final approval.

If you have any questions regarding the above matter, please call me at 727-6492 or William Washburn III, Chief, Special Projects Unit at 727-9616.

Attachments

Government of the District of Columbia

Deputy Mayor for  
Economic Development



Office of Planning  
415 12th Street, N.W.,  
Washington, D.C. 20004

FEB 3 1988

Mr. John Gerstenfeld  
SJG Associates  
733 15th Street, N.W.  
Suite 1037  
Washington, D.C. 20005

Dear Mr. Gerstenfeld:

The Office of Planning (OP) has completed its review of the Large Tract Review application for the following project:

Project: 1440 P Street, N.W.  
Washington, D.C. 20005

Developer: SJG Associates

OP acknowledges and appreciates your cooperation and patience in responding to its concerns regarding the proposed office/retail structure to be built at the above address.

OP hereby recommends approval of the proposed building at 1440 P Street, N.W. based on the following conditions:

- 1) Review by OP of the revised architectural drawings (especially site plans and elevations) prior to final filing for building permits;

- 2) Coordination by the developer with the Metropolitan Police Department (MPD) in developing a security lighting and surveillance plan for the proposed development;
- 3) Coordination by the developer with the Department of Public Works (DPW) in the design and construction of public space (streetscape) elements in the plan; and
- 4) Coordination by the developer with the District of Columbia Fire Department (DCFD) in designing an automatic sprinkler system for the proposed structure in compliance with District fire codes.

OP has also reviewed and commented upon the revised housing linkage agreement which you have proposed to enter into with Washington Inncity Self Help (WISH), Inc. to finance a planned WISH-sponsored housing rehabilitation project at 2201-7 Champlain Street. We find the revised document to be a satisfactory response to the concerns which we raised with your representative, Mr. Jimmie Lee Solomon, Jr.

If you have any questions regarding the above recommendation, please do not hesitate to call me at 727-6492 or William Washburn III, Chief, Special Projects Unit at 727-9616.

Sincerely,



Fred L. Greene  
Director

cc: Jimmie Lee Solomon, Jr.



Government of the District of Columbia

Deputy Mayor for  
Economic Development



Office of Planning  
415 12th Street, N.W.,  
Washington, D.C. 20004

FEB 3 1988

Mr. Clifford W. Waddy  
Chairperson  
Advisory Neighborhood Commission 2C  
Garrison School  
1200 S Street, N.W., #202  
Washington, D.C. 20009

Dear Mr. Waddy:

The Office of Planning (OP) has completed its review of the Large Tract Review application for the following project:

Project: 1440 P Street, N.W.  
Washington, D.C. 20005

Developer: SJG Associates

OP finds that the applicant has made a serious effort to respond to OP and community concerns regarding the proposed office/retail structure's potential impact on the existing built environment and the community's "quality of life."

OP has therefore recommended approval of the proposed development at 1440 P Street, N.W. based on the following conditions:

- 1) Review by OP of the revised architectural drawings (especially site plans and elevations) prior to final filing for building permits;

- 2) Coordination by the developer with the Metropolitan Police Department (MPD) in developing a security lighting and surveillance plan for the proposed development;
- 3) Coordination by the developer with the Department of Public Works (DPW) in the design and construction of public space (streetscape) elements in the plan; and
- 4) Coordination by the developer with the District of Columbia Fire Department (DCFD) in designing an automatic sprinkler system for the proposed structure in compliance with District fire codes.

If you have any questions regarding the above recommendation on 1440 P Street, please call me at 727-6492 or William Washburn III, Chief, Special Projects Unit at 727-9616.

Sincerely,



Fred L. Greene  
Director

# Memorandum

Government of the District of Columbia

TO: SEE DISTRIBUTION

Department,  
Agency, Office: Planning

FROM: Fred L. Greene  
Director

Date: FEB 3 1988

SUBJECT: Final OP Recommendation for LTR-001:  
1440 P Street, N.W.

The Office of Planning (OP) has completed Large Tract Review of the following project:

Project: 1440 P Street, N.W.  
Washington, D.C. 20005

Developer: SJG Associates

OP hereby recommends approval of the proposed office/retail development at 1440 P Street, N.W. based on the following conditions:

- 1) Review by OP of the revised architectural drawings (especially site plans and elevations) prior to final filing for building permits;
- 2) Coordination by the developer with the Metropolitan Police Department (MPD) in developing a security lighting and surveillance plan for the proposed development;
- 3) Coordination by the developer with the Department of Public Works (DPW) in the design and construction of public space (streetscape) elements in the plan; and

- 4) Coordination by the developer with the District of Columbia Fire Department (DCFD) in designing an automatic sprinkler system for the proposed structure in compliance with District fire codes.

If you have any questions regarding the above recommendation on 1440 P Street, N.W., please call me at 727-6492 or William Washburn III, Chief, Special Projects Unit at 727-9616.

DISTRIBUTION

Donald G. Murray, DCRA  
Theodore R. Coleman, DCFD  
Maurice Turner, MPD  
John E. Touchstone, DPW  
Frederick Douglas Cooke, Jr., CORP

cc: Valerie Lemmie, Deputy Director, DCRA  
Chief Darl McBride, DCFD  
Harrietta Kelly, Management Analyst, MPD  
Wallace J. Cohen, Acting Administrator, OPP/DPW  
Ralph B. Sheaffer, Surveyor, OS/DPW  
Stephen N. Gell, Chief, Land Use Section, CORP

*Washburn*

# Memorandum

Government of the District of Columbia

TO: File Department, Agency, Office: Planning

FROM: Alvin R. McNeal Date: FEB - 3 1987

SUBJECT: Extension of the LTR Process for 1440 P Street, N.W.

This memorandum is to confirm that the Large Tract Review process for 1440 P Street has been given two extensions. The application was presented to the Office of Planning for processing on October 23, 1986. Under the LTR, the process must be completed within 60 days. This means that the process should have been completed on December 23, 1986.


In a conversation with the applicant during the early part of December, the Director agreed to extend the processing for 30 days or until the completion of the 14th Street small area study. The applicant has also agreed to cooperate with the Advisory Neighborhood Commission to negotiate the final development plans for the site.

CC: Bill Washburn

# Memorandum

● Government of the District of Columbia

TO: File Department,  
Agency, Office: Planning

FROM:  Fred L. Greene  
Director

Date: November 21, 1986

SUBJECT: Extension of Large Tract Review Period for 1450<sup>4</sup> P Street  
(S.J.G Associates)

As a result of unresolved issues regarding the proposed project at 1450 P Street, N.W., Square 210, by S.J.G. Associates, the Large Tract Review period is extended for an additional 30 days.

The Large Tract Review period for this project will now expire on December 23, 1986.

