



MAY 8

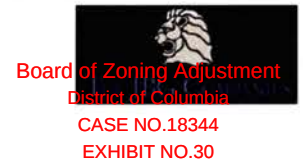
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18344
EXHIBIT NO. 30

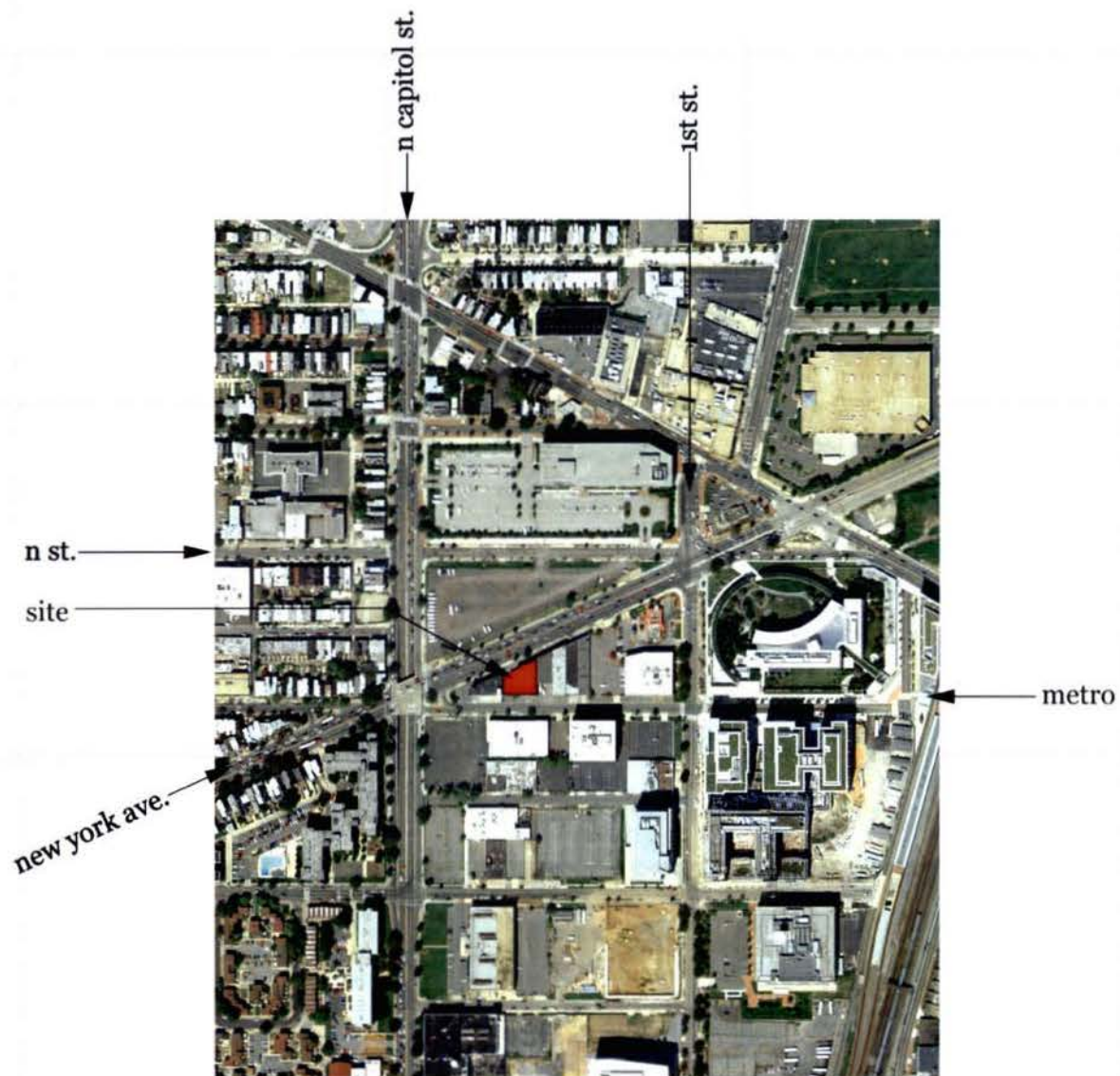
APPLICATION OF THE
JBG/ NEW YORK AVENUE HOTEL, L.L.C.
33 NEW YORK AVENUE, N.E.

