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January 21, 2016

Marnique Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Application No. 19169 – 303-317 K Street NW (Square 526, Lots 20, 21, 804, 805, 824, 825 & 829)

Complete updated plan set

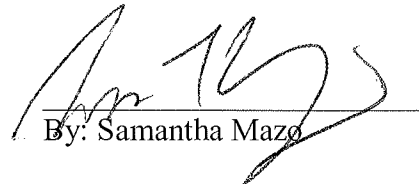
Chairperson Heath and Honorable Members of the Board:

On behalf of 311 K Street LLC, the applicant in this case, enclosed please find the complete updated plan set. This set includes the updated ground floor plan (Sheet A-09) showing the loading corridor that was filed on January 20, 2016 and is in the record at BZA Exhibit No. 32A.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS,
LLP



By: Samantha Mazo

Board of Zoning Adjustment
District of Columbia
CASE NO. 19169
EXHIBIT NO. 33

Enclosure

Cc: Advisory Neighborhood Commission 6E
c/o Marge Maceda, Chair (via email)
Steve Cochran, Office of Planning (via email)
Jonathan Rogers, District Department of Transportation (via email)

317 K STREET, NW
Square: 526 Lots: 20, 21, 804, 805, 824, 829

LIST OF DRAWINGS:

- A-00 COVER SHEET
- A-01 ZONING ANALYSIS
- A-02 AERIAL VIEW
- A-03 ZONING MAP
- A-04 COMPREHENSIVE PLAN
- A-05 CONTEXT PHOTOS
- A-06 CONTEXT PHOTOS
- A-07 CONTEXT PHOTOS
- A-08 SITE PLAN
- A-09 GROUND FLOOR PLAN
- A-10 TYPICAL HOTEL FLOOR PLAN (FLOORS 2-11)
- A-11 TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 12-14)
- A-12 ROOF PLAN
- A-13 GARAGE PLAN- G1
- A-14 GARAGE PLAN- G2
- A-15 BUILDING SECTION
- A-16 BUILDING SECTION
- A-17 RENDERED BUILDING PERSPECTIVE



317 K STREET NW

K St. NW
Washington, DC 20024
Square: 526 Lot No: 20-21, 804-805, 824-825, 829

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ZONING REQUIREMENTS		REQUIRED / ALLOWED		PROVIDED	
Zoning District		C-2-C / DD (Downtown Development) / DD-HPA (Housing Priority Area A)		C-2-C / DD (Downtown Development) / DD-HPA (Housing Priority Area A)	
Lot Area		10,767		10,767	
FAR Total Hotel / Residential (Max. for Preferred uses 11)		11.0	117,997	11.0	
	Inclusive FAR Breakout*				
	Non-Residential FAR (Hotel)	3.5	37,685	3.5	
	Off Site CLD Residential (Hotel)	3.5	37,685	3.5	
	Financial Contribution to Affordable Housing (Hotel)	1.0	10,767	1.0	
	Subtotal (Hotel)	8.0	86,136	8.0	
	Bonus Financial Contribution to Affordable Housing or TDRs (Hotel)	0.5	5,384	0.5	
		8.5	91,520	8.5	91,368
	Residential FAR Onsite	2.5	26,477	2.5	26,477
	TOTAL FAR	11.0	117,997	11.0	117,845
Lot Occupancy					
	Ground Floor	100%	10,767	81%	8,761
	Typical Hotel Floor (2-11)	100%	10,767	78%	8,407
	Typical Residential Floor (12-14)	90%	9,690	77%	8,338
Height		130'-0"		130'-0"	
Closed Court at Hotel Floors 1-11 (Height of Court- 100'-0")		Hotel width 3" per foot but not less than 12'-0". Required width= 25'-0" Minimum area- Not less than 250 SF and not less than twice the square width of required court (25x25) x 2= 1,250 SF		35'-6" x 54'-4" 2,054 SF (Irregular shape)	
Closed Court at Residential Floors 12-14 (Height of Court- 30'-0")		Residential width 4" per foot but not less than 15'-0". Required width= 15'-0" Minimum area- Not less than 350 SF and not less than twice the square width of required court (15x15) x 2= 450 SF		35'-6" x 54'-4" 2,054 SF (Irregular shape)	
Rear Yard Setback		15'-0"		None provided Relief Needed	
Side Yard Setback		None required.		None	
Penthouse Height		18'-6"		18'-6"	
Hotel Parking (Based on floors 2-11 hotel / 200 rooms and 2,040 hotel public space/bar)		1 space per 2 rooms plus 1 for each 150 SF of floor area for largest function room. 100 + 14= 114		40 Provided Relief Needed for 74	
Residential Parking (Based on floors 12-14 as residential, 30 units total)		1 for each 4 dwelling units= 8 spaces		8 spaces	
Total Parking	(Residential + Hotel)	122 spaces		48 Spaces	
Hotel Loading Berth		1 @ 30'-0" Deep		None provided Relief Needed	
Hotel Loading Platform		1 @ 100 SF		None provided Relief Needed	
Hotel Service/Delivery Loading Space		1 @ 20'-0" Deep		1 @ 20'-0" Deep	
Residential Loading Berth, Platform, Space		None- Less than 50 units		None	
Hotel Bikes		None required.		None	
Residential Bikes		1 space per 3 units. Required 10		22	
GAR		Approx. 30% site area to be vegetated.		Approx. 30% site area to be vegetated.	