A meeting with S.J.G. Associates is scheduled for Tuesday, November 25, 1986.

cc: S. Sorg  
W. Washburn

Government of the District of Columbia

Deputy Mayor for Economic Development



Office of Planning  
420 Seventh Street, N.W., Fourth Floor  
Washington, D.C. 20005

OCT 17 1986

Mr. Marvin F. Moss, Chair  
Advisory Neighborhood Commission 2C03  
1416 Rhode Island Avenue, N.W.  
Washington, D.C. 20005

Dear Mr. Moss:

The Office of Planning invites you to attend a presentation on a Large Tract Development project which is proposed for 1450 P Street, N.W. A copy of this development project was recently submitted to you for your review and information.

The meeting is scheduled for Wednesday, October 22, 1986 at 2:00 p.m. at the D.C. Office of Planning, 415 12th Street, N.W., 5th Floor Conference Room. We anticipate that the meeting will last approximately one hour.

We hope that you or an ANC representative will be able to attend this meeting. If you have any questions regarding the meeting, please contact me or Irene Dais of my staff at 727-9616.

Sincerely,

A handwritten signature in cursive script that reads "W. Washburn III".

William Washburn, III, Director  
Special Projects Unit

cc: Irene Dais

Donald G. Murray, Acting Director  
Consumer & Regulatory Affairs

Planning

Fred L. Greene  
Director

OCT 1 1986

Large Tract Review Application

We are transmitting to you a copy of a Development Application for your review under the provisions of our Large Tract Review process. The name of the project and its developer are indicated below:

Project: 1450 P Street *3303 K Street, NW*

Developer: SJG Associates *3333 K Street Associates, L.P. - The Ruffalo Family*

The Office of Planning has been delegated the authority to review applications for large tract development pursuant to the Mayor's Order 86-121 dated July 28, 1986 and pursuant to Title 10, Chapter 15 of the D.C. Municipal Regulations.

We are also enclosing a copy of Certification Form B for your use. Please complete the sections which are applicable to your agency and return the completed certification form, along with any written comments to us by October 30, 1986.

We are planning to arrange a presentation on the project for the D.C. government review agencies and the affected Advisory Neighborhood Commission. We invite you to attend this presentation and we will inform you of the time and date of the presentation.

*Att for W.W.*  
OP/PS/F.L.Greene/ADE/SMS/WW/Id/sb:9-29-86  
*S.D.*



If you have any questions regarding the enclosed application or the large tract review process, please contact Mr. William Washburn III, Director of Special Projects at 727-9616.

DISTRIBUTION

Donald G. Murray, DCRA  
John Touchstone, DPW  
T.R. Coleman, DCFD  
Maurice Turner, MPO  
James R. Murphy, OCC

*Wallace Cohen, Dep. Admin.*

cc: Valerie Lennie, Executive Assistant, DCRA  
~~Bernard Gilpin~~, Administrator, OPP/DPW  
Chief Quander, DCFD  
Harrietta Kelly, Management Analyst, MPD  
Andrea Johnson, CDD/OCC

Government of the District of Columbia

Deputy Mayor for Economic Development



Office of Planning  
420 Seventh Street, N.W., Fourth Floor  
Washington, D.C. 20005

OCT 1 1986

Mr. Marvin F. Moss, Chair  
Advisory Neighborhood Commission 2C03  
1416 Rhode Island Avenue, N.W.  
Washington, D.C. 20005

Dear Mr. Moss:

The Office of Planning has received an application for the following development project under its Large Tract Review process (a copy of which is enclosed for your review):

Project: 1450 P Street

Developer: SJG Associates

We will be arranging a presentation of the project and we invite you to participate. We will inform you of the exact date and time of the meeting. If you are interested in a follow-up presentation to the community which you represent, please let us know so that we can arrange for such a meeting to take place by November 7, 1986.

If you have questions regarding the enclosed Large Tract Review application, please contact Mr. William Washburn III, Director, Special Projects Division at 727-9616. Thank you for your consideration.

Sincerely,

Fred L. Greene  
Director

Enclosure

# Memorandum

Government of the District of Columbia

TO: William Washburn, III, Chief  
Special Projects Unit

Department,  
Agency, Office: Planning

FROM: David Colby, Chief  
Urban Design Unit

*Jane Passmore  
for D.C.* Date:

SUBJECT: 1440 P Street, N.W., Large Tract Review Revised  
Drawings

## Urban Design Comments

Urban Design concerns previously expressed relating to the proposal have either been addressed or explained by the applicant in such a way as to recommend its approval. However, some of these concerns bear restating as conditions.

## Use

The kinds of retail/arts uses should be neighborhood serving. While it is still early in the process to be specific, conditions should include a list of uses that are acceptable (or not acceptable).

## Arcade

The purpose of the arcade, which is not so much an arcade as an expanded entrance, is to focus on the presence of the retail frontage and to tie the two levels of retail together so that the second floor use will be prominently featured. It should be encouraged that the arcade be well lit with appropriate signage and visibility of exhibits.

The building should have enough entrances from the street to provide ready access to multiple local serving retail tenants.

Rear

Since the residential buildings to the rear are also 90' high, scale through detailing, not massing, is the issue. Some amount of detailing and the use of finished materials demonstrate a level of sensitivity to those residential buildings behind. Cornice heights of approximately 62' and 74' acknowledge lower building heights, while emphasizing a horizontality that is in proportion to the building mass.

From across the alley, the building displays its worst views, specifically the ground floor parking. The appearance should be enhanced with something that fills the void at the line of the "garage," for example, low planting or an open fence approximately 42" in height. It is important that the applicant follow through with landscaping that he has begun to indicate along the property line.

The building suggests a quality which is good (if not too grand for its site). It should therefore be encouraged to be as good as it can be.

# Memorandum

Government of the District of Columbia

TO: Fred L. Greene  
Director

Department,  
Agency, Office: Planning

THRU: Alvin McNeal, Director  
Strategic Planning and  
Development Services

FROM: William Washburn III, Chief *W/W III*  
Special Projects Unit

Date: JUN 23 1988

SUBJECT: Final Urban Design Review Comments on  
LTR-001: 1440 P Street, N.W.

This is to inform you that review of finalized building plans has been completed for the following Large Tract Review project:

Address: 1440 P Street, N.W.  
Square 210  
Washington, D.C. 20005

Developer: SJG Associates

On February 3, 1988, the Office of Planning (OP) recommended this project for permit approvals on the condition that the applicant submit final building plans to OP for its review prior to filing for permits.

Attached to this memorandum are the following:

- 1) final design review comments from the Urban Design Unit regarding the finalized building plans for 1440 P Street, N.W.;
- 2) a memorandum to Joseph Bottner, Zoning Administrator at the Building and Land Regulation Administration of the Department of Consumer and Regulatory Affairs (BLRA/DCRA) indicating final OP approval of the finalized building plans for 1440 P Street, N.W.; and
- 3) two (2) sets of the finalized building plans including modifications suggested by OP.

