BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of

2020 K STREET L.P.

BZA Application No. 16877
Hearing Date: June 11, 2002
ANC 2A

STATEMENT OF THE APPLICANT

D.C. OFFICE OF ZONING
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I.
Nature of Relief Sought

This is an application to allow redevelopment, through the acquisition of Transferable Development Rights (TDRs), of the building located at 2020 K Street, N.W., Lot 827 in Square 78 ("Property"). The application requests zoning relief pursuant to 11 DCMR 3103.2 for a variance from the width of court requirement (Subsection 776.1) and a special exception pursuant to 11 DCMR 3104.1 for a waiver from the rear yard requirement in the C-3 Zone District (Section 774.2). The requested waiver from the rear yard requirement is necessary because expansion of the rear yard is made impracticable due to the existing building's configuration. The court variance is necessary to maintain an existing court, thereby avoiding blocking windows on both the Property and the adjacent property to the east (as well as the views of the property to the south).

II.
Jurisdiction of the Board

The Board has jurisdiction to grant the relief requested pursuant to Sections 3103.2 and 3104.1 of the Zoning Regulations.

BZA
Case No. 16877
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16877
EXHIBIT NO.23

III.
Description of Environs

A. Description of the Property

The Property is located on the south side of the 2000 block of K Street, N.W., on the corner of K and 21st Streets, N.W. It has frontage on K and 21st Streets, N.W. The rear of the Property abuts an alley (see Exhibit A). To the east, the Property abuts private property which is improved with an eight story office building.

The total land area of the Property is approximately 41,000 square feet. The Property is currently improved with an office building with ground floor retail fronting on K Street ("Building"). The Property is in the C-3-C Zone District, which permits office and retail uses.

B. Description of the Surrounding Area

The Property is located in the Central Employment Area ("CEA"), as defined by the Comprehensive Plan for the National Capital, 10 DCMR § 199. The CEA is the core area of the District of Columbia, where the greatest concentration of employment in the city and region is encouraged. The properties surrounding the Property support a dense concentration of commercial and retail uses.

For example, the properties on the opposite side of the street and next door (2033, 2029, 2021, 2001 and 2000 K Street) are all large office buildings with retail uses on the ground floor. The property across the alley from the Building is the site of a relatively new office building constructed with the purchase of TDRs (2099 Pennsylvania Ave., N.W.) To the east and west there is a mix of hotel, retail and office uses.

C. Existing Zoning

The C-3-C Zone District is a medium-high density zone that allows office, retail, housing, and mixed-use development which is compact in area. It has a building height of 108'

and a floor area ratio ("FAR") of 6.5. The Property is in the New Downtown Receiving Zone, which is a zone established to receive Transferable Development Rights (TDRs) from sending zones in the Downtown Development District. Pursuant to § 1709.21, buildings in the New Downtown Receiving Zone are permitted to be constructed to a 10.0 FAR and 130' in height, with the acquisition of TDRs.

The TDR program in the District of Columbia is part of a land use policy designed to use market forces to enhance implementation of the District's goals for its Downtown. Sending zones are established as areas where development is limited, or where particular types of development are encouraged. In exchange for these limitations, property owners are allowed to sell and/or transfer rights for development from the sending property to areas in which more intense development is acceptable. The TDR concept has been adopted to encourage development of bonus uses and historic preservation in the Downtown area. Five receiving zones were adopted, including the New Downtown Receiving Zone. These zones were considered appropriate for higher density development than the current zoning. Establishment of these zones furthers District policy by encouraging purchase, by private owners, of the TDRs generated by bonus use development and historic preservation. However, in order to further the use of TDRs for use in redeveloping existing buildings, some variances from the existing Zoning Regulations are likely to be necessary. These variances further a policy that encourages redevelopment through TDR purchase, rather than buildings being demolished, and new buildings being constructed, on currently developed property.

IV.
Description of the Project

The Project will redevelop an existing office and retail building. The current building has a height of 108' and a FAR of 6.5. The Project, with the purchased TDRs, will have a building

height of 130' and a FAR of 10.0 FAR. The Project will add three additional floors containing 103,000 gross square feet of office space. ADA-compliant facilities will be added on the new floors. The building will continue to contain retail uses on the ground floor.

There are, currently, in the retail space restaurants (Legal Seafoods, Bombay Palace, and The Prime Rib) and service tenants (H&R Block, Bubbles Salon, and Kinko's). The offices on the upper floors and in the basement are occupied by a variety of tenants. The Legal Seafoods space includes the small one-story portion of the building in the court area (see Exhibit D). Mechanical equipment is located on the top of this one-story structure. The remaining space in the court is open to the sky. At the rear, the property abuts a public alley. The rear yard sets the building back from the alley approximately 23'.

V.

Relief Requested – Variance from the Court Requirements

The Applicant requests a variance from the court requirements. In the C-3-C Zone no court is required, but, pursuant to 11 DCMR 776.1, where a court is provided (for a non-residential building), the width of court is required to be 3" per foot of height. For this Project, a 29'6" court would be required. The current Building has a court which is 19'1½" in width. Absent demolishing the Building's east facade, a variance of 10'4½" is needed to build the Project.

The court variance is desirable to maintain the current court. Since no side yard is required in the Zone, the Applicant could build out the project to its property line. However, this would block existing windows on the building to the east. Thus, the provision of the court avoids blocking the windows of the property to the east.

VI.
The Application Meets the Requirements for
Variance Relief Under Section 3103.2 of the Zoning Regulations

The burden of proof for area variance relief is well established. The Applicant must demonstrate that the property is affected by an exceptional or extraordinary situation or condition, that the strict application of the Zoning Regulations will result in a practical difficulty to the Applicant, and that the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535, 541 (D.C. 1972). As set forth below, the application meets the three-part test for area variance relief.

A. The Property is Affected by an Exceptional Situation or Condition

The Court of Appeals held in Clerics of St. Viator v. D.C. Bd. of Zoning Adjustment, 320 A. 2d. 291 (D.C. 1974) that the exceptional situation or condition standard goes to the "property," not just the "land"; and that " . . . property generally includes the permanent structures existing on the land [footnote omitted]." Id. at 293-294. The Court held that the exceptional situation standard of the variance test may be met where the required hardship inheres in the land, or the property (i.e., the building on the land).

The Property meets the "exceptional conditions" element of the variance test. In order to utilize a zoning incentive created by the Zoning Commission to provide special uses in the Downtown, the Applicant desires to purchase TDRs to increase density and height while maintaining an existing Building; rather than demolishing the building and building a new structure.[1] Therefore, the Applicant must work within the existing constraints of the building,

[1] Other redevelopments of Property in the area, including 1900 K Street, N.W., 2099 Pennsylvania Avenue,, N.W., and 2001 K Street, N.W., involved tearing the building down and rebuilding anew.

the alley, and the surrounding properties to accommodate the TDRs. The existing 20 foot structure, with the court above, is a unique situation. The typical situation in the C-3-C or C-4 zones (where a rear yard is provided) is for the building to be built immediately adjacent to the adjacent property, with no court or sideyard. The combination of court and rear yard which exists with this Building is highly unusual. It results in a unique combination of a court and a rear yard, not typically found in Downtown properties, with each providing light and air to the Building and its neighbors. These constraints provide the exceptional situations contemplated by the variance relief test.

B. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty

The constraints of the existing Building create the practical difficulties necessary to justify the variance. The Property shares a common boundary with 2000 K Street. There is an existing court between these two buildings, providing light for the windows on both sides. As noted above, the Applicant could "fill-in" the court, because no side yard is required in the C-3-C Zone. However, if the Applicant were forced to eliminate the court, and build to the lot line, the windows of both buildings would be blocked. This would eliminate the court variance, but create substantial adverse impacts.

Adaptive development of the existing Building using TDRs, requires working within the parameters created by the existing Building. It would be impractical to require that the Applicant build face on line with 2000 K Street to eliminate the nonconforming court issue.

C. Relief Can Be Granted without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

The granting of a variance from the court requirements can be granted without substantial detriment to the public good and without impairing the intent, purpose and integrity of the zone

plan. There will be no adverse impact from the court variance. In fact there will be a benefit in preserving the light to the windows in both this building and 2000 K Street.

Also, the purpose of TDRs was to allow additional height and density on properties such as the Property, in the New Downtown Receiving Zone. That purpose would be enhanced by the granting of this variance. Finally, the proposed addition to an existing building avoids the impacts on demolition and totally new construction on the Property. Therefore, for all the reasons stated above, the Project will have only positive benefits to the public good.

VII.
The Applicant is Entitled to Special Exception Relief
Under Section 3104.1 of the Zoning Regulations

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites of the Regulations are satisfied, the Board ordinarily must grant the application. See, e.g., Bakers' Local Union No. 118 v. D.C. Board of Zoning Adjustment, 437 A.2d 176, 178 (D.C. 1981). Granting special exception relief in this case is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of nearby properties.

VIII.
The Applicant Meets the Standards for Waiver of the
Rear Yard Requirements Pursuant to Section 774.2

In the C-3-C Zone District, pursuant to 11 DCMR 774.1, a rear yard is required that is 2½ inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12'. The existing building has a rear yard that is 22'11¾". The Project, with the additional height, requires a 25'5" rear yard. Thus, absent demolishing the Building (or, at least, the rear wall), the Project requires

a waiver of 2'5¼". There is no practical way to make the rear yard bigger. With the 20 foot alley, the building is approximately 32 feet from the adjacent building to the South.

Section 774.2 of the Zoning Regulations provides that the Board may waive the rear yard requirements in the C-3 Zone District provided that: (1) Office windows are separated from other buildings at a distance that will allow for sufficient light and air and to protect the privacy of the building occupants; (2) the angle of sight lines is sufficient to provide light and privacy into habitable rooms; (3) the project provides adequate off-street service functions (parking, loading, access); and (4) the Office of Planning reviews the waiver in conjunction with the District agencies (see Section 774.3 – 774.6).

The Project meets these tests. The existing rear yard is, and will remain, approximately 23' and provides adequate light and air to the Building and its neighbor. This is a situation enhanced by the public alley, which provides another 10' to the property line of the building across the alley. These are both office buildings in a downtown area. There are no impacts in terms of light and air since the buildings are separated by 32 feet in distance. This distance also ensures adequate privacy for office occupants (see Section 774.3).

The Zoning Regulations (Section 199) define "habitable rooms" as "an undivided enclosed space used for living, sleeping or kitchen facilities..." Because the Property and property to the south are office buildings, these standards are not relevant. As noted above, however, the subject rear yard provides adequate light and air and privacy (see Section 774.4).

The Project provides adequate off-street service. All parking is serviced via the existing curb cuts and garage. The required loading is also provided. Adequate pedestrian access is provided to the site from the public streets, sidewalks and public alley (see Section 774.5).

Finally, the Application has been forwarded to the Office of Planning for its review. There are no traffic/parking impacts since the parking and loading access in the current building is not changing (see Section 774.6).

The application meets the standards for approval under Section 774.2. The approximately 23 foot rear yard provides adequate light, air and privacy and a 2'5" waiver from the rear requirement for the Project will not result in a situation detrimental to neighboring properties or the public health, safety or welfare.

IX.
Community Outreach

The Applicant attended, and presented this application to, a regularly scheduled meeting of Advisory Neighborhood Commission 2A on May 15, 2002. ANC 2A did not have a quorum and took no action on the project.

X.
Comprehensive Plan

The Comprehensive Plan's Land Use Map designates the Property for high density commercial uses. The Project is consistent with this Land Use designation. Further, it fosters the goals and policies stated in the elements of the Comprehensive Plan, particularly § 205.1, which states that the economic development objectives for Downtown and the CEA are "to stimulate renewed economic vitality . . .." Also § 905.1 declares that the Downtown private office land use objective is to "obtain major new office development in Downtown, consistent with other land use and design objectives." Similarly, the Ward 2 Element, specifically § 302.1(c), states a desire to "[e]ncourage office employment growth outside residential use areas, in new development in Downtown, [and] in other areas of the Central Employment Area . . .." The Ward 2 objectives for office development include an objective "[t]o encourage

development of office buildings in appropriate locations in Ward 2, especially in the Central Employment Area . . .." The Ward 2 Element also recognizes the importance of redevelopment of existing Properties along Connecticut Avenue and K Streets. Section 1356.1 says that "[f]uture change will include . . . renovation and expansion of older buildings . . .."

Redevelopment of this existing office building with the purchase of TDRs from the Downtown Development District will create more office space, thus increasing employment opportunities and stimulating economic development and further the policies for the Downtown by underwriting costs for the preferred uses in that Downtown Development Overlay Zone.

XI.
Exhibits in Support of Application

Exhibit A: Portions of the Sanborn Maps showing the Property outlined in red.

Exhibit B: Portion of the Zoning Map showing the Property outlined in red.

Exhibit C: Architectural Plans, Sections and Elevations for the Project.

Exhibit D: Photographs of the Project Area and the Surrounding Area.

Exhibit E: Outline of Testimony of Representative of Quadrangle Development.

Exhibit F: Outline of Testimony of David King, Smith Group Architects, Project Architect.

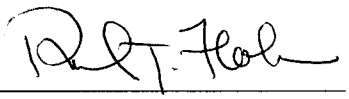
Exhibit G: Resume of David King.