* Applicant requests flexibility. Breakdown is a preliminary option to illustrate how maximum FAR could be reached on the property.

FAR and GSF		HOTEL		RESIDENTIAL		FAR	CONSTRUCTION
Floors	Parking Not FAR	Total Sleeping Rooms	Total Area Hotel FAR	Total Residential Units	Total Area Residential FAR	TOTAL	TOTAL
Penthouse							
Fourteen				10	8,338	8,338	8,338
Thirteen				10	8,338	8,338	8,338
Twelve				10	8,338	8,338	8,338
Eleventh		20	8,325		82	8,407	8,407
Tenth		20	8,325		82	8,407	8,407
Ninth		20	8,325		82	8,407	8,407
Eight		20	8,325		82	8,407	8,407
Seventh		20	8,325		82	8,407	8,407
Sixth		20	8,325		82	8,407	8,407
Fifth		20	8,325		82	8,407	8,407
Fourth		20	8,325		82	8,407	8,407
Third		20	8,325		82	8,407	8,407
Second		20	8,325		82	8,407	8,407
First			8,118		643	8,761	8,761
Garage 1	10,767						10,767
Garage 2	10,767						10,767
Total	21,534	200	91,368	30	26,477	117,845	139,379

317 K STREET NW

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 Square: 526 Lot No: 20-21, 804-805, 824-825, 829

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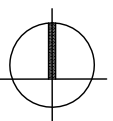
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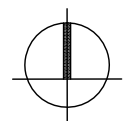
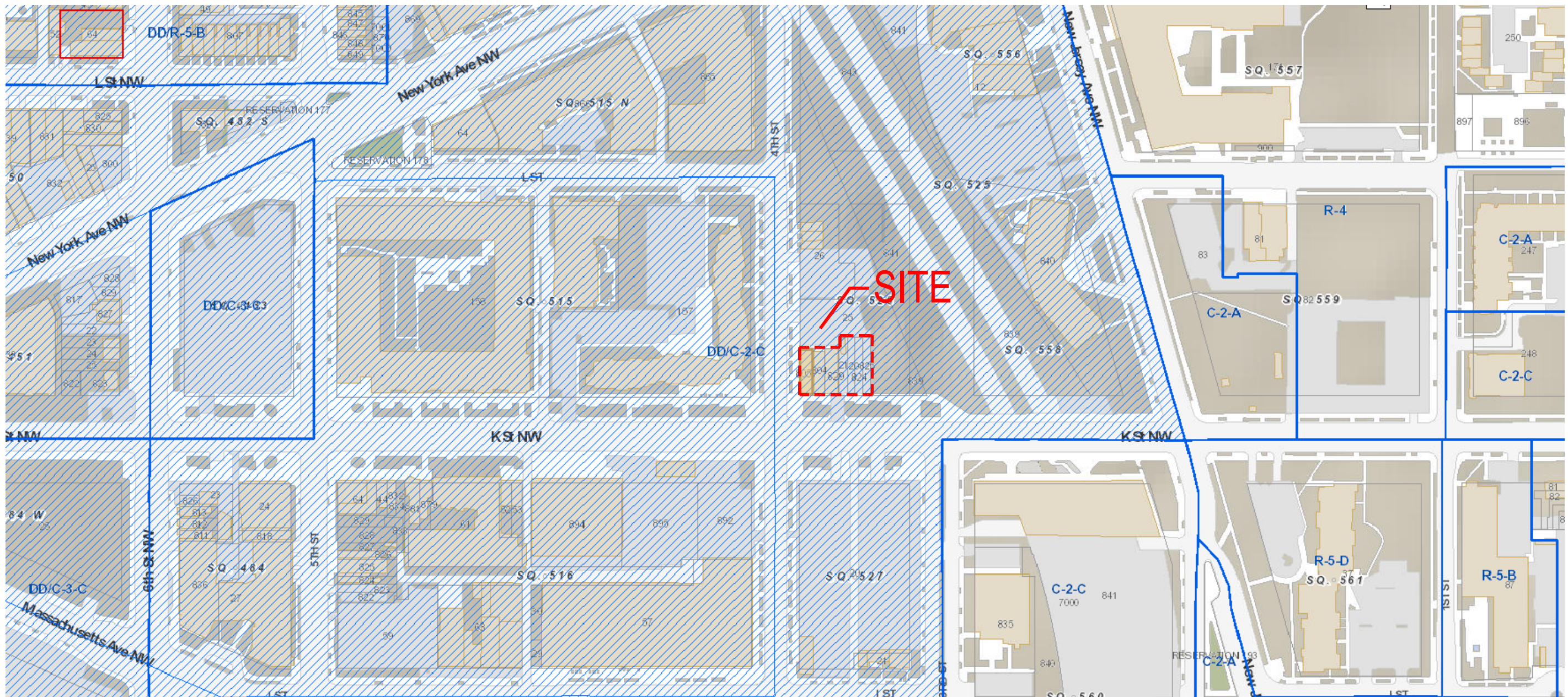
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AERIAL VIEW