As the comments from the Urban Design Unit indicate, the finalized building plans for 1440 P Street, N.W. substantially addressed nearly all of the design concerns expressed by OP during the Large Tract Review period for this project. However, the review focused on the remaining issues of:

- 1) neighborhood-serving retail uses,
- 2) the enclosed retail arcade, and
- 3) design of the rear (southern elevation) of the structure.

A meeting was held with the architect, Shalom Baranes, to discuss these concerns on June 13, 1988. The results of that meeting were as follows:

- ° The architect agreed to the inclusion of additional ground-level landscape elements at the rear to delineate and partially screen the surface parking area; these modifications are on the plans.
- ° It was agreed that the arcade was generally satisfactory in design but that attention would have to be paid to the issue of appropriate retail signage and visibility of displays.
- ° The importance of including neighborhood-serving retail/arts uses in the project was reiterated. While the attached comments recommend imposing a condition to this effect, OP's recommendation for approval did not include this item in its list of conditions.

Mr. Bottner has requested that the building plans be stamped or signed by OP to indicate its approval of these documents. I recommend that you sign the cover sheet of each of the two sets of plans, provided that the plans meet with your approval.

If you have any questions, please let me know.

Attachments

cc: David Colby

# Memorandum ● Government of the District of Columbia

TO: Fred L. Greene  
Director  
Department,  
Agency, Office: Planning

THRU: Alvin McNeal, Director  
Strategic Planning and  
Development Services

FROM: William Washburn III, Chief *W/W III*  
Special Projects Unit  
Date: JUN 23 1988

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If you have any questions, please let me know.

Attachments

cc: David Colby



# Memorandum

Government of the District of Columbia

TO: William Washburn, III, Chief      Department,  
Special Projects Unit      Agency, Office: Planning

FROM: David Colby, Chief      Date:  
Urban Design Unit      *Jane Passman*  
for D.C.

SUBJECT: 1440 P Street, N.W., Large Tract Review Revised  
Drawings

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From across the alley, the building displays its worst views, specifically the ground floor parking. The appearance should be enhanced with something that fills the void at the line of the "garage," for example, low planting or an open fence approximately 42" in height. It is important that the applicant follow through with landscaping that he has begun to indicate along the property line.

The building suggests a quality which is good (if not too grand for its site). It should therefore be encouraged to be as good as it can be.

D.C. OFFICE OF PLANNING

LARGE TRACT REVIEW CERTIFICATION FORM

Part A: Developer's Application

1. PROJECT NAME 1440 P Street  
NAME OF DEVELOPER SJG Associates  
ADDRESS 733 15th Street, N.W. Suite 1037  
Washington, D.C. 20005  
PHONE(S) ( 202 ) 638-3440 ( )

If Developer does not own subject property, please provide the following information regarding the property owner:

NAME OF OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE(S) ( ) \_\_\_\_\_ ( )

2. PROPERTY ADDRESS 1450 P Street, N.W.  
Washington, D.C.  
WARD 2 ANC(S) C03 SQUARE(S) 210  
PARCEL/LOT NO(S). 95, 106, 817, 826, 828

3. CURRENT USE(S) (Check where applicable):  
Residential \_\_\_\_\_ Retail/Office \_\_\_\_\_ Industrial X  
Public/Institutional \_\_\_\_\_ Open Space/Undeveloped \_\_\_\_\_  
Other \_\_\_\_\_

\*MAXIMUM HEIGHT OF EXISTING IMPROVEMENTS (ft.) 45'

\*TOTAL GROSS FLOOR AREA (GFA) OF EXISTING IMPROVEMENTS (sq.ft.):  
54,950 (NOTE: Refer to definition of GFA in Section 199 of the D.C. Zoning Regulations)

\*If property is undeveloped or cleared, enter "N/A".

LTR CERTIFICATION FORM: PART A (Cont'd.)

7. GROSS FLOOR AREA (GFA) BY USE:

	GFA (sq.ft.)
*Residential	_____
Retail	<u>19,585</u>
Office	<u>254,415</u>
Hotel	_____
Industrial	_____
Other Parking(1st Floor)	<u>7,640</u>
Total GFA	<u>281,640</u>

\*For residential space only:

No. of Single-Family Units \_\_\_\_\_

No. of Multi-Family Units \_\_\_\_\_

ESTIMATED DEVELOPMENT COST:

Land Cost	<u>\$ 900,000.00</u>
Construction Cost	<u>\$ 14,000,000.00</u>
Other Costs	<u>\$ 6,000,000.00</u>
Total Project Cost	<u>\$ 20,900,000.00</u>

8. PUBLIC CONTRIBUTION:

UDAG	<u>\$ 0.00</u>
EDA	<u>\$ 0.00</u>
D.C. Revenue Bonds	<u>\$ 0.00</u>
CDBG	<u>\$ 0.00</u>
Urban Renewal	<u>\$ 0.00</u>
HODAG	<u>\$ 0.00</u>
Other	<u>\$ 0.00</u>

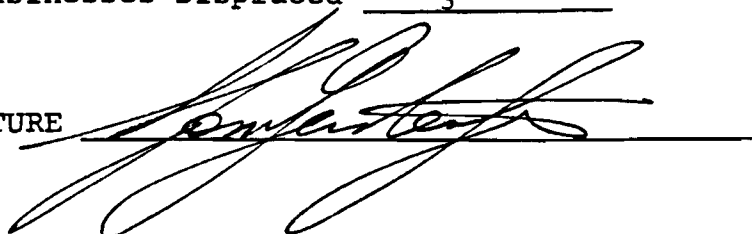
LTR CERTIFICATION FORM: PART A (Cont'd.)

9. RESIDENTIAL/BUSINESS DISPLACEMENT DUE TO PROJECT:  
(If not applicable or no displacement expected,  
enter "0")

Number of Households Displaced 0

Number of Businesses Displaced 3

AUTHORIZED SIGNATURE



DATE 9/18/86

---

FOR OP USE ONLY - DO NOT WRITE BELOW LINE

---

PROJECT NO. \_\_\_\_\_

DATE RECEIVED BY OP

OP 125 186 - 5:58 PM

OP RECOMMENDATION FOR (Check One):

Approval  Disapproval

DATE OF FINAL ACTION  / /

# SHALOM BARANES ASSOCIATES

## LARGE TRACT REVIEW APPLICATION September 18, 1986

### Part D:

Contribution of project toward implementing city and community goals and policies.