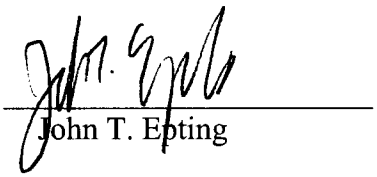
XII.
Conclusion

For all of the above reasons, the Applicant is entitled to variance and special exception relief in this case.

Respectfully submitted,

SHAW PITTMAN LLP

By: 
Phil T. Feola

By: 
John T. Epting

By: 
Jamie Baker Roskie

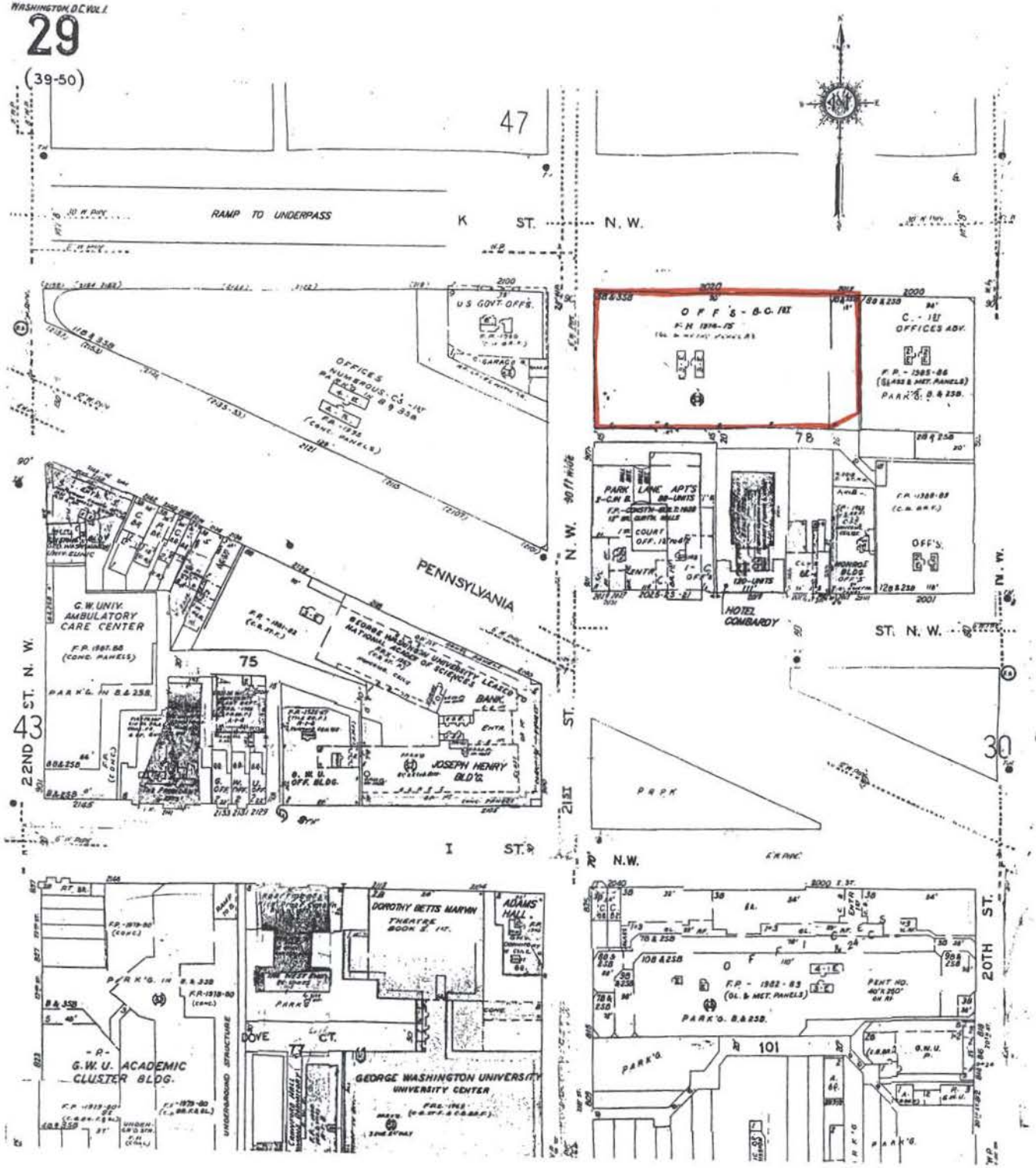
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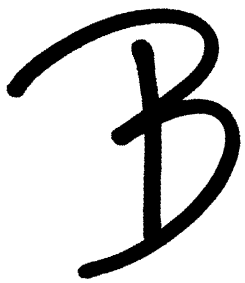
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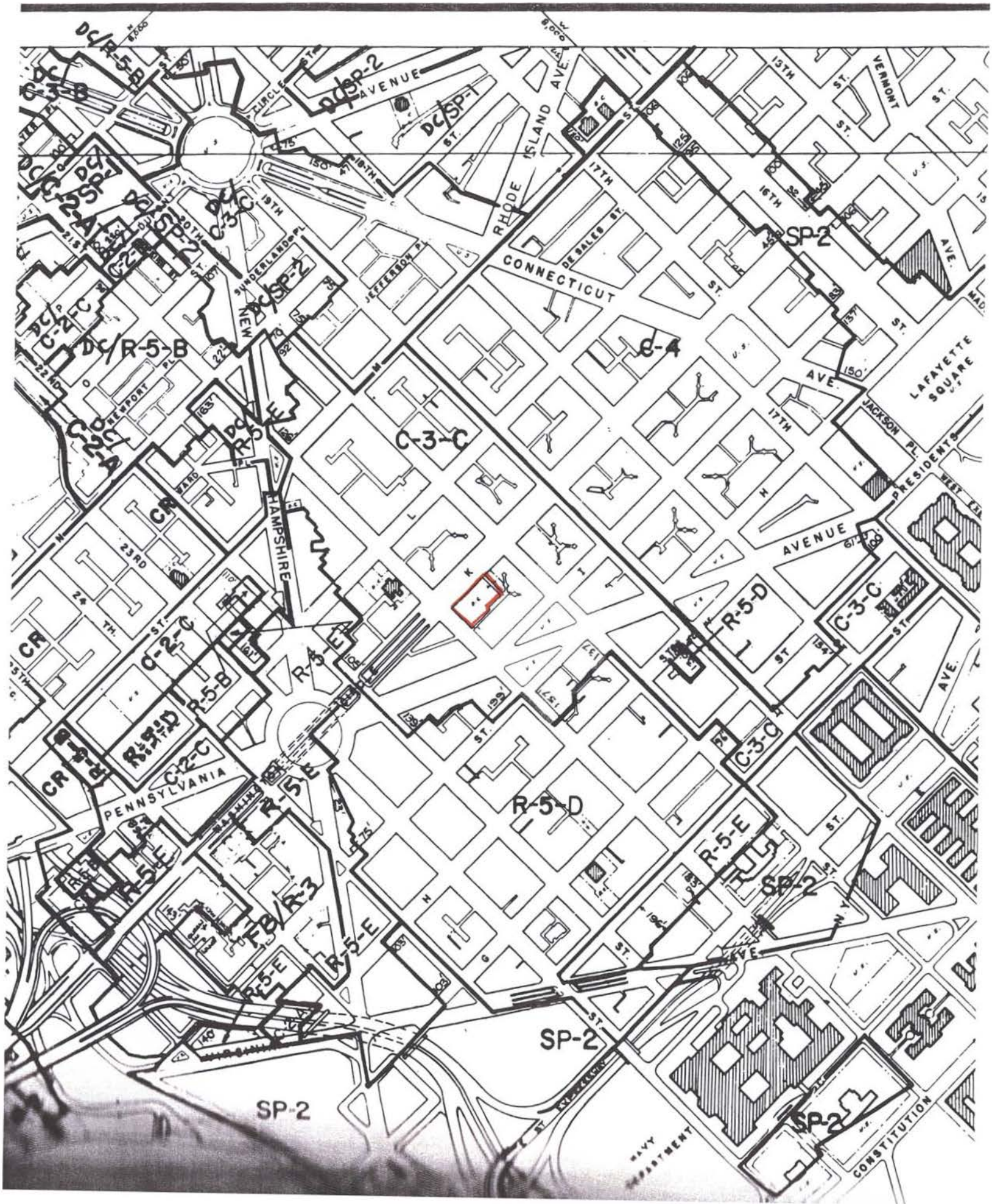
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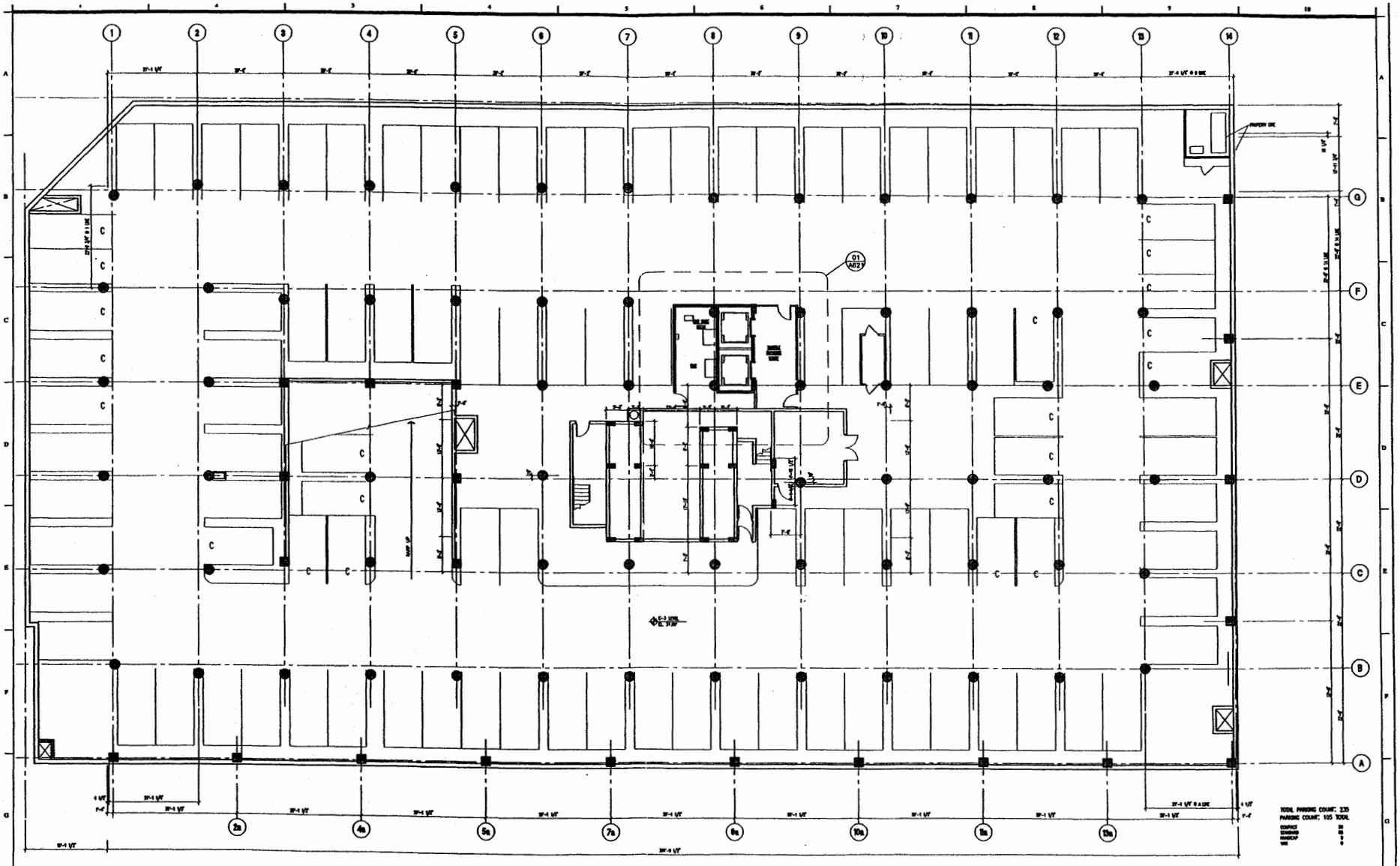
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DC/R-5-B
DC/SP-2
DC/SP-1
DC/C-3-C
DC/C-2-C
DC/R-5-E
C-3-C
C-4
R-5-D
R-5-E
R-5-B
R-4
C-2-C
C-3-C
SP-2
FB/R-3
CR
RHODE ISLAND AVE.
CONNECTICUT AVE.
NEW HAMPSHIRE AVE.
PENNSYLVANIA AVE.
VERMONT AVE.
17TH ST.
16TH ST.
15TH ST.
LAFAYETTE SQUARE
JACKSON PL.
PRESIDENTS
JEFFERSON PL.
SUNDERLAND PL.
DE SALES ST.
CONSTITUTION