A-02

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ZONING MAP

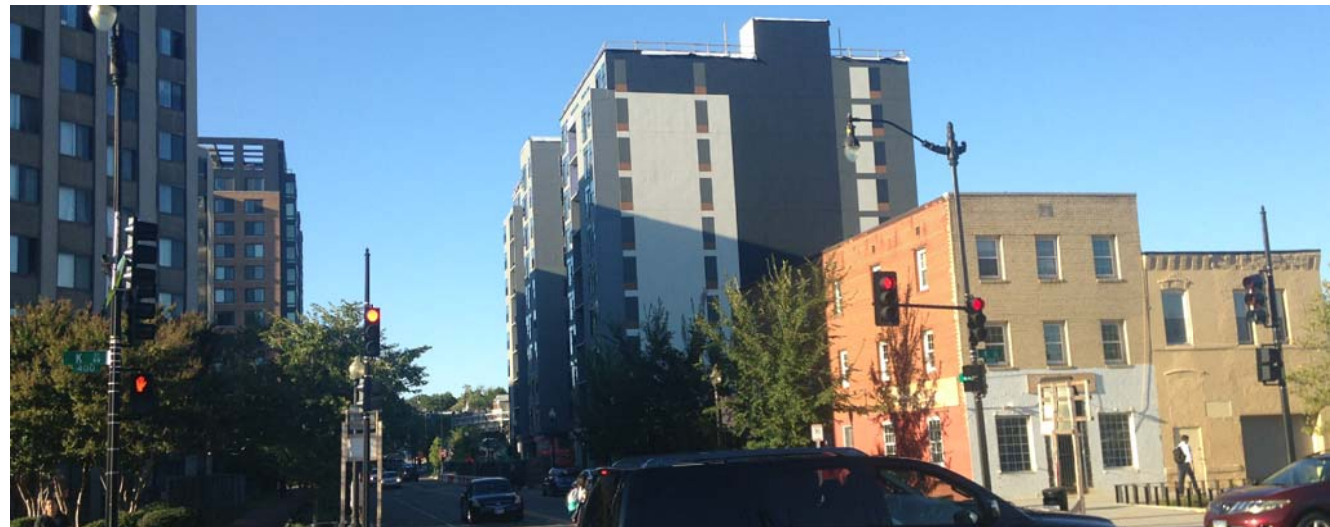
A-03

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KEYPLAN



1



2



3

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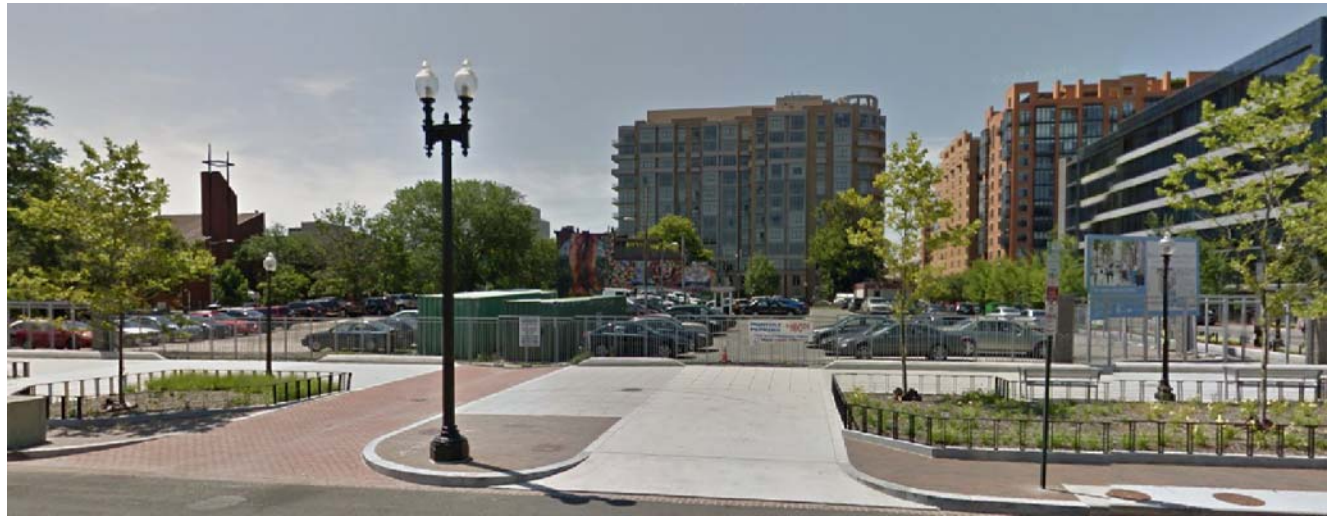
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4



