

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 20075 of CTF Georgetown Hotel LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, to renovate an existing hotel in the MU-12 Zone at premises 1050 31st Street N.W. (Square 1189, Lot 90).

HEARING DATE: July 24, 2019
DECISION DATE: July 24, 2019

SUMMARY ORDER

Relief Requested. The zoning relief requested in this case was self-certified, pursuant to 11 DCMR Subtitle Y § 300.6. (Exhibit 11.)

Notice of the Application and Public Hearing. The Board of Zoning Adjustment ("Board" or "BZA") referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

Parties. The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 2E.

ANC Report. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on July 1, 2019, at which a quorum was present, the ANC voted 6-0-0 to support the application, with three conditions. (Exhibit 43.) The Board did not adopt the requests as conditions of the Order; however, the Applicant indicated that it agrees to the ANC's proposed conditions, provided that the ANC's request that "the area in front of the hotel, including the garage, will be fully accessible to pedestrians at all time" be clarified, so not to seemingly prevent access to the parking area.

OP Report. The Office of Planning submitted a report recommending approval of the application, with two conditions. (Exhibit 41.) The Board adopted both conditions.

DDOT Report. The District Department of Transportation submitted a report indicating that it had no objection to the application, on the condition that that the Applicant implement the proposed transportation demand management ("TDM") plan in Exhibit 23. (Exhibit 40.) The Board adopted conditions implementing the TDM plan.

Special Exception Relief

The Applicant seeks relief under Subtitle X § 901.2, for special exception under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, to renovate an existing hotel in the MU-12 Zone

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. The Board further concludes that, pursuant to Subtitle X § 901.2(c), any other specified conditions for special exception relief have been met.

Pursuant to 11 DCMR Subtitle Y § 604.3, the order of the Board may be in summary form and need not be accompanied by findings of fact and conclusions of law where granting an application when there was no party in opposition.

It is therefore **ORDERED** that this application is hereby **GRANTED AND, PURSUANT TO SUBTITLE Y § 604.10, SUBJECT TO THE APPROVED PLANS¹ AT EXHIBIT 13 AND WITH THE FOLLOWING CONDITIONS:**

1. No vehicles shall enter or exit the building except through a head-in / head out movement.
2. The Applicant shall provide 20 parking spaces within 600 feet of the building for the life of the hotel use.
3. The Applicant shall implement the transportation demand management (“TDM”) plan as follows:
 - a. The Applicant shall continue to offer a SmartBenefits plan for employees. Pre-tax funds may be deducted to pay for transit, including services from WMATA, VRE, MARC, and vanpool operators.
 - b. The Applicant shall continue to offer the use of five on-site bicycles for hotel guests during their stay.

¹ Self-certification: In granting the self-certified relief, the Board made no finding that the relief is either necessary or sufficient. Instead, the Board expects the Zoning Administrator to undertake a thorough and independent review of the building permit and certificate of occupancy applications filed for this project and to deny any application for which additional or different zoning relief is needed.

BZA APPLICATION NO. 20075
PAGE NO. 3

- c. The Applicant shall identify a Transportation Coordinator (for planning, construction, and operations). The Transportation Coordinator shall work with employees to distribute and market various transportation alternatives and options to employees and guests.
- d. The building management shall provide updated contact information for the Transportation Coordinator to goDCgo, conduct an annual commuter survey of employees, and report TDM efforts and amenities to goDCgo staff once per year.
- e. The Transportation Coordinator shall receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan.
- f. Front office and customer-facing staff shall be provided training by goDCgo (either in-person or webinar) to learn of the non-automotive options for traveling to the hotel.
- g. The Applicant shall provide guests with goDCgo's Get around Guide by making it available on the property website and in printed format for front office or customer-facing staff.
- h. The Transportation Coordinator shall subscribe to goDCgo's hospitality newsletter.
- i. The Applicant shall post "getting here" information in a visible and prominent location on the website with a focus on non-automotive travel modes. Also, links shall be provided to goDCgo.com, CommuterConnections.com, transit agencies around the metropolitan area.
- j. The Applicant shall provide comprehensive transportation information and directions on hotel website, including promoting the use of non-automotive modes of transportation and links to website for goDCgo, Capital Bikeshare, DC Circulator, and WMATA.
- k. The Applicant shall provide brochures with information on non-automotive options for traveling to the property available at all times in a visible location in the lobby.
- l. The Applicant shall supply bicycle parking to meet the practical needs of guests, visitors, and employees, including a minimum of seven combined long-term and short-term bicycle parking spaces within the secure garage. The long-term spaces shall be provided to employees free of charge and guests/visitors shall be able to park their bikes in the garage using a valet system.

BZA APPLICATION NO. 20075
PAGE NO. 4

- m. The Applicant shall provide a minimum of three lockers within the Hotel for employee use.
- n. The Applicant shall provide employees who wish to carpool with detailed carpooling information and shall 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.

VOTE: 5-0-0 (Frederick L. Hill, Lesylleé M. White, Lorna L. John, Carlton E. Hart, and Michael G. Turnbull to APPROVE)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY:



SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: August 1, 2019

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION,

BZA APPLICATION NO. 20075
PAGE NO. 5

RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

PURSUANT TO 11 DCMR SUBTITLE A § 303, THE PERSON WHO OWNS, CONTROLS, OCCUPIES, MAINTAINS, OR USES THE SUBJECT PROPERTY, OR ANY PART THERETO, SHALL COMPLY WITH THE CONDITIONS IN THIS ORDER, AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT. FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.