01 B-1 LEVEL PLAN

SmithGroup

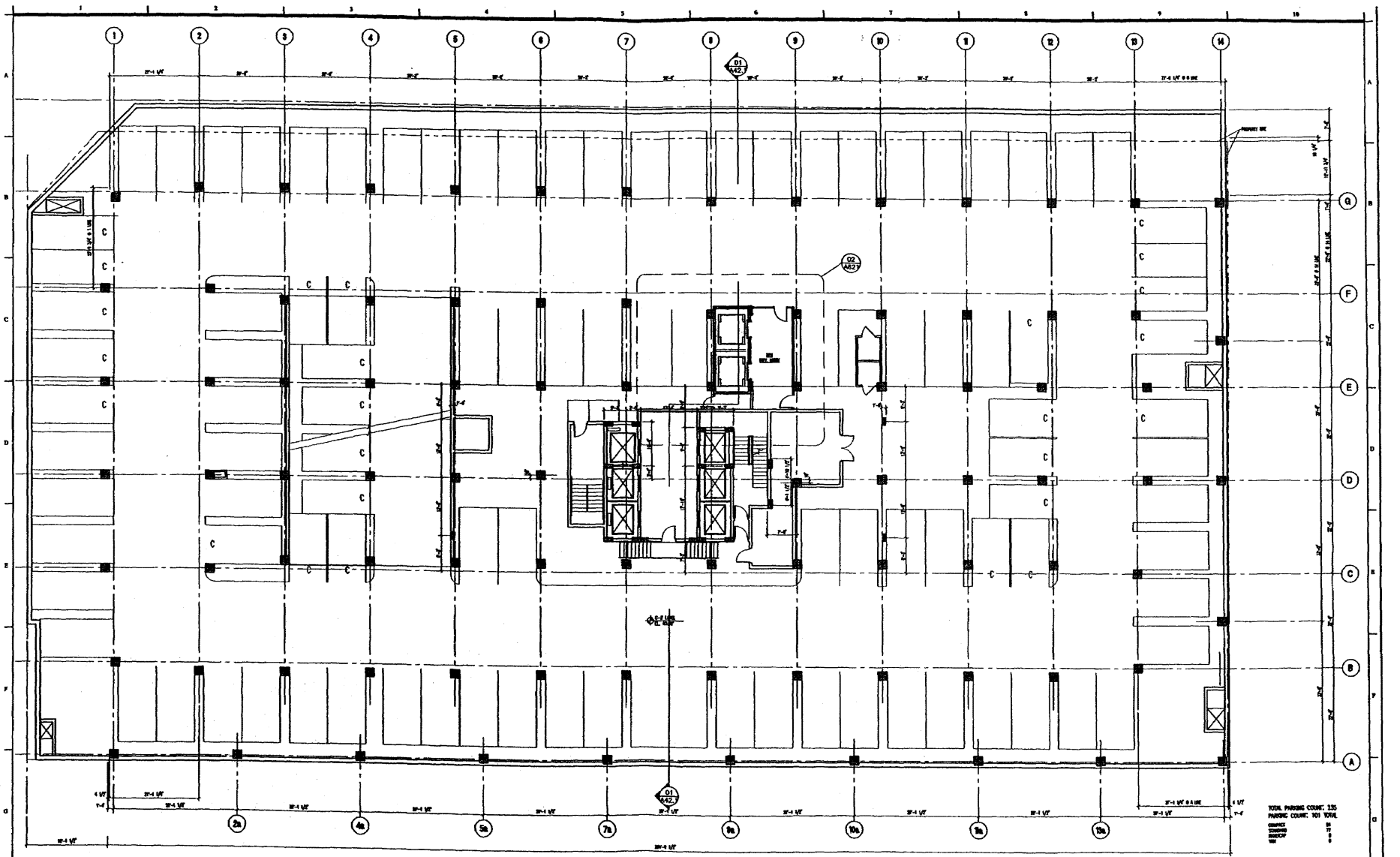
2020 K STREET

Washington, D C

PROGRESS SET ZONING 08/19/01

B-3 LEVEL PLAN
NEW CONSTRUCTION

A2-0.1



01 B-2 LEVEL PLAN

SmithGroup

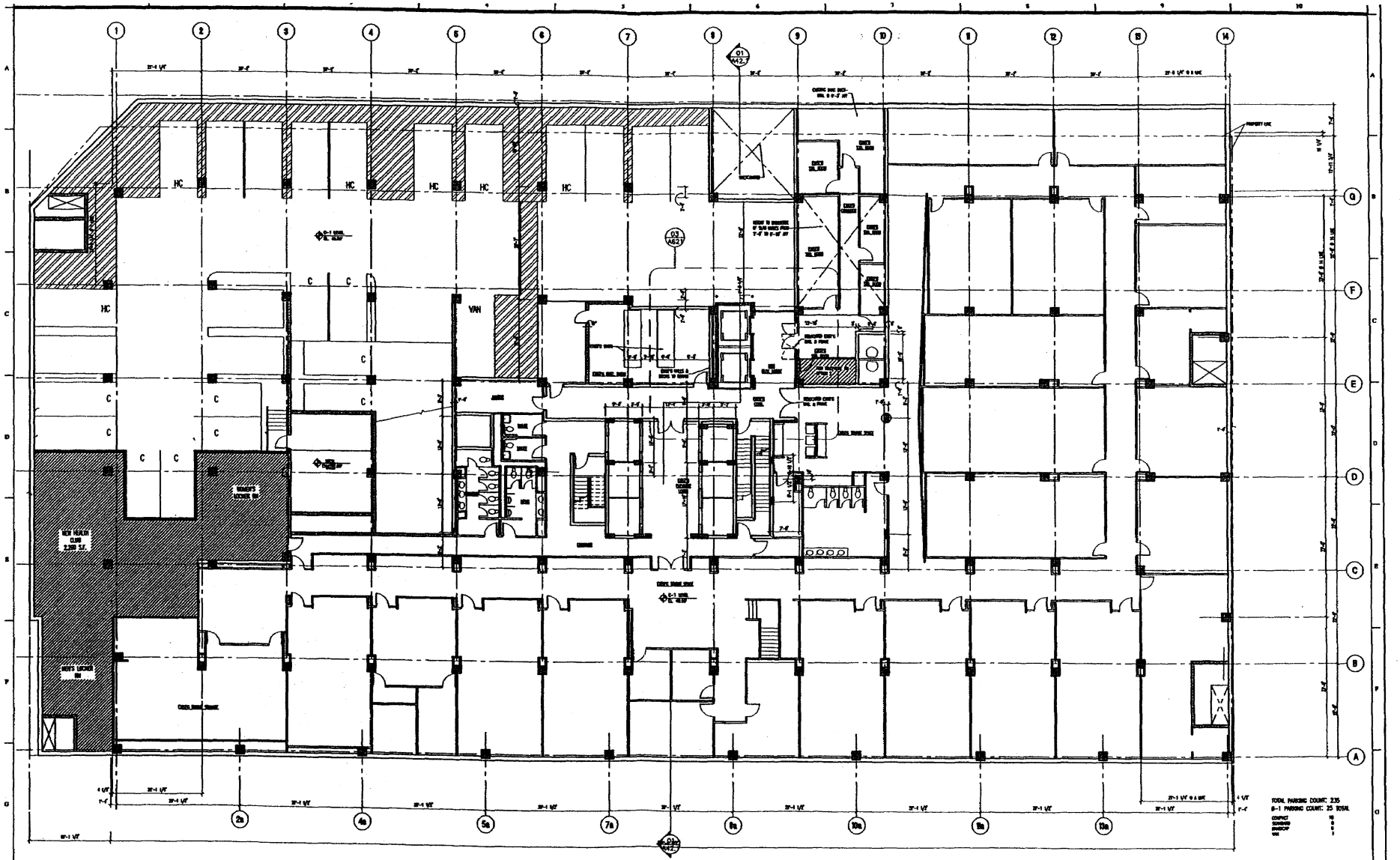
2020 K STREET

Washington, D C

PROGRESS SET ZONING 08/19/11 3-5-12

NEW CONSTRUCTION B-2 LEVEL PLAN

A2-0.2



01 B-1 LEVEL PLAN

SmithGroup

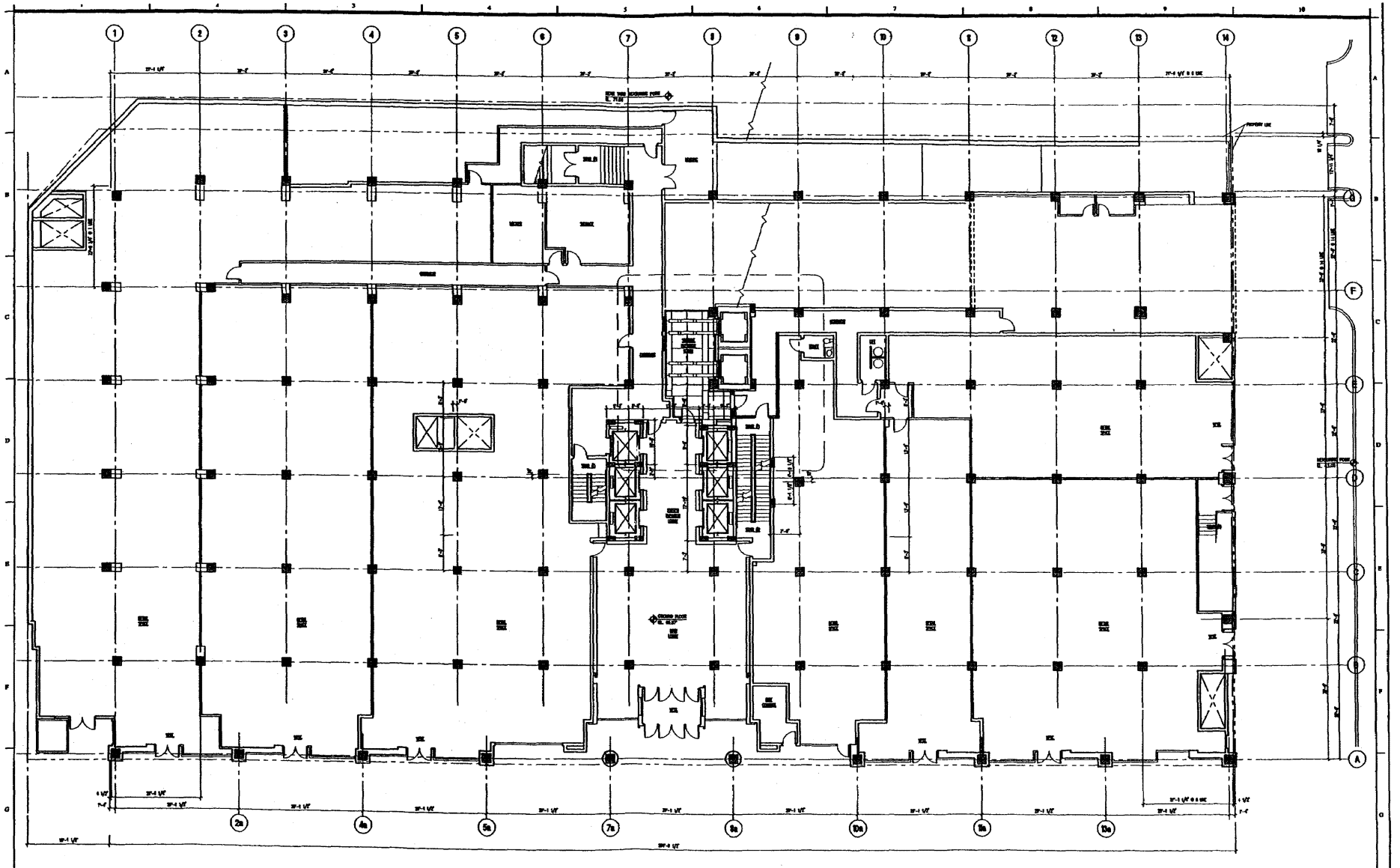
2020 K STREET

Washington, D C

PROGRESS SET 08/19/01

NEW CONSTRUCTION
B-1 LEVEL PLAN

A2-0.3



01 GROUND FLOOR PLAN

SmithGroup

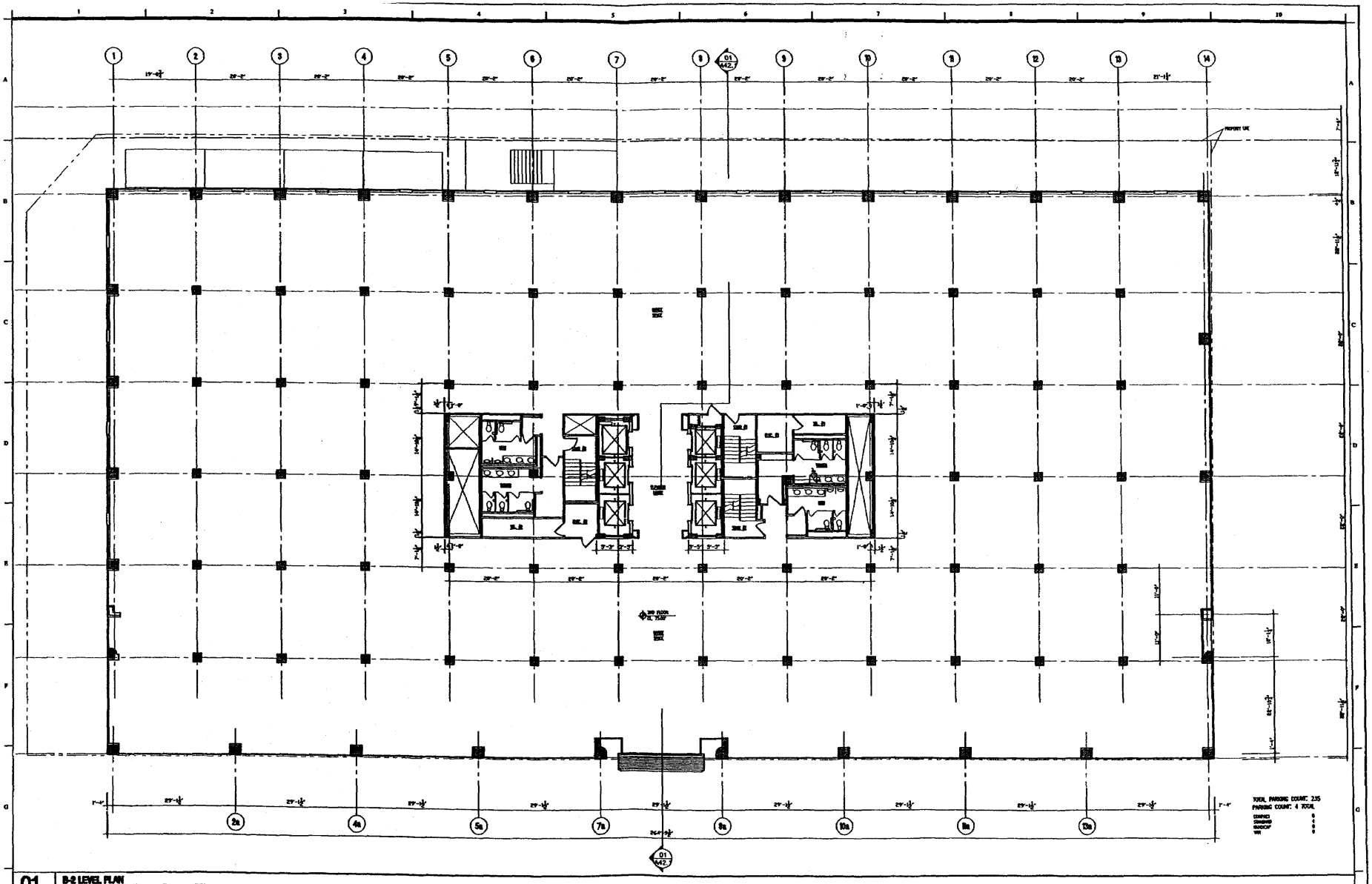
2020 K STREET