The major impact of this project on the city and the community will be revitalization of an area much in need of it. The block of P Street between 14th and 15th Streets where this project site is located appears desolate and forgotten, a good example of an underutilized area. Presently, the mechanic's shop and parking lot which occupy the site offer very little to the community, generating little pedestrian traffic, while offering an unsightly vacant lot and dilapidated building along the street. The proposed project will fill this void with office and retail space, bringing people and vitality to the area. This increase of activity will generate more users of public transportation, both metro and bus, while increasing public traffic through the area. The project will provide needed employment, temporary for construction and permanent upon completion, as well as increasing the city's tax base. The revitalization to be generated by this project is a great contribution to the city.

### Part E:

Relationship of the proposed development to the objectives of the District elements of the comprehensive plan for the National Capital.

This proposed project offers an opportunity for the city to have a deteriorating building and empty lot replaced with a new building exhibiting exemplary architecture. The replacement provides this block of P Street with a new daytime population, promising to improve the area both in terms of safety and appearance. This area is much in need of such an addition.

### Part I:

Approximate time frame for building construction:

The schedule for this proposed project anticipates a construction start in May, 1987 and completion in May, 1989.

Traffic Analysis  
1450 P Street, N.W.

September 1986

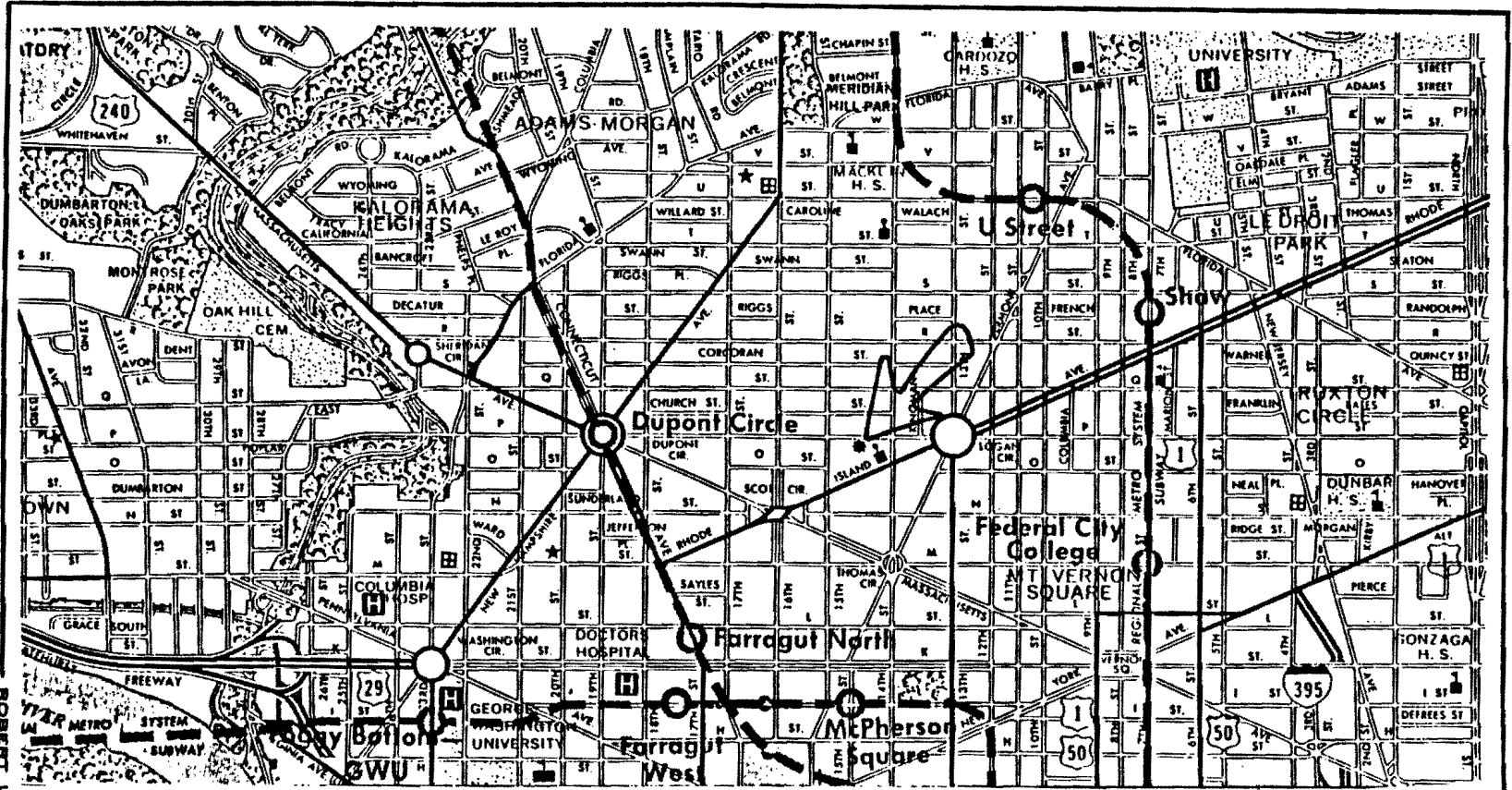
Introduction

The property at 1450 P Street, consisting of 46,940 square feet (1.08 acres) lies on the south side of P Street, between 14th and 15th Streets, in Northwest Washington. The site location is shown on Figure 1.

Currently zoned CM-3, the land has been improved with an industrial-type building that has had a number of users, including a parking operation and a school for mechanics. It is now proposed that the existing structure be removed and replaced with an office building, to be developed in two phases, with a total of 281,640 square feet. Parking for 350 cars would be provided in the building, with access from P Street. Loading would be provided off of the 30-foot alley, abutting the property to the rear.

To evaluate the effect of this proposed land improvement, a traffic analysis has been made. This report summarizes its findings and conclusions.

ROBERT L. MORRIS, INC.



SITE LOCATION

Figure 1

ROBERT L. MORRIS, INC.

