GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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Memorandum

TO: Andrew Altman, Director
Office of Planning

FROM: Kenneth G. Laden
Associate Director

DATE: FEB 24 2004

SUBJECT: Zoning Commission Case No. 03-16 Modification to the Approved Planned Unit Development (PUD) at 2650 Virginia Avneue, NW, The Watergate Hotel

The District Department of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This report addresses the transportation elements of the proposal.

The applicant is requesting approval of a modification to an approved planned unit development to have the option to convert the existing hotel at the Watergate to an apartment house of no more than 133 units. In addition, the applicant seeks to retain the existing restaurant and the health club, which were previously part of the hotel. The Watergate Complex is bounded by Virginia Avenue, New Hampshire Avenue, and the Rock Creek/Potomac Parkway. The applicant will provide 146 parking spaces for the proposed apartment house.

We have examined the proposed modification of the PUD from hotel use to an apartment house with regard to trip generation levels and parking adequacy to accommodate the future tenants of the condominium apartment.

DDOT has reviewed the applicant's traffic report with respect to trip generation and agrees that the proposed conversion would generate 42 vehicle trips compared to 114 generated by the hotel during the A.M. peak hour and 71 trips compared to 80 trips by the hotel during the P.M. peak hour. Accordingly, the proposed conversion will generate less automobile trips and will have a positive impact in terms of capacity and level of service in the area road network.

With regard to parking, the applicant will provide 146 parking spaces to accommodate the residents and visitors to the new condominium development. In our estimation, the proposed level of parking supply will be adequate to meet the parking demand of this project with little or no spillover into the surrounding neighborhood areas.

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.69

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of Transportation
2000 14th Street, N.W., 7th Floor
Washington, D.C. 20009

Fax # 202-671-0617 Phone # 202-671-2730/40

TRANSPORTATION POLICY & PLANNING ADMINISTRATION

FAX SHEET

Send To: (Person)	Office of Zoning	**From:**	K. Ladenburg
Company Name	Jerrily Kress	**Date:**	2-25-04
Office Location			
Fax Number	727-6072	**Phone Number**	671-2730

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COMMENTS: See Attached - (ZC-03-16)

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