Washington, D C

PROGRESS SET ZONING 08/19/01

NEW CONSTRUCTION GROUND FLOOR PLAN

A2-1.1



01 B-2 LEVEL PLAN

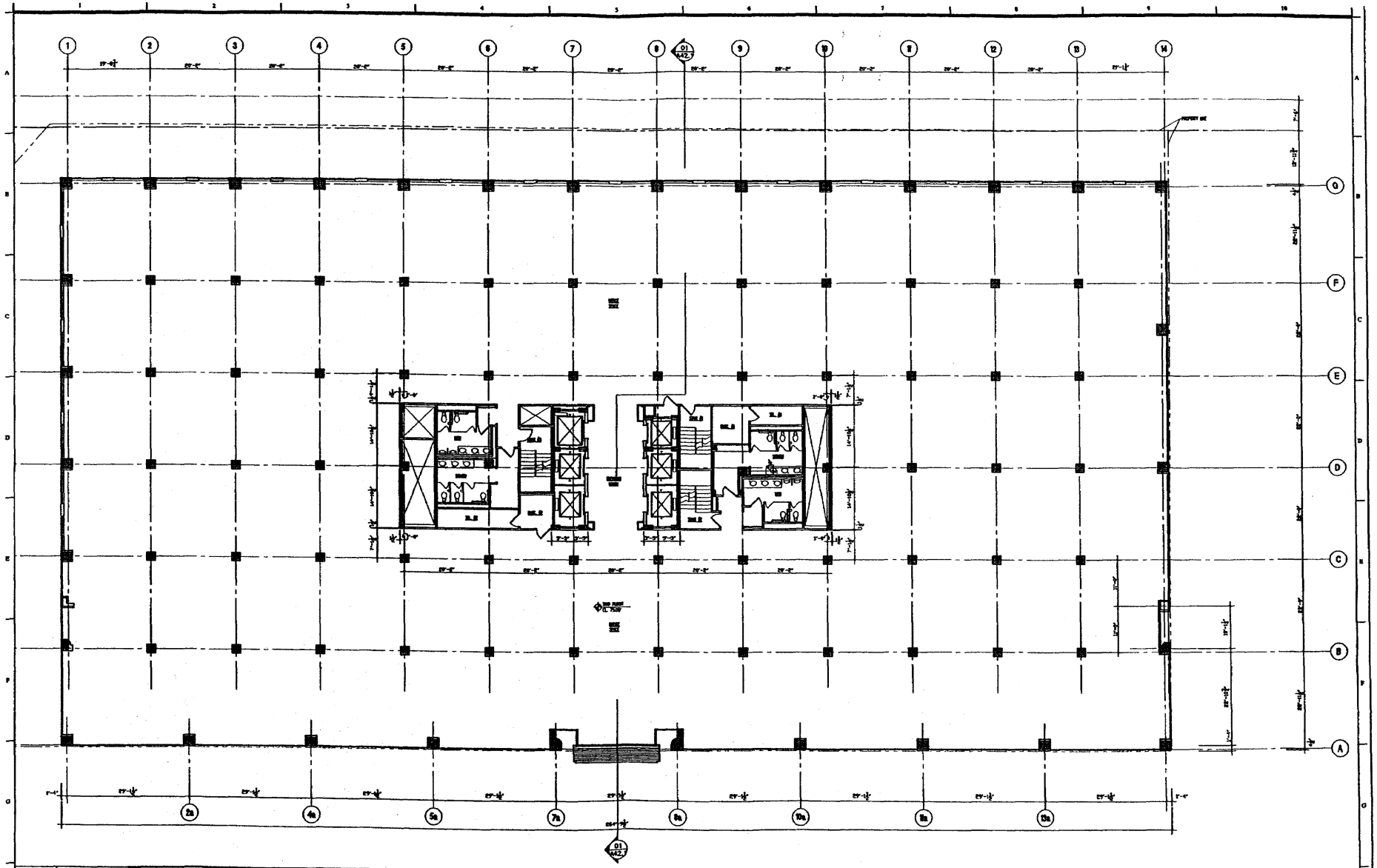
SmithGroup

2020 K STREET

Washington, D C

NEW CONSTRUCTION
2ND FLOOR PLAN

A2-12A



01 TYPICAL FLOOR B-2 PLAN

SmithGroup

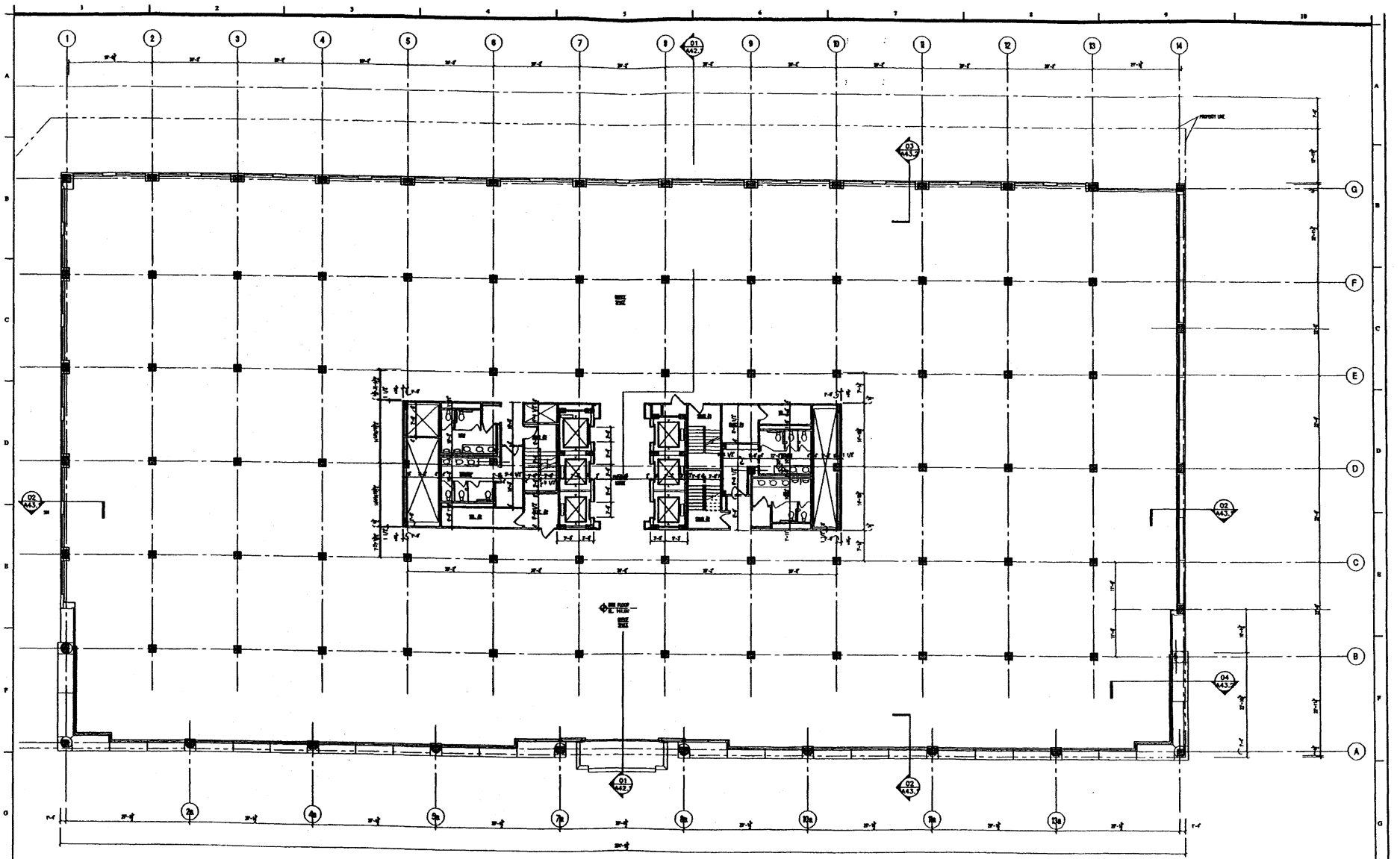
2020 K STREET

Washington, D C

PROGRESS SET 05/19/01

NEW CONSTRUCTION
TYPICAL FLOOR PLAN
(FLOORS 3-7 SIMILAR)

A2-12B



01 8TH FLOOR PLAN

SmithGroup

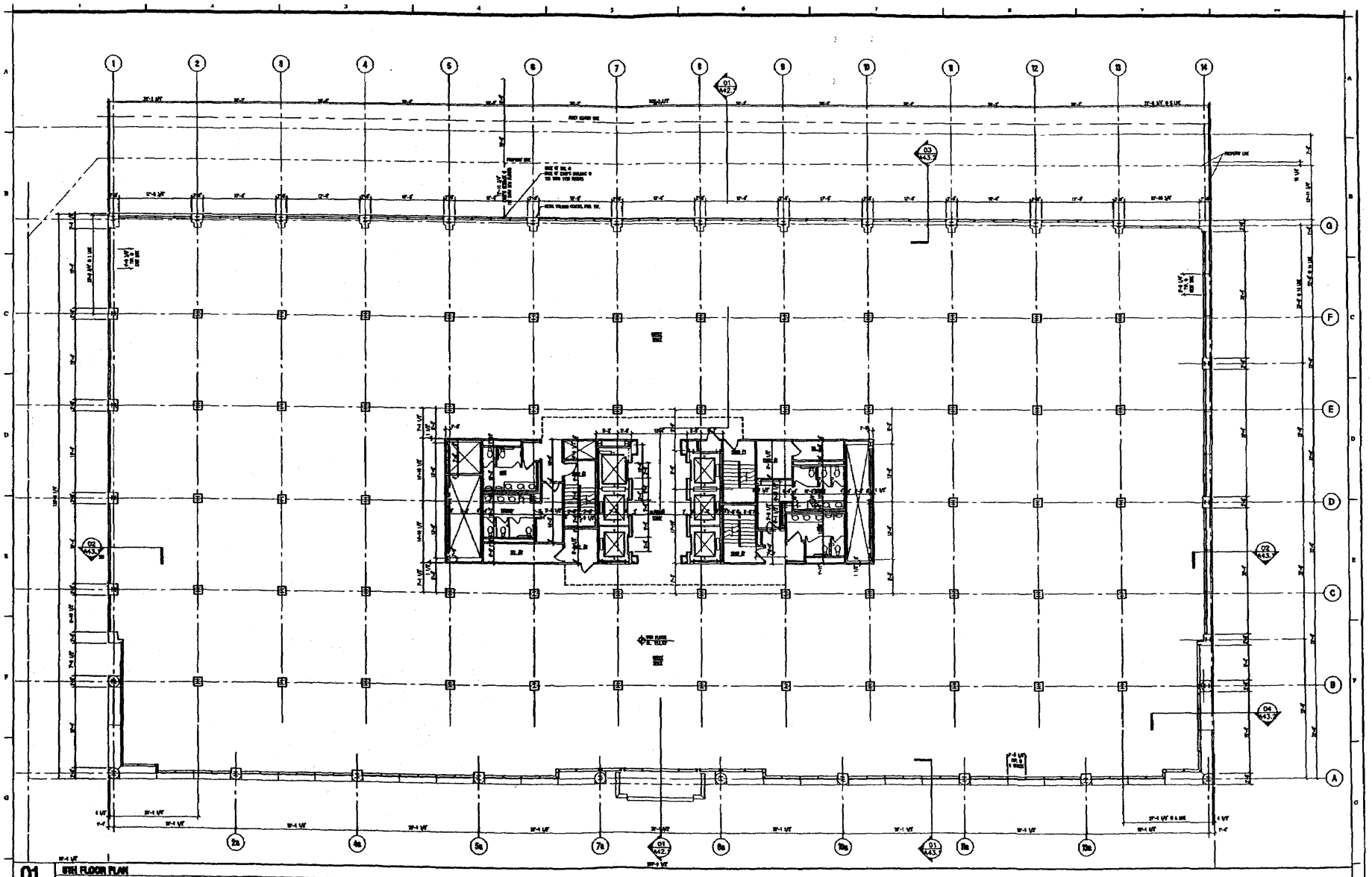
2020 K STREET

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PROGRESS SET	06/19/01
ZONING	8-8-01