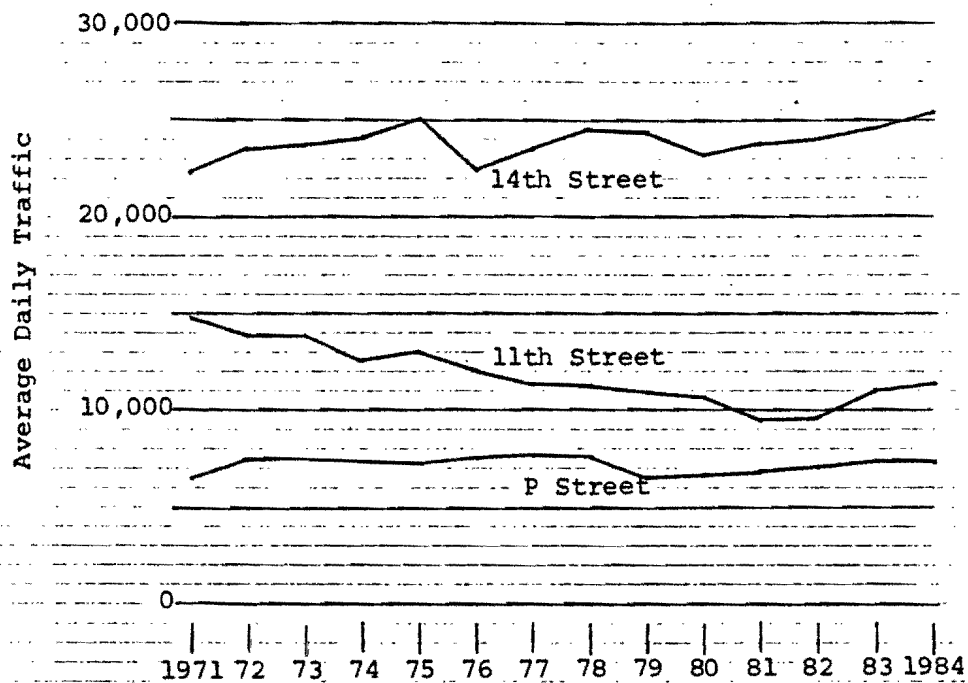


### Existing Conditions

Traffic volumes in the area have been stable for some years. On Figure 2, the annually-reported average daily traffic for P Street, 14th Street, and 15th Street, as published by the D.C. Department of Public Works, are shown for the years 1971 through 1984.

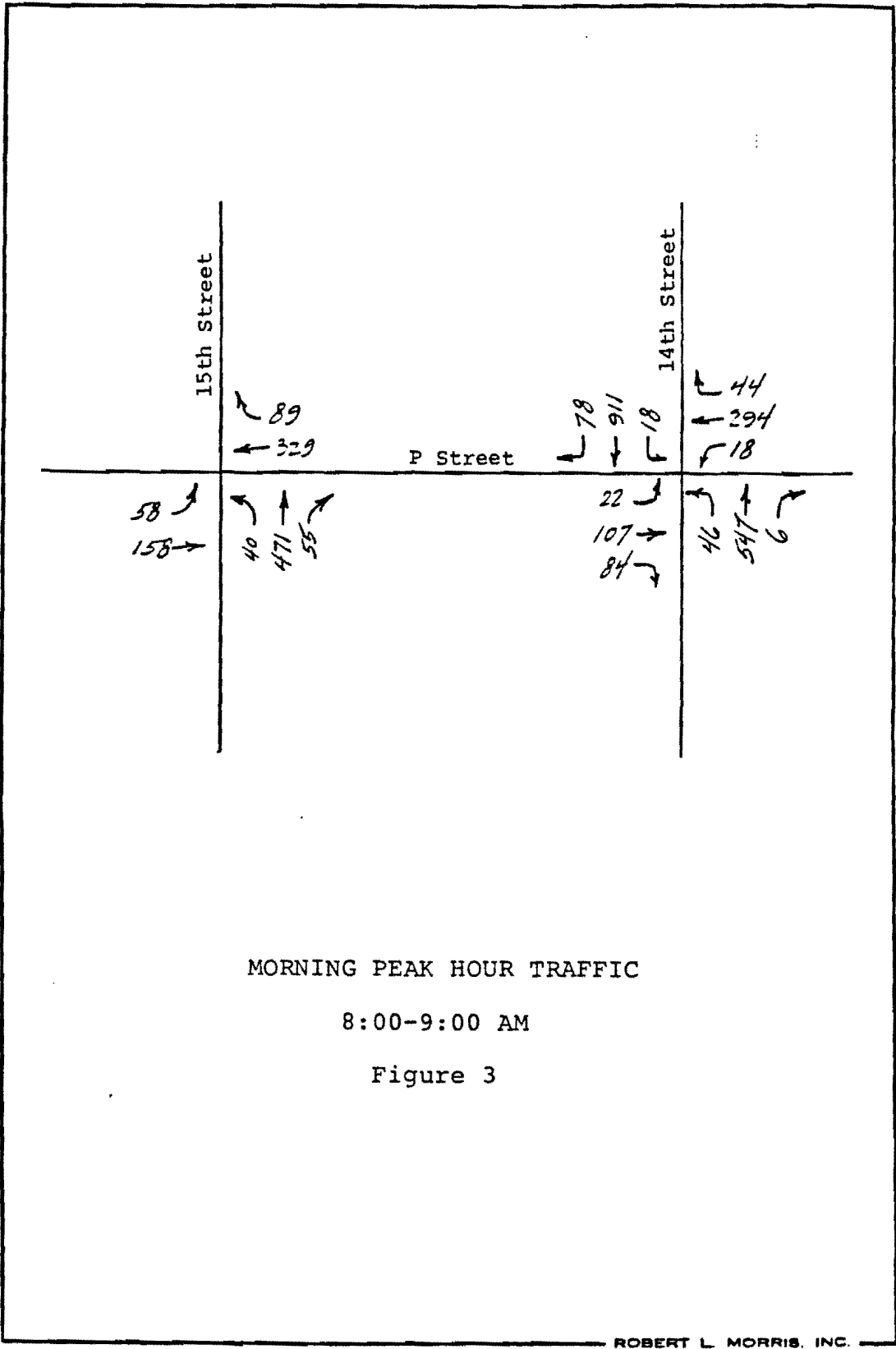
Peak hour turning movement counts were made at the two adjacent intersections, with the results as shown on Figures 3 and 4. These intersections operate at an A level of service at all times, as shown in the peak hour calculations on Figures 5 and 6.

