

# Government of the District of Columbia


## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Neighborhood Planning Manager 

**DATE:** May 31 2019

**SUBJECT:** BZA Case No. 19020 B – 1011 K Street NW

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#### APPLICATION

Jemals Bulldog LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, seeks a special exception from the penthouse regulations of Subtitle C § 1500.3(c) to include a nightclub, bar, cocktail lounge, or restaurant use in the penthouse of an existing 13-story hotel building with cellar. The Applicant is not required to provide additional vehicle parking beyond what was included in the original BZA Case No. 19020 and is not proposing any with this application. The site is located in the D-5-R Zone at premises 1011 K Street, NW (Square 342, Lot 61)

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

#### PUBLIC SPACE

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to this application should not be viewed as an approval of public space design. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant received approval from the Public Space Committee on June 28<sup>th</sup>, 2016 for the public space

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improvements associated with the hotel construction. The Applicant is currently in the process of obtaining permits for public space cafes.

DDOT expects the proposed public space design to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the DCMR, DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and guidance.

AC:kb