GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM: Kenneth G. Laden
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

DATE: October 17, 2005

SUBJECT: **BZA Application No. 17370 – Special Exception to Reduce Required Accessory Parking Spaces at 555 and 599 Massachusetts Avenue, NW, in a DD/C-2-C District**

The District Department of Transportation (DDOT) has reviewed the application and material submitted for the subject site. This memorandum addresses the transportation spects of the proposal. DDOT has no objections to the project proposal.

The applicants, Square 484 Hotel LLC and 484 OPCO, LLC, seek special exception approval to reduce the number of required accessory parking spaces for a non-residential use. The subject site contains a recently constructed hotel with 228 rooms, and an apartment house with a total of 246 units. The site is bounded by Massachusetts Avenue, NW and private properties to the north with the hotel street frontage along 5th Street, NW, and the apartment house on 6th Street, NW.

The applicant seeks to reduce the number of accessory parking spaces for the hotel from the required 117 spaces to a total of 88 spaces, a 25% reduction. The parking garage for the hotel has a total of 88 parking spaces and the adjacent residential garage has a total of 141 parking spaces, of which 29 spaces are reserved for hotel use, for a total of 117 spaces for hotel use.

The applicants retained a traffic consultant to analyze the parking demands of the site by obtaining parking occupancy counts for several different events during summer and fall. The survey determined the proposed 88 parking spaces adequately accommodate the parking

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demands generated by the hotel. DDOT supports the findings of the traffic consultant. Also, DDOT encourages the applicant to consider the use of a car-sharing program for residents of 555 Massachusetts Avenue, NW by providing several parking spaces in the residential garage for the exclusive use of car-sharing vehicles.

The project will have a negligible impact on traffic circulation and on-street parking supply. Accordingly, DDOT has no objections to the application

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