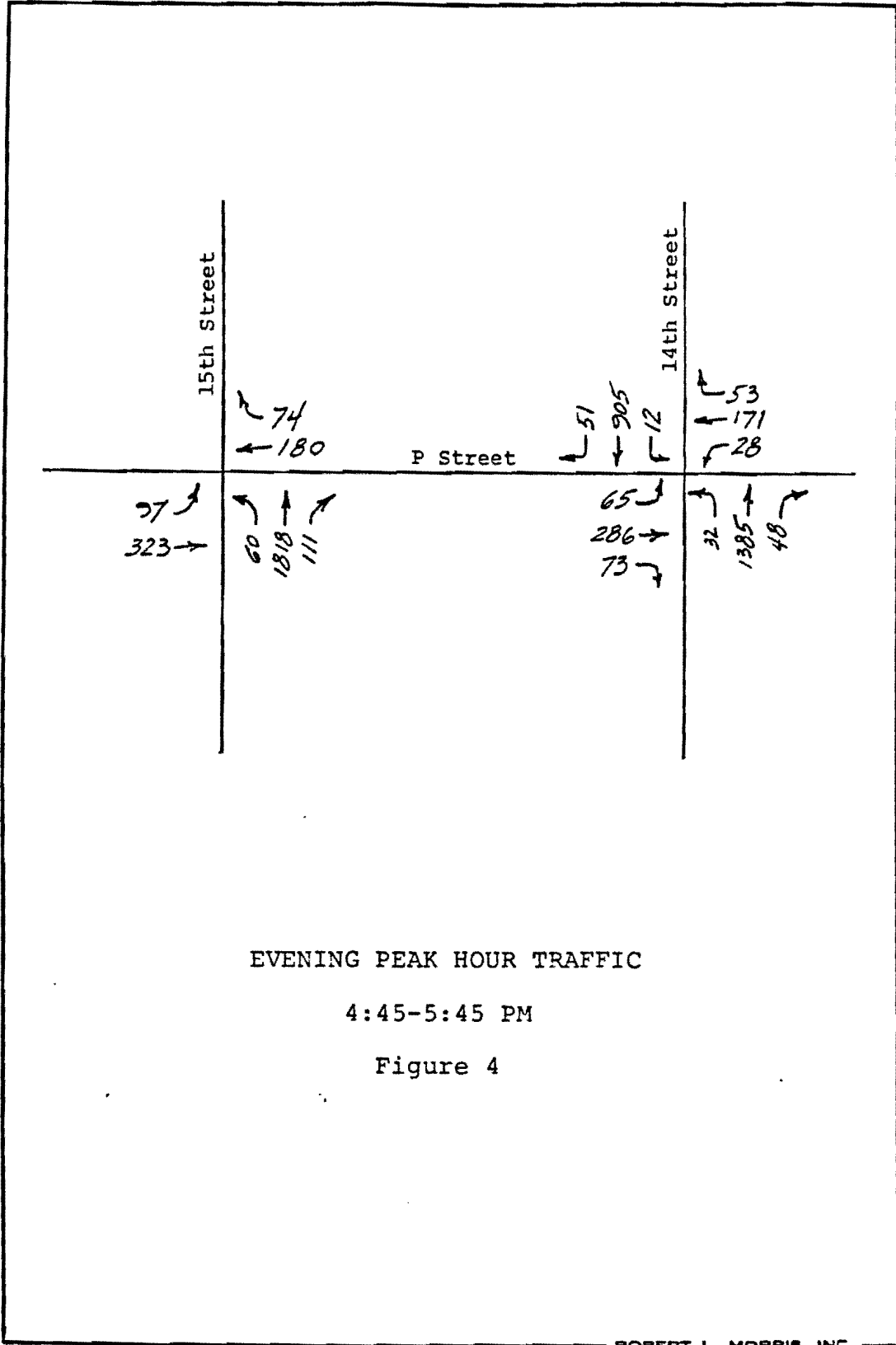
The site is served by Metrobus, with the P1 and G2 lines operating on P Street, the 50, 52, and 54 lines operating on 14th Street, and the S1, S2, S3, S4, and S5 lines operating on 16th Street. Metrorail, at Dupont Circle, is 4½ blocks away -- about a seven-minute walk.