BZA APPLICATION NO. 18344
HEARING DATE: MAY 8, 2012
ANC 6C



capital square hyatt place washington, dc / may 08, 2012





location plan

N
I



enlarged location plan

N
I





second level floor plan 02

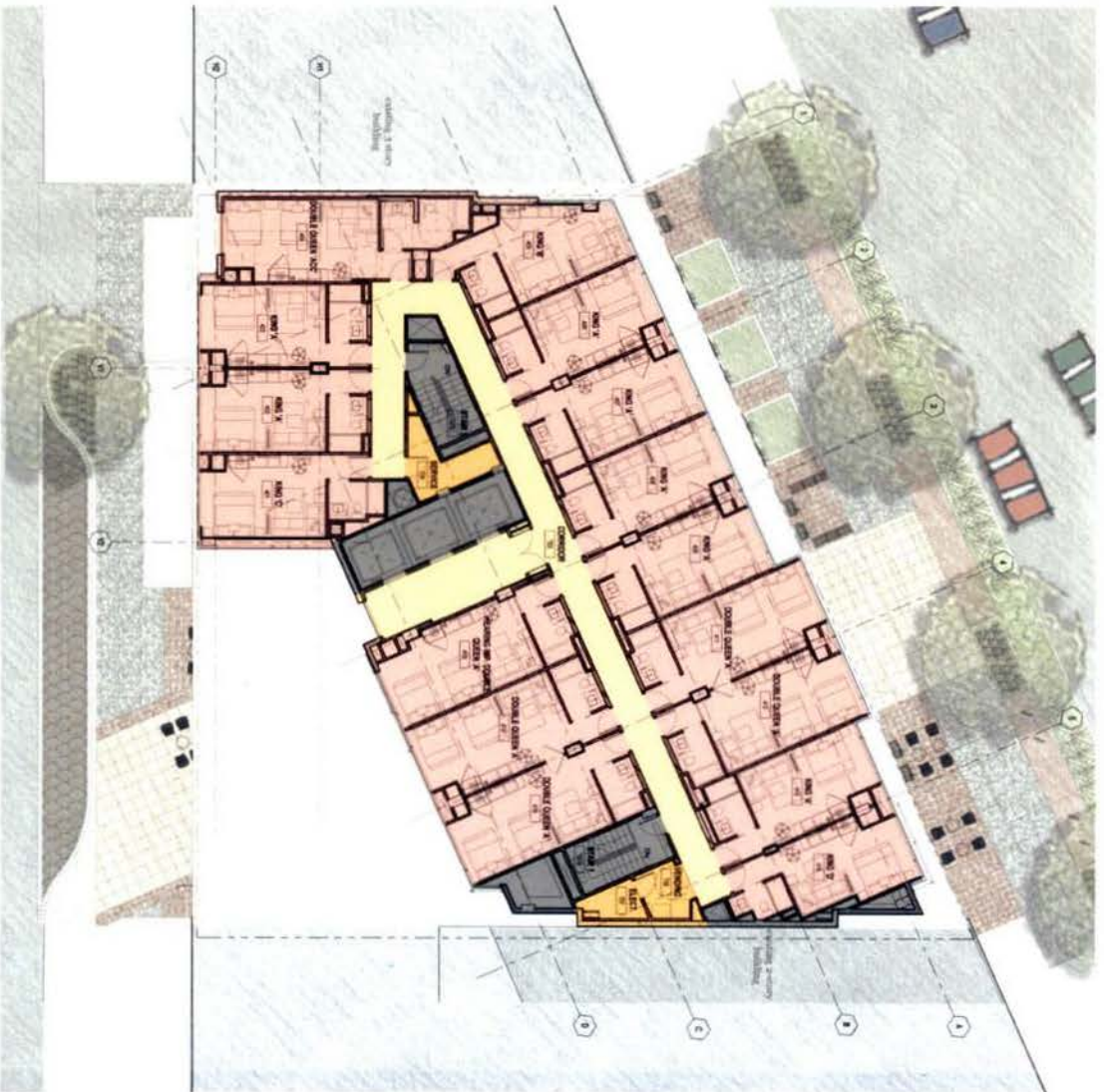


COOPER CARRY

capital square hyatt place
washington, dc / may 08, 2012



THE J.R. & CO.





northeast perspective



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northwest perspective



COOPER CARRY

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F. J. R. & Co.