NEW CONSTRUCTION
8TH FLOOR PLAN

A2-13



01 9TH FLOOR PLAN

SmithGroup

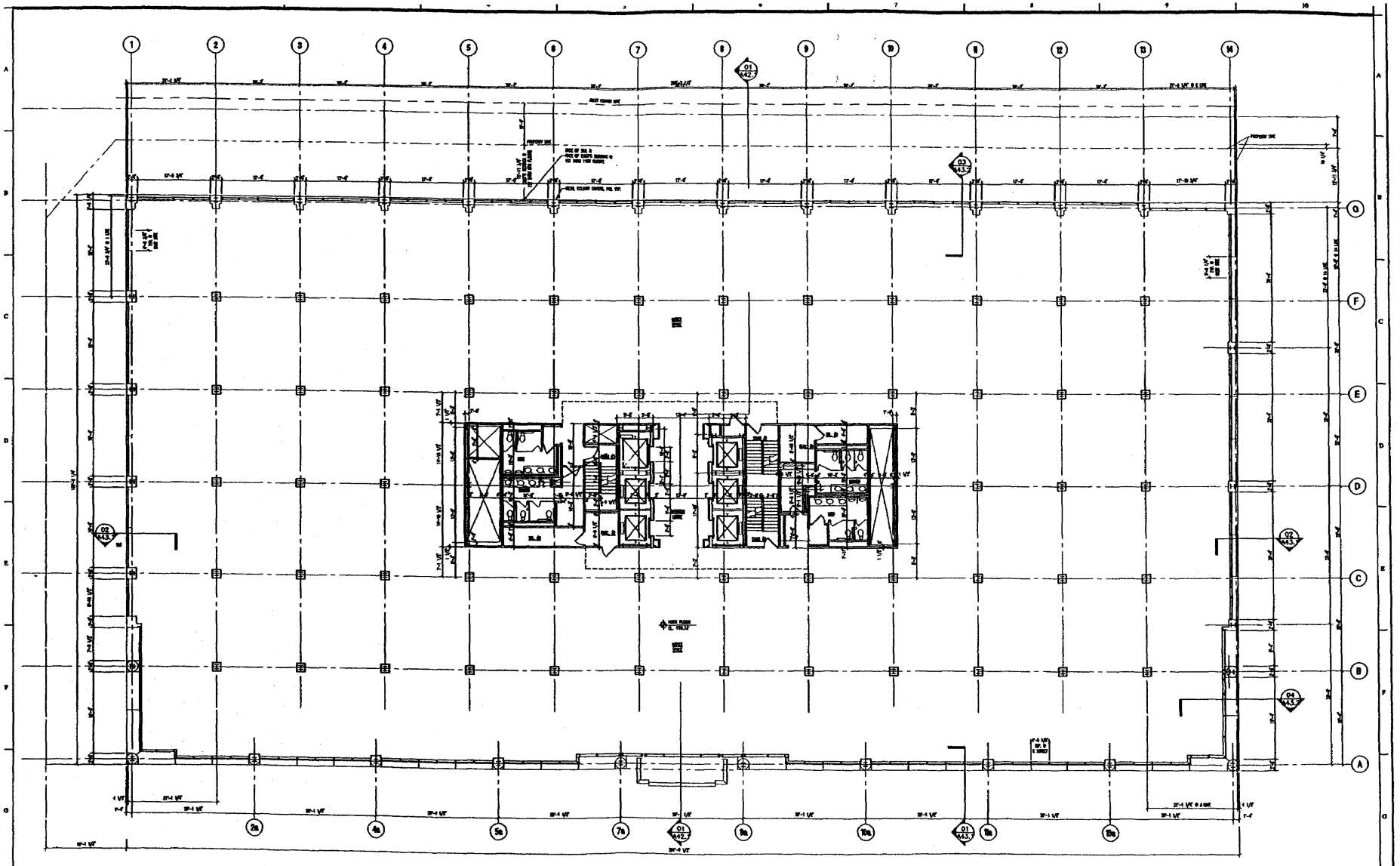
2020 K STREET

Washington, DC

PROGRESS SET ZONING 10/09/09 12-02

NEW CONSTRUCTION
9TH FLOOR PLAN

A2-14



01 10TH FLOOR PLAN

SmithGroup

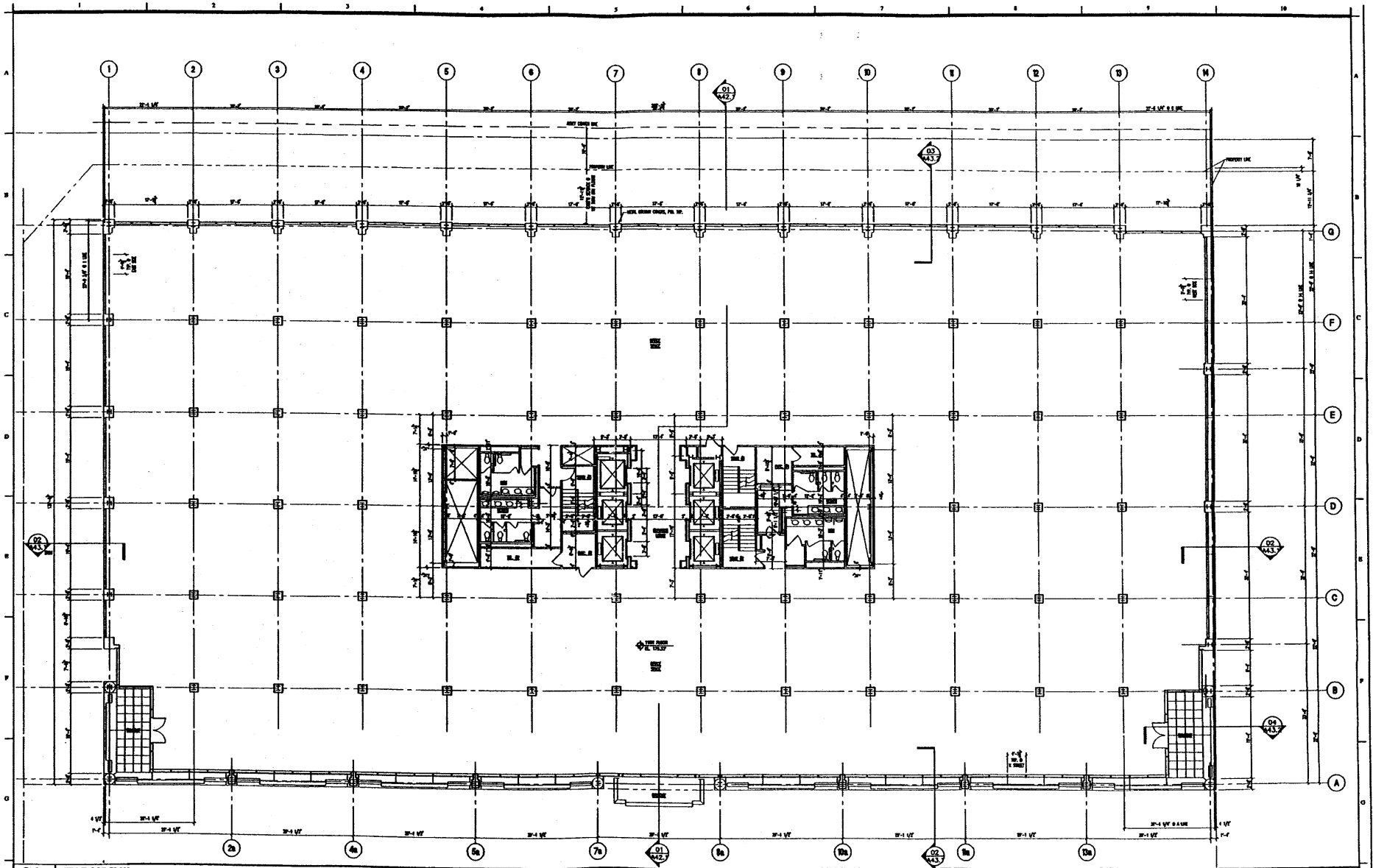
2020 K STREET

Washington, D C

PROGRESS SET

NEW CONSTRUCTION
10TH FLOOR PLAN

A2-1.5



01 11TH FLOOR PLAN

SmithGroup

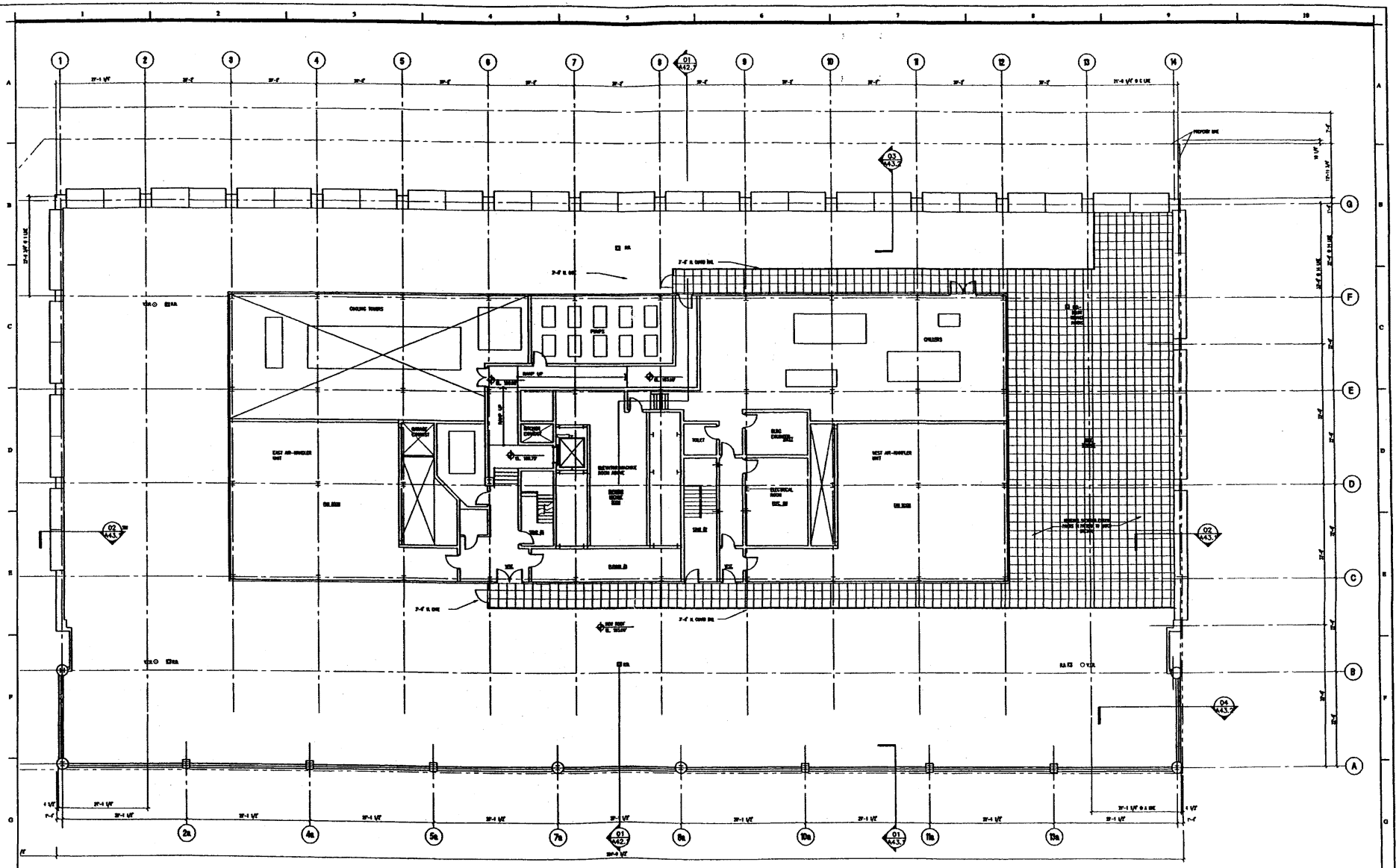
2020 K STREET

Washington, D C

PROGRESS SET ZONING — 05/19/03

NEW CONSTRUCTION
11TH FLOOR PLAN

A2-1.6



