

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe *[Signature]*
District Department of Transportation (DDOT)

DATE: October 29, 2013

SUBJECT: BZA Case 18648 – 1430 Rhode Island Avenue, NW

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18648

EXHIBIT NO. 29

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APPLICATION

The Applicant, LHO Washington Hotel Four, LLC, pursuant to 11 DCMR §3103.2, requests a variance from the limit of gross floor area of a hotel to expand its meeting space by 2 5 percent with the construction of an addition to a hotel existing on or before May 16, 1980, under Section 350 4(d) for the R-5-E Residential Zone District, located at 1430 Rhode Island Avenue, NW (Square 211, Lot 858) The proposed expansion will eliminate three existing parking spaces currently located in public space

RECOMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. An approved project may lead to more vehicular, transit, pedestrian, and bicycle trips However, DDOT does not foresee additional impacts to the network. Thus, DDOT has no objection to approval of the requested variance

The elimination of three existing parking spaces currently located in public space will not impact the zoning requirement for parking but may generate a minor impact to on-street parking conditions in the area In lieu of these parking spaces, the Applicant proposed to landscape this public space, which is consistent with the intent of the public parking area Public parking is the space that lies between the property line and the back edge of the sidewalk and is intended for open space and landscaping. Despite this minor potential impact, DDOT has no objection to the approval of the requested variance

However, the proposed changes impact District owned public space. The following items will be addressed through DDOT's public space permitting process:

- The Applicant should plant a tree in the proposed landscaped area where the three existing parking spaces are currently located in public space.
- The Applicant shall continue the paving color and texture of the adjoining sidewalk across the driveway as an indication to drivers that they are crossing a pedestrian pathway.
- The Applicant should install a new tree box on the sidewalk west of the ingress driveway, 30' from the adjacent tree, center to center, and 12' from the edge line of the curb cut.

DDOT's lack of objection to the zoning variance should not be viewed as approval of public space elements. The Applicant may refer to the DC Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in the Public Realm Design Manual.

SZ:el