

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Meredith Soniat  
Acting Associate Director *MS*

**DATE:** January 24, 2025

**SUBJECT:** ZC Case No. 07-26G – 899 O Street NW

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#### PROJECT SUMMARY

899 Lodging Group, LLC, (the “Applicant”) seeks approval for a Planned Unit Development (PUD) Modification with Hearing and Special Exception. The subject property is located at 899 O Street NW (Square 398, Lots 7006 and part of 32) in the MU-4 Zone. Zoning Commission (ZC) Case No. 07-26 was approved in 2008 to construct a mixed-use development. The Applicant is seeking to modify the approval to:

- Modify an existing penthouse into an eating and drinking establishment;
- Increase the height of the elevator overrun by 2 feet, 2 inches.

#### SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds there are no adverse impacts to the District’s transportation network.

#### RECOMMENDATION

DDOT has no objection to the approval of this application.

#### STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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