01 PENTHOUSE & ROOF PLAN

SmithGroup

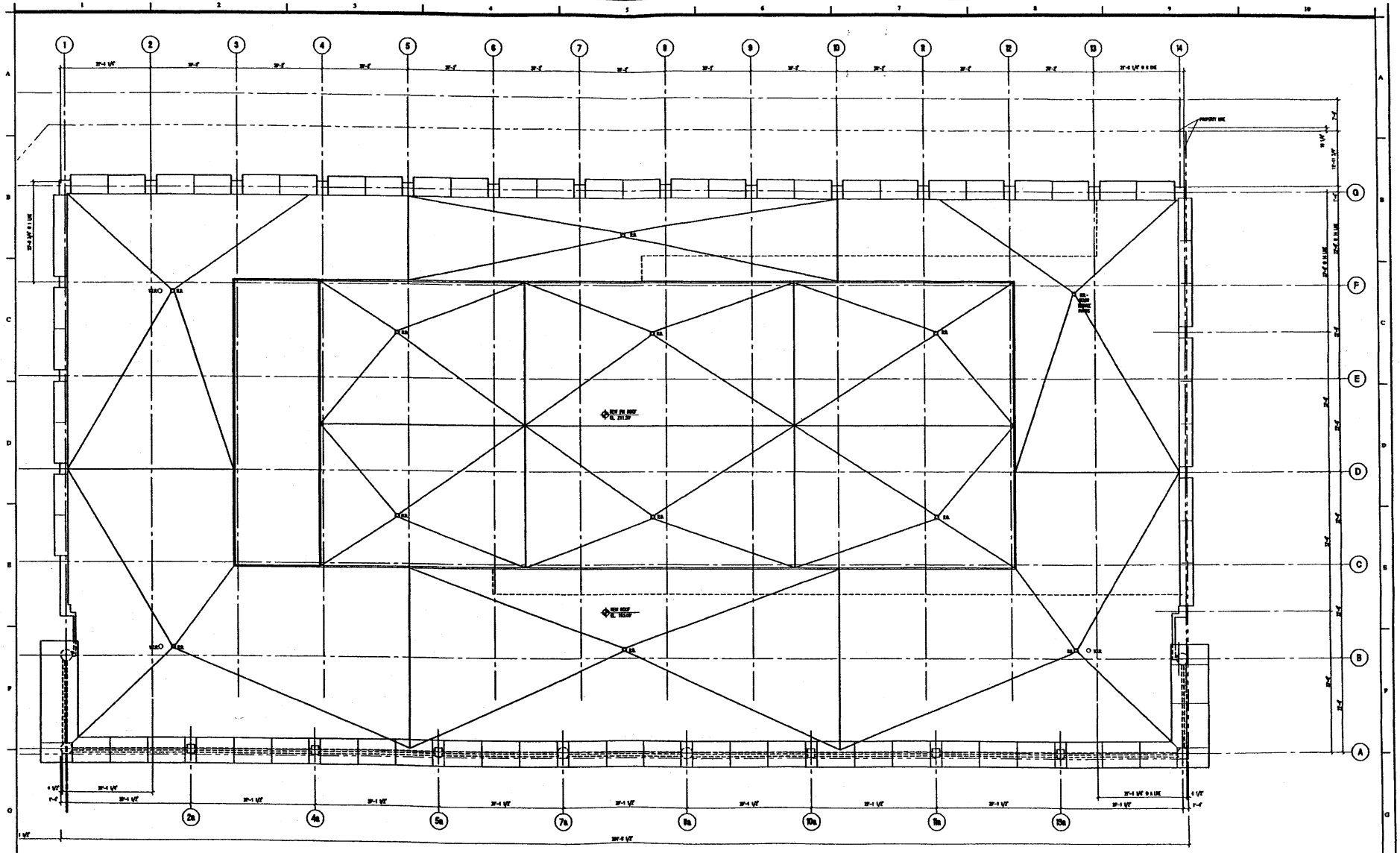
2020 K STREET

Washington, D C

PROGRESS SET ZONING 08/19/20

NEW CONSTRUCTION
PENTHOUSE & ROOF PLAN

A2-1.7



01 PENTHOUSE ROOF PLAN

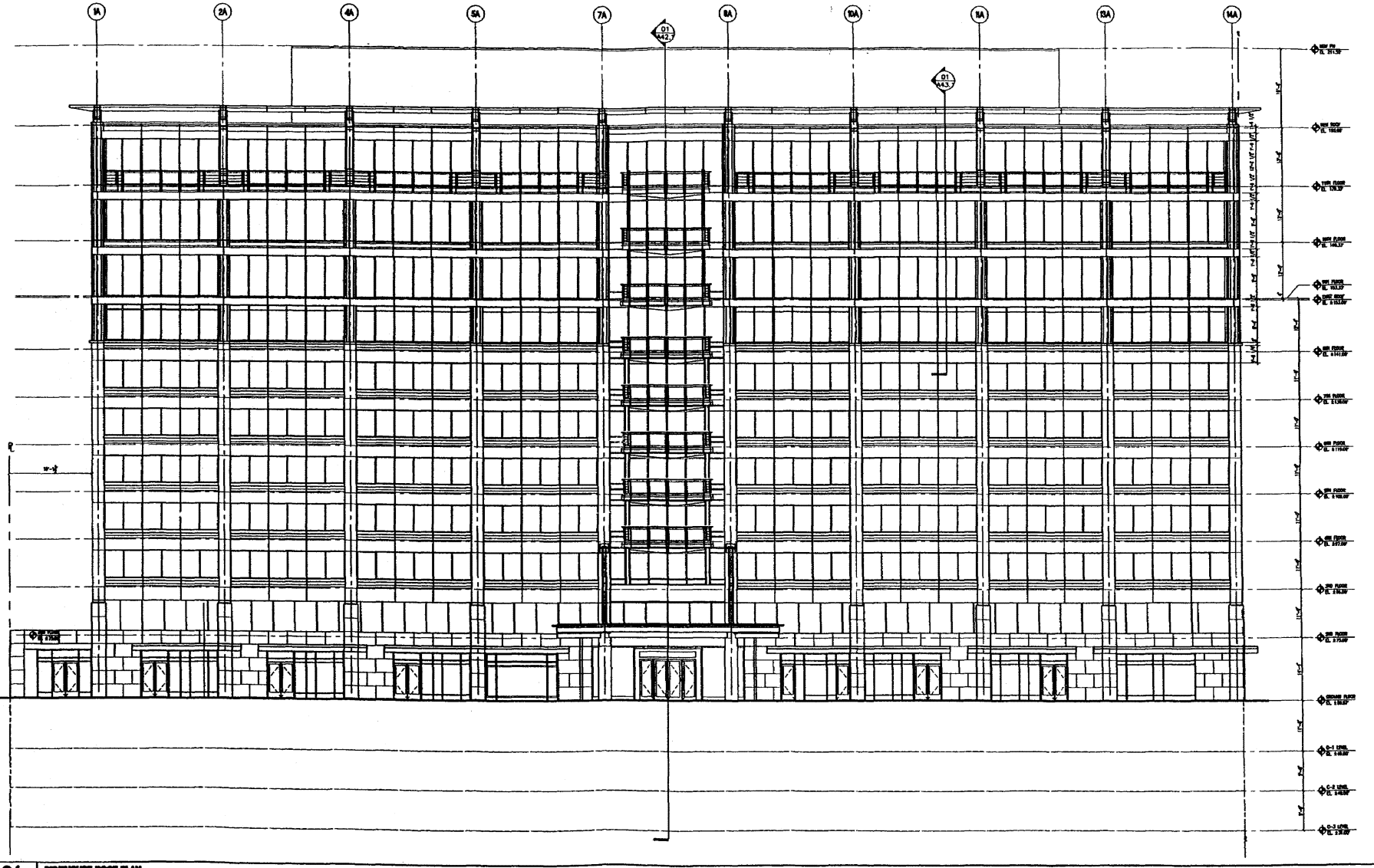
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2020 K STREET

Washington, D C

NEW CONSTRUCTION
PENTHOUSE ROOF PLAN

A2-1.8



01 PENTHOUSE ROOF PLAN

SmithGroup

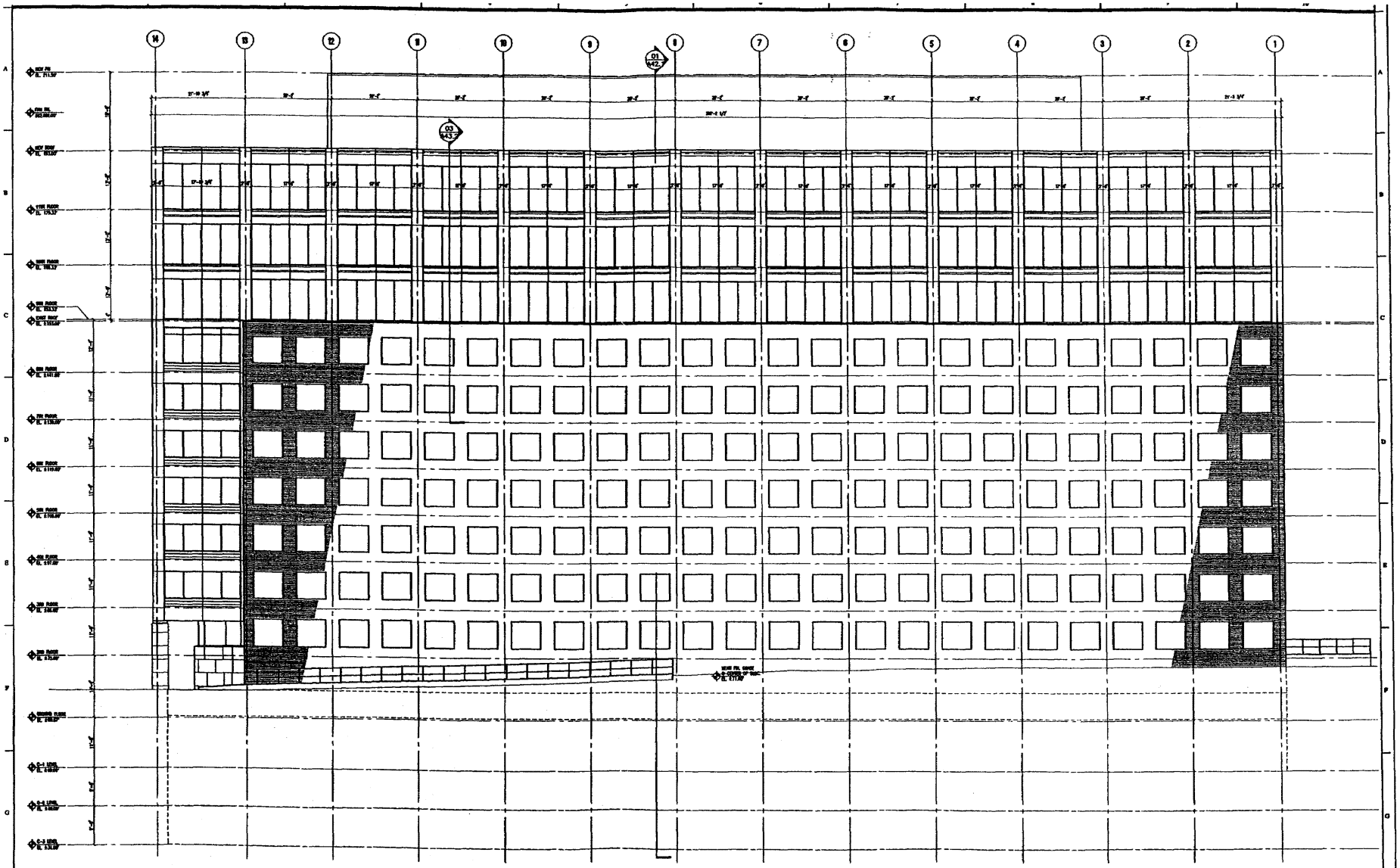
2020 K STREET

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Issued for	Rev. Date
PROGRESS SET ZONING	06/19/01