TRAFFIC TRENDS

Figure 2





EVENING PEAK HOUR TRAFFIC

4:45-5:45 PM

Figure 4

Figure 5

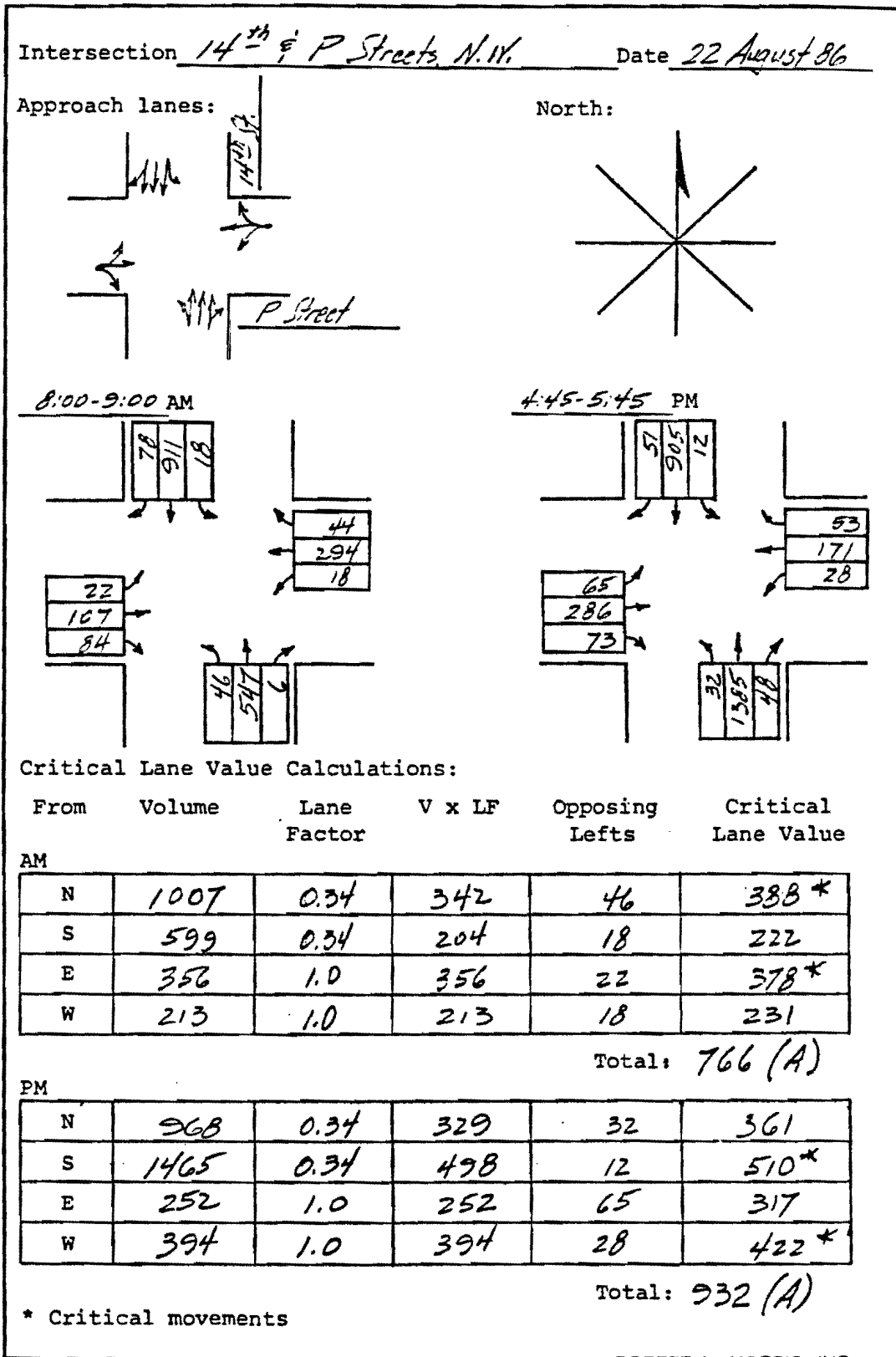
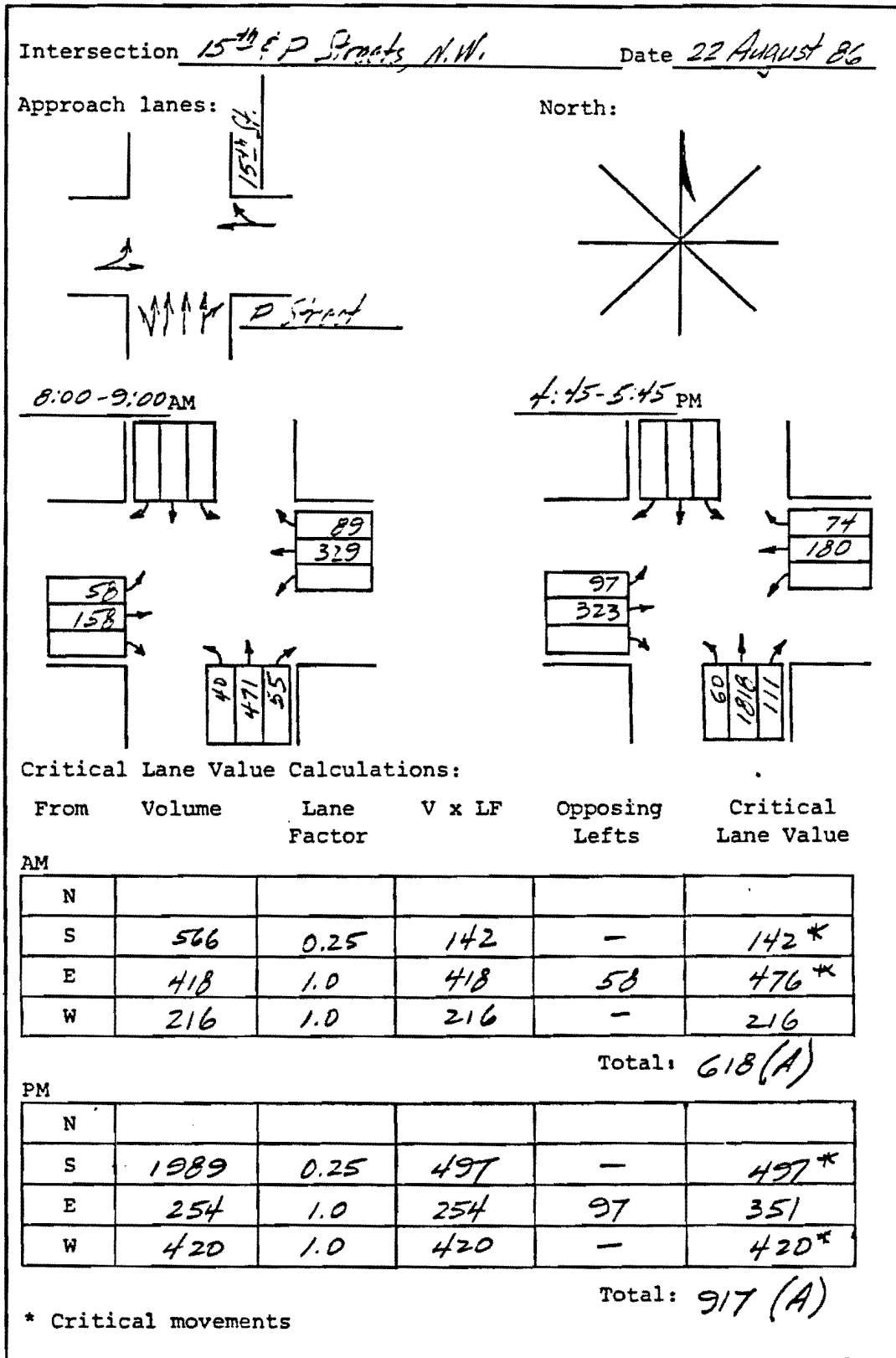


Figure 6



Development Impact

The building, with 281,640 square feet gross, is likely to be occupied by government workers. Using a space occupancy ratio of 225 square feet per employee gross (about 190 square feet net), there would be approximately 1250 workers in the building.

The Council of Governments reports that the modal split in this area is:

68% transit

20% auto drivers

12% auto passengers

Accordingly, there would be  $1250 \times 0.20 = 250$  employee cars on the site.

The D.C. Code requires 350 parking spaces for a building of this size. This amount of parking is being provided, which would allow ample space for visitors to the building.

With 250 employees' cars, assuming 60% arrive and depart in peak hours, with trips oriented:

25% north

20% east

25% south

30% west

the peak hour trips through the two adjacent intersec-

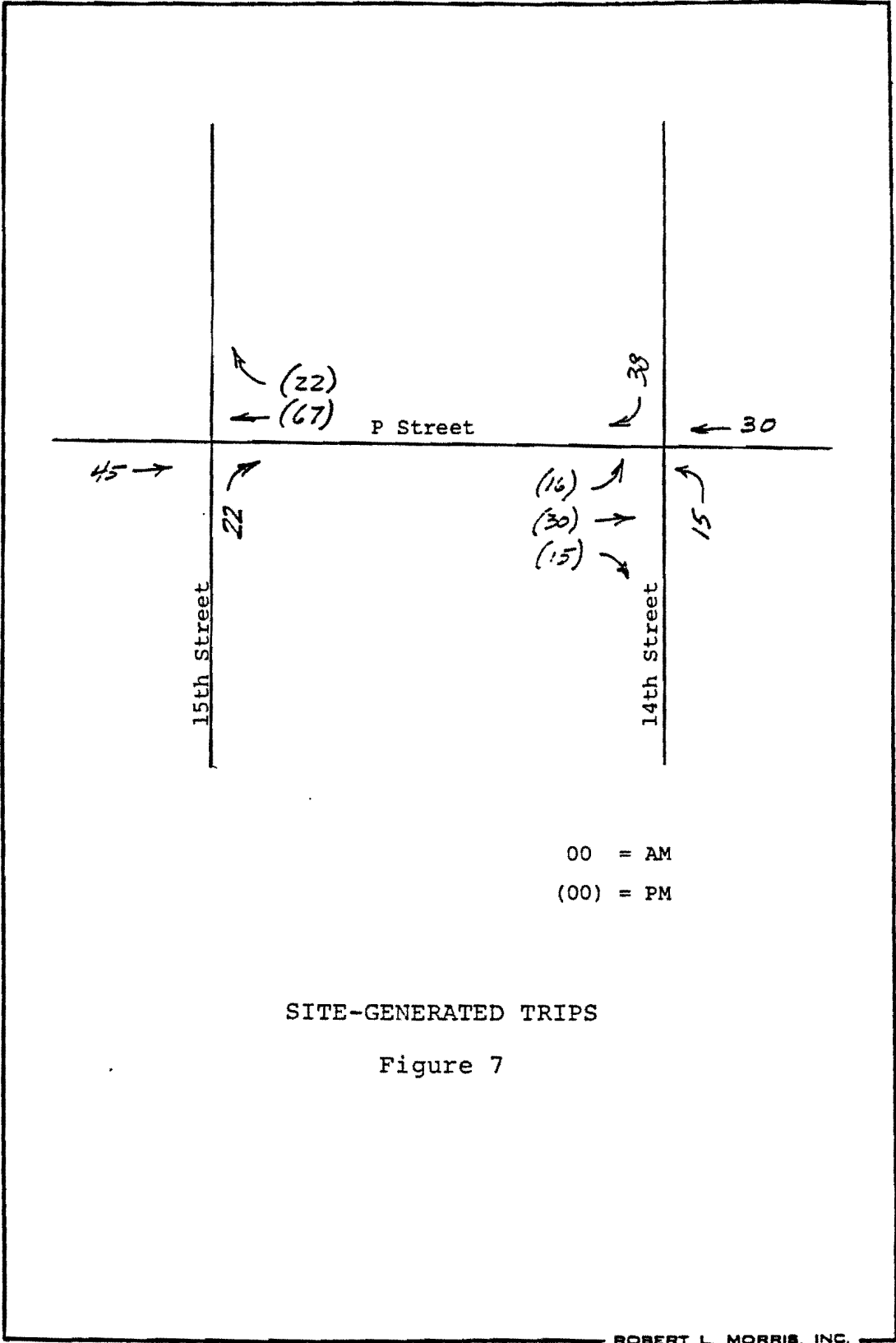
ROBERT L. MORRIS, INC.

tions would be as shown on Figure 7. These increments would not change the current A levels of service.

As noted above, the loading would be off of the rear alley. With access from 15th Street, the trucks would pull straight into the alley, then back up to the loading docks. On leaving, the trucks would pull straight out into the alley, going west toward 15th Street. These maneuvers are illustrated on Figures 8 and 9.

It is concluded that there would be no adverse impact resulting from the land improvement to 1450 P Street, as proposed. From a traffic engineering viewpoint, the development would be appropriate.





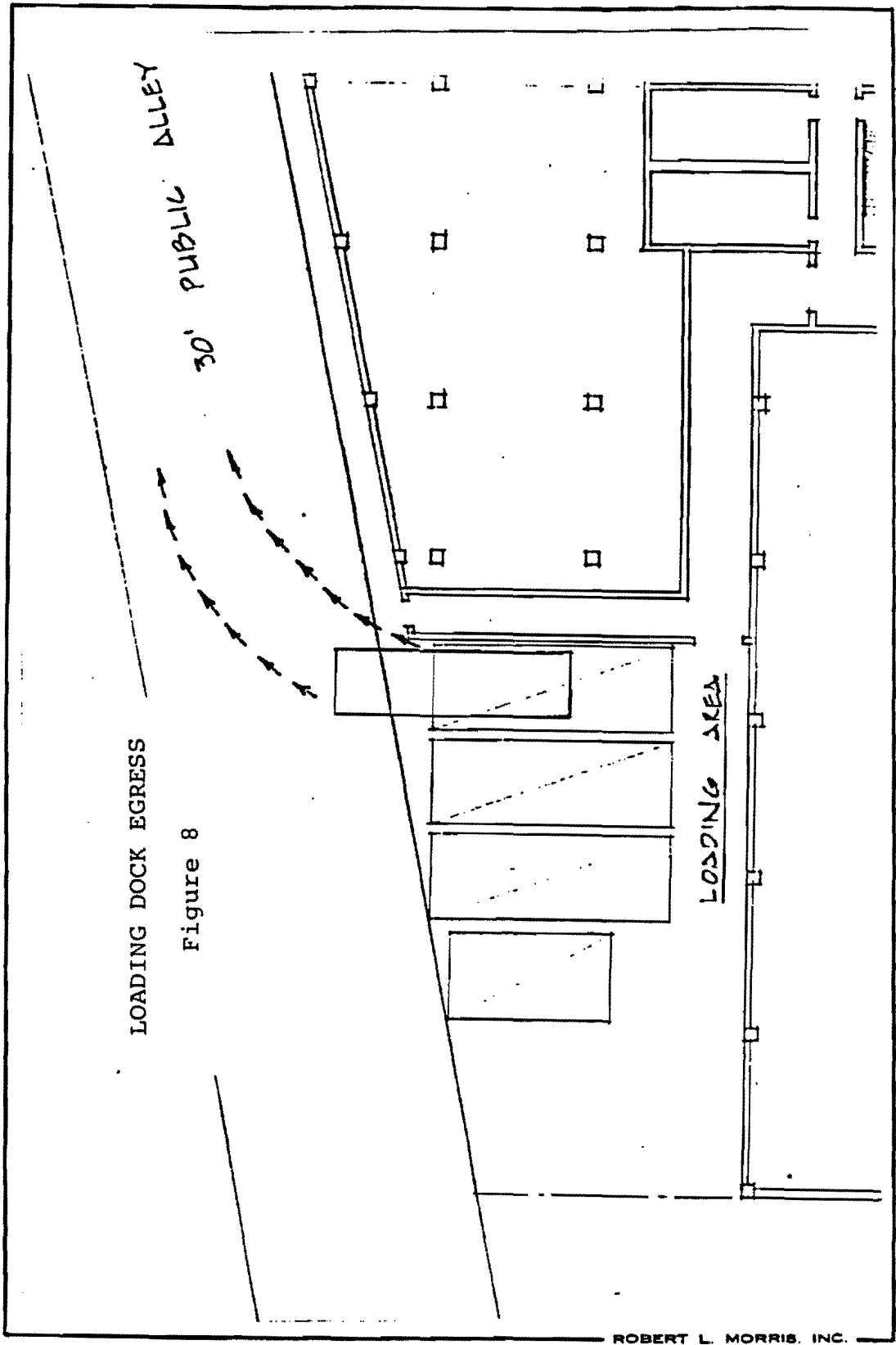


Figure 8