southwest perspective



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The JBA Group



southern perspective

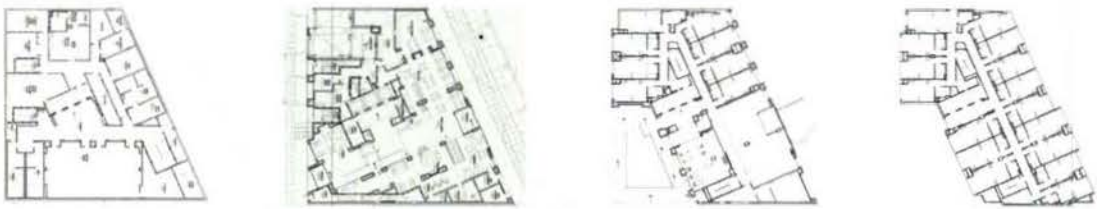


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THE HBC FOUNDATION



ground level floor plan 01



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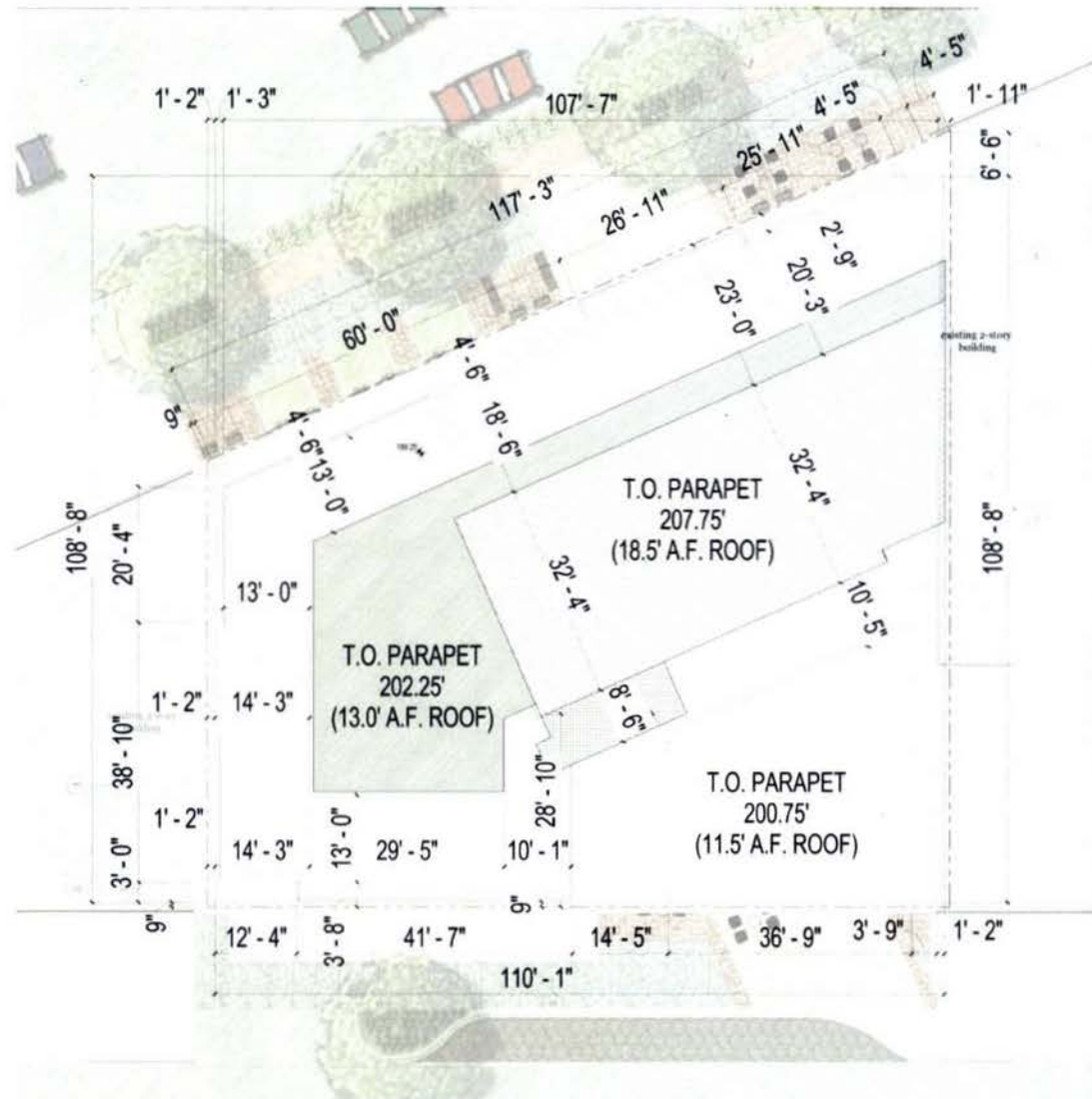
parking level plan p1

1



parking level plan p2

N
I



roof plan





southern perspective



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northwest perspective



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Transportation Assessment

Jami Milanovich P.E.
Principal Associate
Wells + Associates

Overview of Parking Variance

Code Requirement:

1 space/4 rooms

+ 1 space/300 SF in the largest function space

54 parking spaces Required

Proposed Parking:

No on-site parking proposed

Parking Plan Overview

1. Determine Anticipated Demand
2. Assess Proximate Off-site Supply
3. Develop Operational Plan

Parking Plan

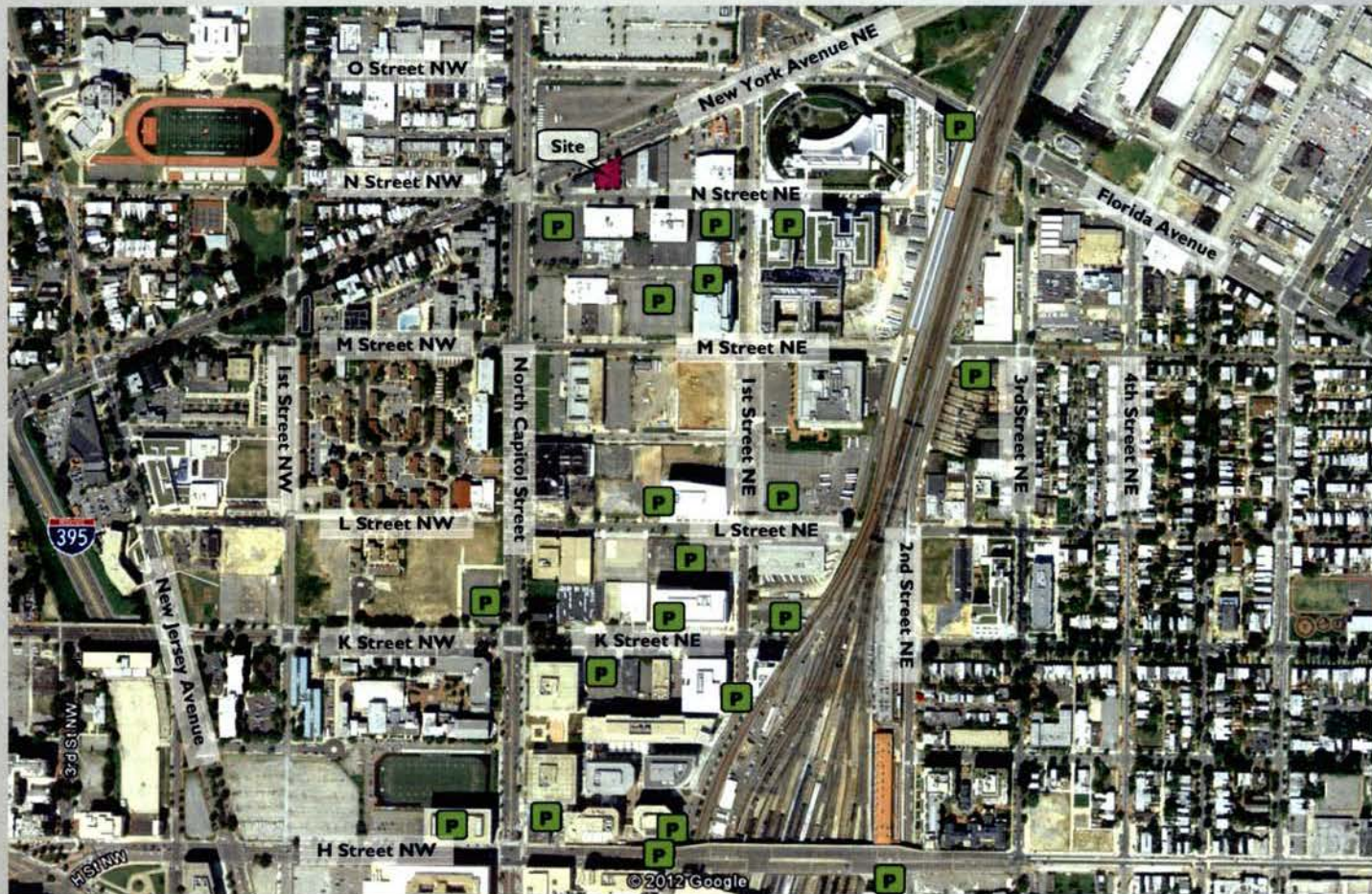
Anticipated Demand

- Examined parking data from four similar hotels in the District
 - These hotels are representative of the proposed hotel
 - ✓ They are select service hotels
 - ✓ They are in close proximity of Metro
 - They are indicative of what can be expected at the proposed hotel

- Based on the data:
 - Demand on a “typical” night (approximately 80% occupancy) is anticipated to be 1 space/5.88 rooms (or 34 spaces)
 - Demand at full occupancy is anticipated to be 1 space/5 rooms (or 40 spaces)