NEW CONSTRUCTION
NORTH ELEVATION

A4-1.1



01 SOUTH ELEVATION

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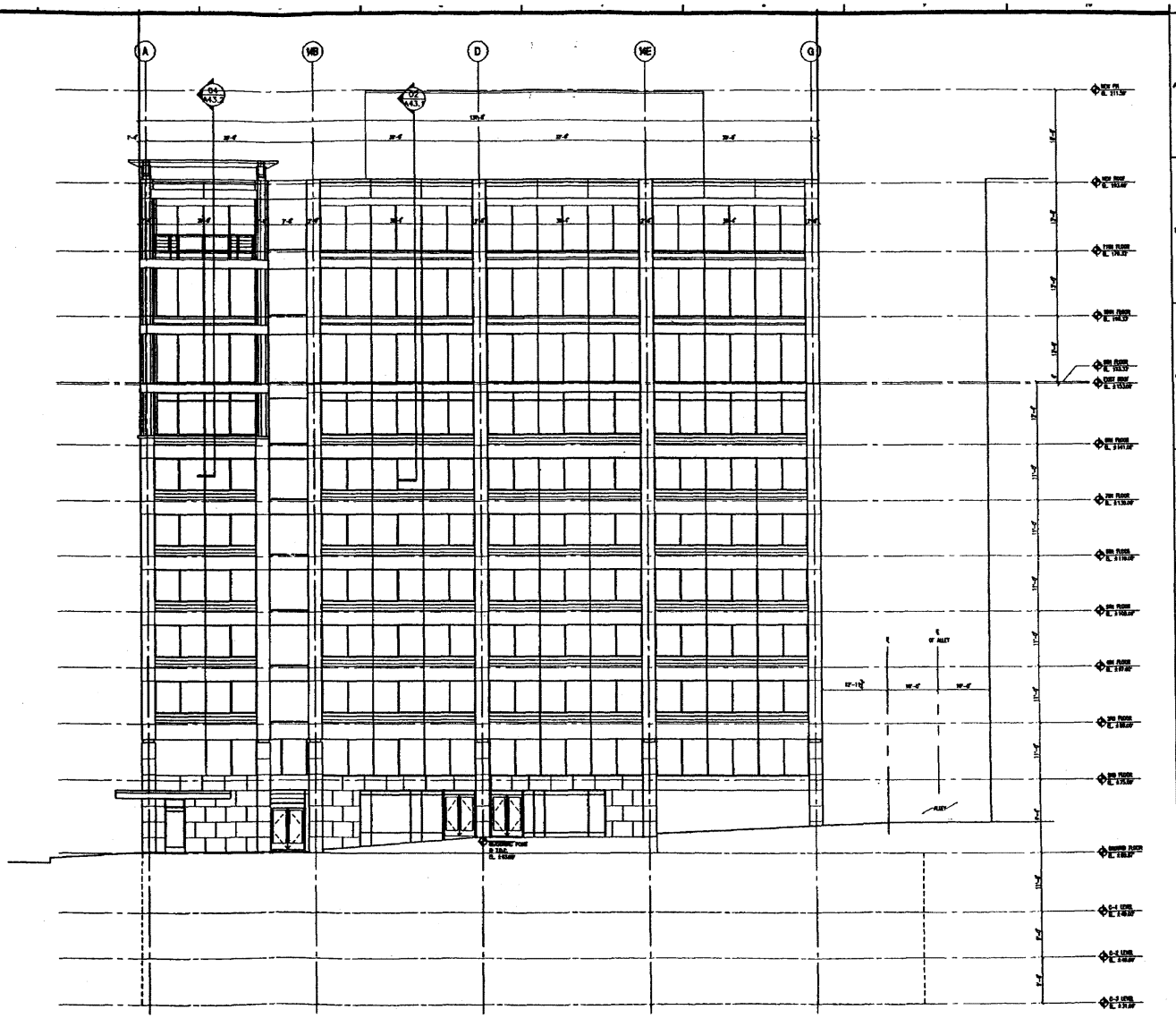
2020 K STREET

Washington, D C

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PROGRESS SET	08/19/01
ZONING	1-14-02

NEW CONSTRUCTION
SOUTH ELEVATION

A4-12



01 **EAST ELEVATION**

SmithGroup

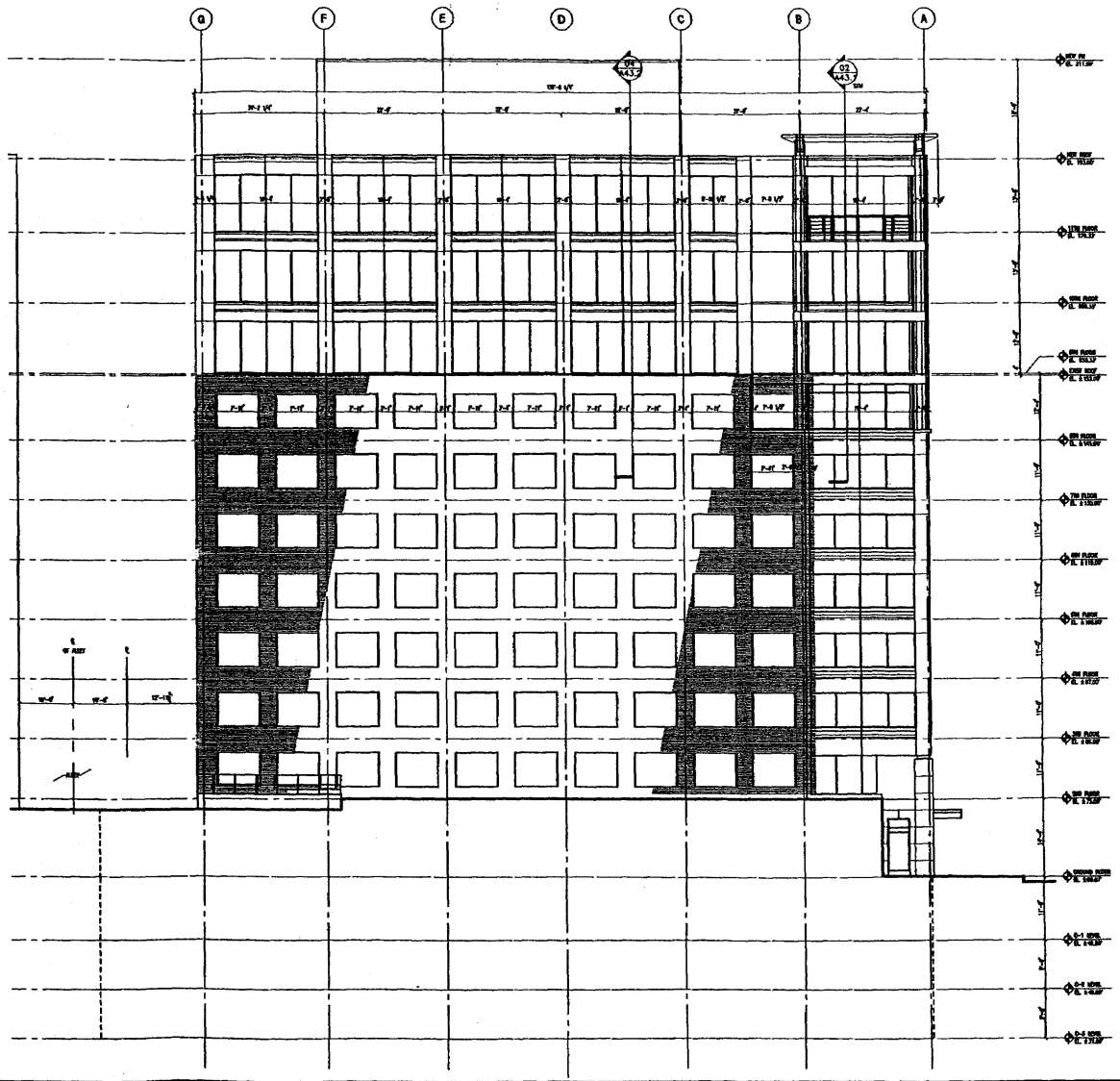
2020 K STREET

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PROGRESS SET	08/19/10
2.2/7/13 SP	2.4.13

NEW CONSTRUCTION
EAST ELEVATION

A4-1.3



01 WEST ELEVATION

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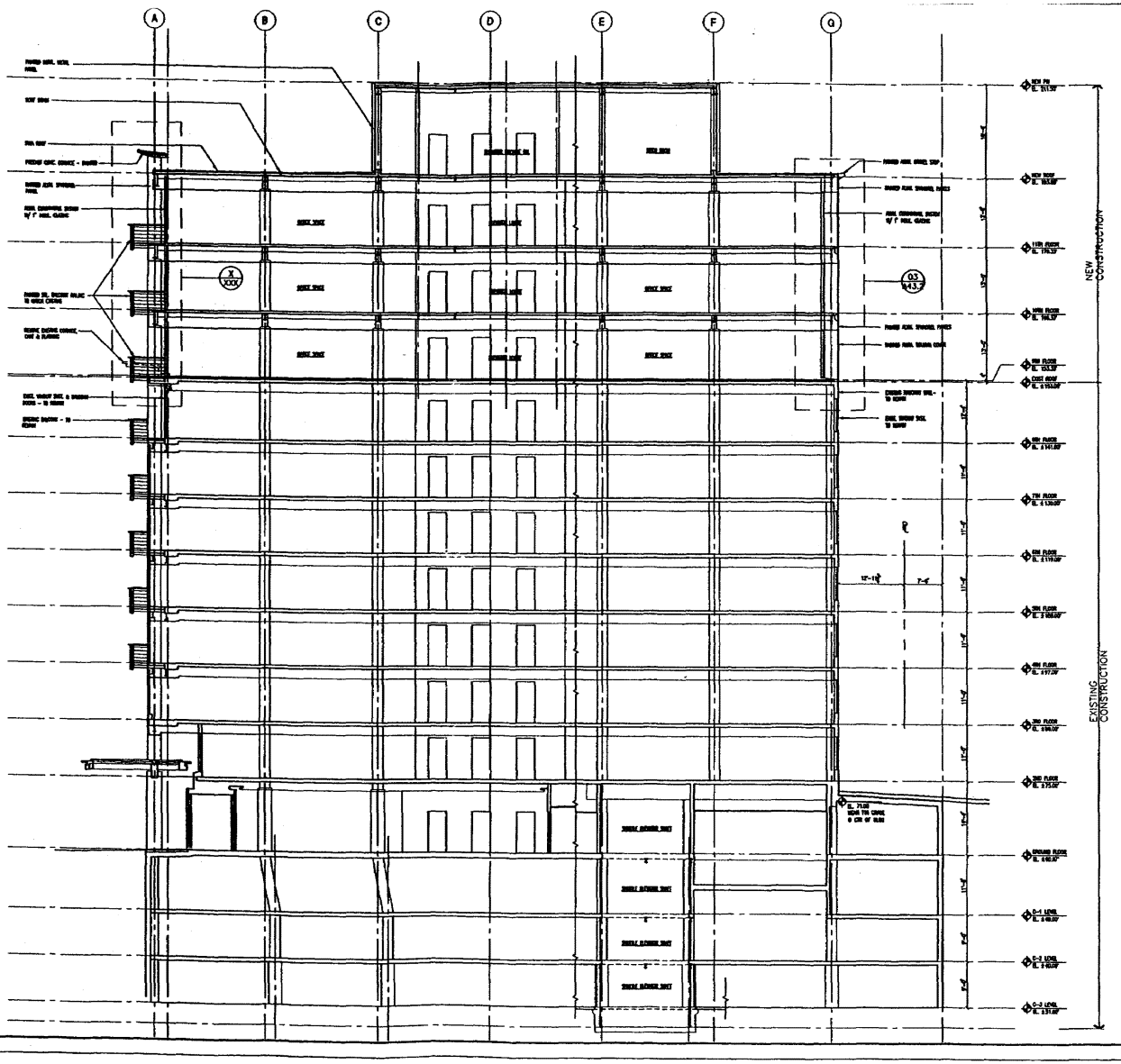
2020 K STREET

Washington, D C

PROGRESS SET ZONING 06/19/01

NEW CONSTRUCTION
WEST ELEVATION

A4-1.4



01 BUILDING SECTION

SmithGroup

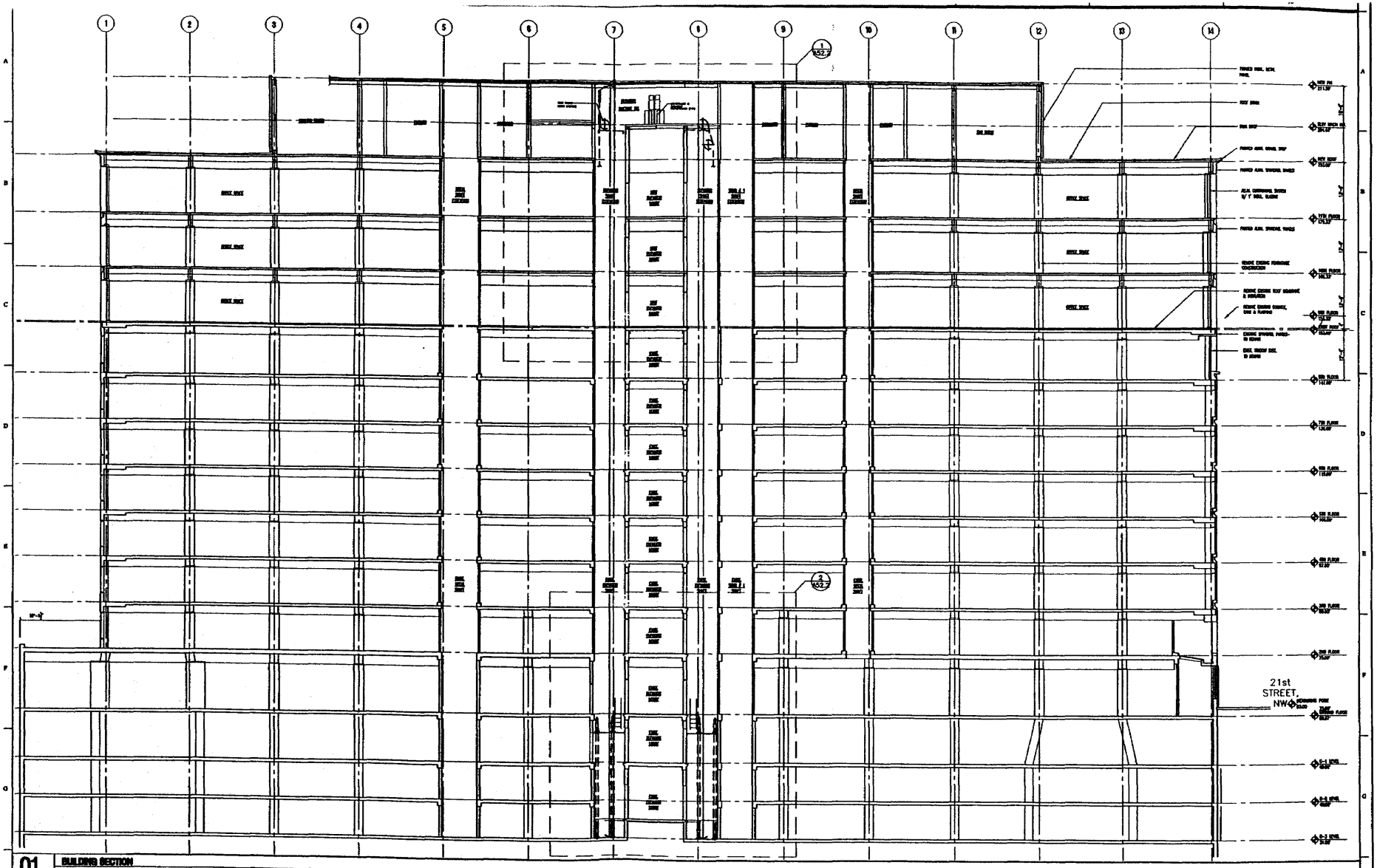
2020 K STREET

Washington, D C

Issued for	Rev. Date
PROGRESS SET	08/19/01
ZONING	2-1-02

BUILDING SECTION

A4-21



01 BUILDING SECTION

SmithGroup

2020 K STREET

Washington, D C

BUILDING SECTION - ELEVATOR SHAFTS

A4-2.6

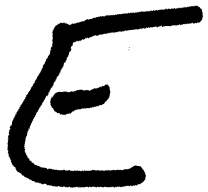





PRIME RIB
STOP


FROM SERVICE ROADWAY
NIXON
NIXON


ONE WAY



OUTLINE OF TESTIMONY OF
REPRESENTATIVE OF QUADRANGLE DEVELOPMENT
PROJECT DEVELOPER

I. Introduction/Experience with Office/Retail Development in the District of Columbia

II. Proposed Office/Retail Use Development/Expansion of Building Using TDRs

A. TDR policy goal is to allow additional height/density in the New Downtown Receiving Zone (in which building is located) in exchange for development of bonus uses (including housing) and historic preservation in Downtown sending zones

