GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

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 03-16
Exhibit 107

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.107

MEMORANDUM

TO: Joel Lawson
Development Review Specialist
Office of Planning

FROM: Lawrence C. Cager, Jr.
Deputy Director for Development Finance

DATE: January 16, 2004 *(received January 21, 2004)*

SUBJECT: Department of Housing and Community Development (DHCD) Review of Zoning Commission Case No. 03-16 – Watergate Hotel

DHCD has reviewed the above referenced Zoning Commission Case you sent by e-mail on January 5, 2004. This memorandum offers comments on the Zoning Commission Case. After staff review of the application materials, DHCD is supportive of Zoning Commission Case No. 03-16 for the following reasons:

1. This project will provide approximately 155 units of needed new apartment units in the Watergate/West End neighborhood.
2. The proposed 155 apartments units are a permitted use under current SP-2 zoning and the conditions of the original Watergate PUD and will be added to the 1,400 apartment units already located in the Watergate complex. The proposed units also conform to the Comprehensive Plan Land Use map designation and housing, design, and land use elements.
3. Most of the conversion alterations to the hotel building are internal and will change the exterior appearance little (all the windows in the building are being replaced as part of the conversion.)
4. The project applicant is adding additional parking spaces below grade to satisfy the parking requirements for the proposed apartments units.
5. Several economic job generating uses are being maintained as part of the use conversion. The health club area is being retained and altered and the former hotel banquet area is being converted into a new restaurant and amenity space for the residents of the converted building.
6. The loss of the hotel rooms at this location has been more than mitigated by the opening in the last several years of several four and five star hotels (the Ritz Carlton hotels in the West End and Georgetown and the about to open Mandarin Hotel on the Southwest Waterfront) which have a total number of rooms that far exceed the number of rooms lost by the closing of the Swissotel Hotel.