Parking Plan Off-site Supply

- 20 Public Parking Garages and Lots within a four block radius of the site



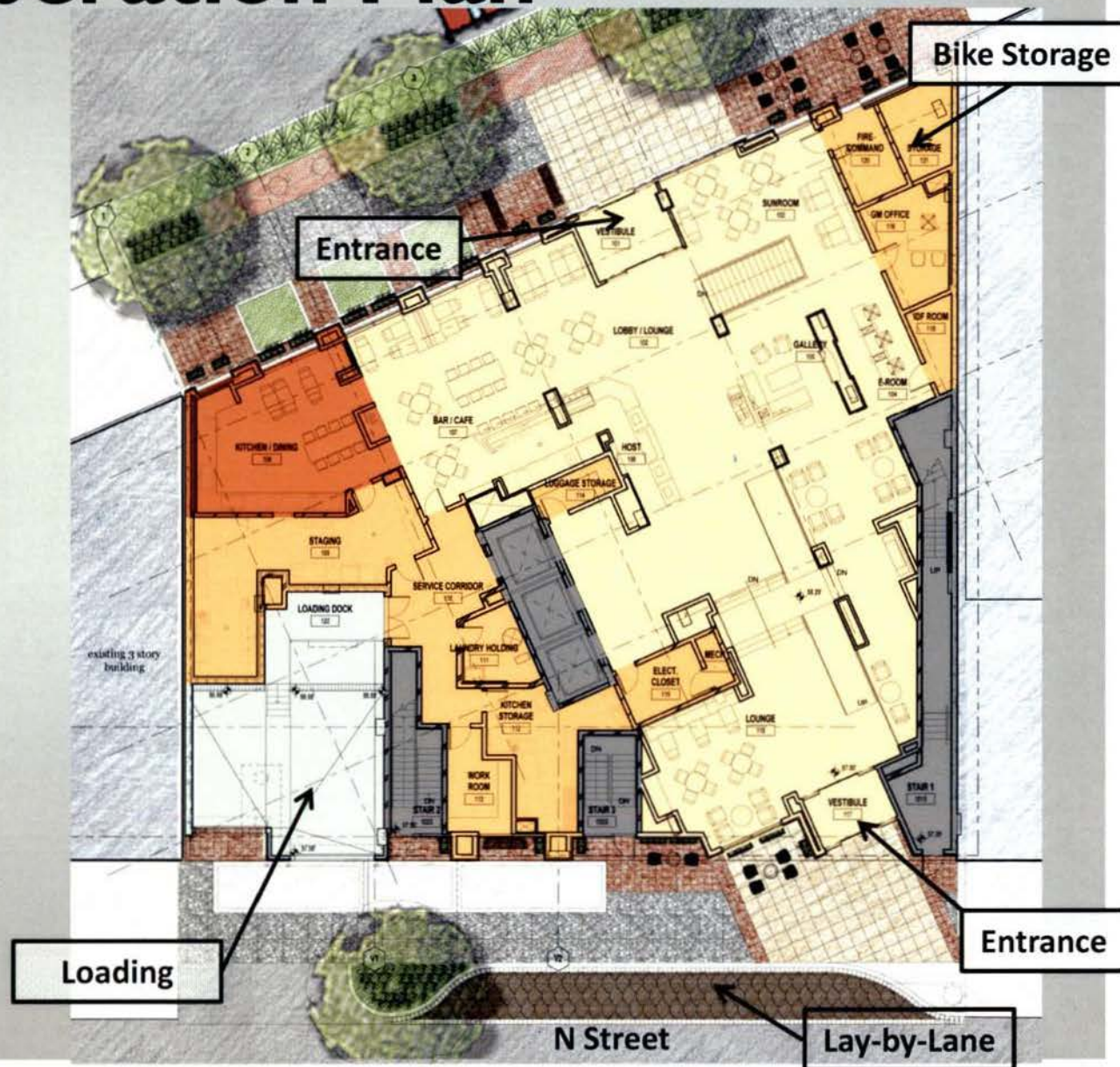
Parking Plan Off-site Supply

- Within one block radius of site, there are at least 240 spaces **available** today



Parking Plan Operation Plan

- Valet Operator will be selected for the hotel
- Lay-by lane is proposed on N Street to accommodate hotel drop-off/pick-up



Parking Plan Operation Plan

- To reduce the demand for employee parking, the Applicant has agreed to:
- Provide a SmarTrip card or one year membership to Capital Bikeshare for each employee upon initial hire
 - Participate in SmartBenefits
 - Provide employee (and guest) bicycle parking on-site