III. Request Relief from Court and Rear Yard Requirements

A. Variance from Court Requirements

1. Desirable to maintain existing court. No court is required when rear yard is provided, as in this case.

2. No side yard required in the Zone; building could be built to property line

3. If Applicant builds to property line, windows of Building and adjoining building to east (2000 K Street, N.W.) would be blocked

4. Maintaining existing court minimizes impact of expansion and ensures continued light and air between buildings.

B. Special Exception Relief/Waiver of Rear Yard Requirements

1. Section 774.2 of Regulations allows waiver of rear yard requirements in C-3-C Zone.

a. Existing rear yard provides adequate light and air, and privacy, enhanced by public alley. Architect will describe in further detail.

b. There are no parking, loading or access impacts.

c. Renovating Building, rather than demolition and new construction, minimizes neighborhood impacts and impacts or tenants

2. Meets standards of approval

IV. Conclusion – Request Approval

F

OUTLINE OF TESTIMONY OF
DAVID KING, SMITH GROUP ARCHITECTS

I. Introduction/Experience in District of Columbia and Elsewhere

II. Site of Proposed Project and Surrounding Area

A. 2020 K Street, N.W.

B. Relationship of the site to the immediate neighborhood – commercial office development, numerous new buildings developed with TDRs to 130 feet and 10 FAR

C. Building in new Downtown Receiving Zone – 130 foot height and 10 FAR permitted through transfer of TDRs – city policy

III. Proposed Expansion of Office and Maintenance of Retail Uses

A. Discussion of Existing Building – 108 feet and 6.5 FAR

B. Discussion of Proposed Project – 130 feet and 10 FAR

C. Requires variance from current requirements and special exception from rear yard requirements

IV. Subject Property Meets Requirements for Court Variance

A. Subject Property is unique and represents an exceptional circumstance

1. Existing office and retail building, one of first to be renovated utilizing TDRs (rather than demolition and new construction)

2. Site constraints that impact design

a. Existing combination of court and rear yard is highly unusual

(1) Combination not typically found in Downtown buildings, and each provides light and air to the Building and neighbors

(2) Court is existing nonconforming condition, but permits light and air between 2000 K and 2020 K Street, N.W.

b. Adaptive development of the existing Building using TDRs requires working within constraints of existing Building

B. Strict application of the Zoning Regulations would result in a practical difficulty

1. Common boundary with 2000 K Street

2. Compliance with Zoning Regulations would require pulling the new building entirely to the property line

3. Results in blocking windows of both buildings

4. No other way to expand building since existing court is already nonconforming

C. No adverse impacts

1. Protects windows and light and air between 2000 K and 2020 K Street

2. Furthers goals of new Downtown receiving zone, while avoiding demolition and new construction on the site

V. Project Meets the Standards for Waiver of Rear Yard Requirements Pursuant to Section 774.2

A. Section 774.2 provides that the Board may waive the rear yard requirements in the C-3 Zone District provided that: (1) Office windows are separated from other buildings at a distance that will allow for sufficient light and air and to protect the privacy of the building occupants; (2) the angle of sight lines is sufficient to provide light and privacy into habitable rooms; (3) the project provides adequate off-street service functions (parking, loading, access); and (4) the Office of Planning reviews the waiver in conjunction with the District agencies (see Section 774.3 – 774.6).

B. The Project meets these tests.

1. The existing rear yard is, and will remain, approximately 23' and provides adequate light and air to the Building and its neighbor.

2. This situation is enhanced by the public alley, which provides another 10' to the property line of the building across the alley.

3. These are both office buildings in a downtown area. There are no impacts in terms of light and air since the buildings are separated by 32 feet in distance. The 32 foot distance also ensures adequate privacy for office occupants (see Section 774.3).

4. The Zoning Regulations (Section 199) define "habitable rooms" as "an undivided enclosed space used for living, sleeping or kitchen facilities..." Because the Property and property to the south are office buildings, these standards are not relevant. As noted above, however, the subject rear yard provides adequate light and air and privacy (see Section 774.4).

5. The Project provides adequate off-street service. All parking is serviced via the existing curb cuts and garage. The required loading is also provided. Adequate pedestrian access is provided to the site from the public streets, sidewalks and public alley (see Section 774.5). There are no traffic/parking impacts since the parking and loading access in the current building is not changing (see Section 774.6).

6. Finally, the Application has been forwarded to the Office of Planning for its review.

C. The application meets the standards for approval under Section 774.2. The approximately 23 foot rear yard provides adequate light, air and privacy and a 2'5" waiver from the rear requirement for the Project will not result in a situation detrimental to neighboring properties or the public health, safety or welfare.

VI. Conclusion – Request Approval

Document #: 1244552 v.1



David R. H. King, FAIA

President

Education
M-Architecture, Harvard Graduate School of Design, 1977

Bachelor of Architecture with High Honor, University of Texas at Austin, School of Architecture, 1975

Registrations
Registered Architect DC, MD, VA, WV, TX

David King is a Washington, DC based architect whose design explores the relationships between form, material, and place — the tension between contemporary expression and the role of context, history, and community. He has played a prominent role in the planning and design of civic, commercial, academic and cultural commissions throughout the country, but especially in the nation's capitol city — one of the most dominant and protected urban contexts in the world. His work is characterized by the clarity of its solutions, especially on complex project types, and by its responsiveness to clients' programs. David's work ranges from the placemaking vernacular of the training campus for the United States Fish and Wildlife Service to the meticulously detailed elements of the 1.1 million sf downtown office, 555 12th Street NW.

Project Experience

Chesapeake Bay Foundation Environmental Center, Annapolis, Maryland.
U.S. Fish and Wildlife Service National Education & Training Center, Shepherdstown, West Virginia.
Discovery Communications Headquarters, Silver Spring, Maryland.
National Research Council, Washington, DC.
All Saints Church Addition & Renovation, Chevy Chase, Maryland.
King Street Metro Center, Alexandria, Virginia.
King Street Station, Alexandria, Virginia.
Orlando Marriott, Orlando, Florida. For Stone Levy.
Meridien Hotel, Washington, DC.
MCI Center Sports Arena, Washington, DC.
Resource Conservation Center, Washington, DC.
The Richmond, Washington, DC.
The Palisades, Rosslyn, Virginia.
500 5th Street, NW, Washington, DC.
555 12th Street, NW, Washington, DC.
900 16th Street, NW, The First Church of Christ, Scientist, Washington, DC.
1331 L Street, NW, Washington, DC.
1700 Prince Street, Alexandria, Virginia.
1717 Pennsylvania Avenue, NW, Washington, DC.
1775 Eye Street, NW, Washington, DC.
2020 K Street, NW, Washington, DC.
America West Headquarters, Phoenix, Arizona.
Bureau of National Affairs Headquarters, Washington, DC.
The Lorenz Building, Bethesda, Maryland.
National Credit Union Administration Headquarters, Alexandria, Virginia.
National Wildlife Federation, Fairfax, Virginia.
Presidential Plaza, Washington, DC.

David R. H. King, FAIA

President

Republic Place, Washington, DC.
Rock Spring Plaza Phase Two - COMSAT, Bethesda, Maryland.
Station Place, Washington, DC.
Time Life Headquarters, Alexandria, Virginia.
U.S. Foreign Commerce Services, Moscow, Russia.
Kiplinger Washington Editors Gallery, Washington, DC.
National Museum of the United States Army, Arlington, Virginia.
American School of Bucharest, Bucharest, Rumania.
Baylor University School of Law, Waco, Texas.
Georgetown University Open/End, Washington, DC. Principal in Charge of various renovation/interiors projects including:

- New South Lobby Renovation
- Darnell Hall Administration Offices
- Office of the Executive Vice President
- Ryan Hall Administration Offices

George Washington University School of Media and Public Affairs, Washington, DC.
George Washington University School of Business & Public Management, Washington, DC.
Georgetown University Harbin Hall, Washington, DC.
Indiana University School of Law and Law Library, Indianapolis, Indiana.
Georgetown University, Leavey Center, Washington, DC.
Vanderbilt University, Nashville, Tennessee.
Planning Study for Residential Facilities at Georgetown University,
Moscow Embassy Master Plan, Moscow, Russia.
Northwest Airlines, Detroit Metropolitan Airport, New Midfield Terminal, Romulus, Michigan.

Professional Affiliations

- Fellow of the American Institute of Architects
- National AIA Committee on Design
- National AIA Committee on the Environment
- Adjunct Professor - University of Maryland, Urban Design/Architecture Studies, 1993
- Presenter, Society of College and University Planners, National Conference, 1995
- Presenter, Society of College and University Planners, Mid-Atlantic Conference, 1994
- Urban Land Institute
- Cultural Alliance of Greater Washington
- Business Volunteers for the Arts
- Society for College and University Planning
- Board of Governors, Washington Building Congress

David R. H. King, FAIA

President

Publications

- "Flora + Fauna" (National Conservation Training Center for the US Fish and Wildlife Service), Architecture, July 1998
- "A Welcome Refuge In a Field of Its Own," (National Conservation Training Center for the US Fish and Wildlife Service), Washington Post, February 14, 1998
- "Cheers for an Arena, The MCI Center Comes Up Big for Fans and is a Good Sport to its Neighbors," Washington Post, November 22, 1997
- "An Outsider That Fits In," (MCI Center Sports Arena), Washington Post, September 28, 1995
- "Doing the Campus Justice," (Catholic University of America's Columbus School of Law) Washington Post, October 1, 1994
- "Qualities of a Lawyer," (Catholic University of America's Columbus School of Law) Washington Post, October 2, 1994
- "Training Center for the U.S. Fish & Wildlife Service," Progressive Architecture, June 1994
- "A Model of Integration," A/E/C/ Systems: Computer Solutions, (US Fish & Wildlife Training Center), May-June 1994
- "King Street Station, Ahead of the Curve," Washington Post, October 30, 1993
- "Urban Individualists," Architecture, April 1991
- "Neighborly By Design: A large multiuse project successfully inserted into a venerable historic area" (Resources Conservation Center), Architectural Record, February 1990
- "Facing an Intersection with an Impressive Corner Tower" (Republic Place), Architecture, December 1988
- "West Side Story: An Update" (Republic Place), Washington Post, August 1987
- "Newest Bell Tower Rings Out Tradition" (Republic Place), Washington Times, June, 1987
- "Glass With A Touch of Class" (Presidential Plaza), Washington Post, August 1985

Awards

- Merit Award, AIA Washington Chapter, for 555 12th Street, 1999
- Award for Excellence in Architecture, Washington Chapter AIA for MCI Center Sports Arena, 1998
- Citation, American School & University Magazine, US Fish & Wildlife Service National Conservation Training Center, 1998
- Gold Citation, Educational Interiors Showcase, American School & University Magazine, US Fish & Wildlife Service National Conservation Training Center Common Areas, 1998
- Educational Interior Showcase, American School & University Magazine, Georgetown University Leavey Center, 1998
- Award for Excellence in Architecture, Washington Chapter AIA for US Fish & Wildlife Service National Conservation and Training Center, 1997
- Award of Excellence, Best New Building in Northern Virginia, National Association of

David R. H. King, FAIA

President

Industrial and Office Properties for Time Life Headquarters, 1997

- Louis I. Kahn Citation, American Schools & Universities, for the Catholic University of America, Columbus School of Law, 1995
- Masonry Design First Award, The Masonry Institute, for King Street Station Phase III, 1991
- Masonry Design First Award, The Masonry Institute, for Resources Conservation Center, 1989
- Merit Award, AIA Washington Chapter, for Republic Place, 1988
- Masonry Design First Award, The Masonry Institute, for Republic Place, 1987