5



6

317 K STREET NW

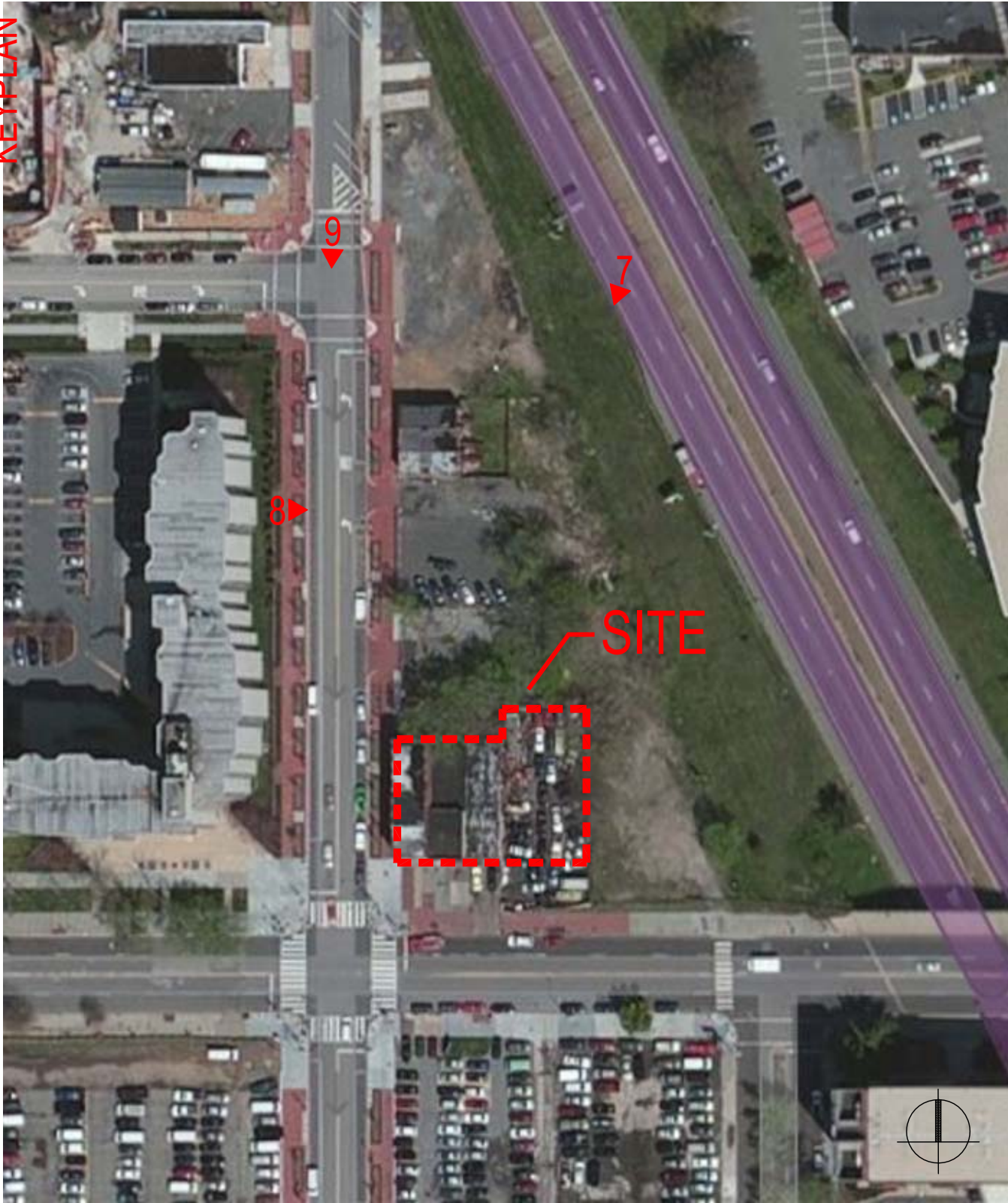
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KEYPLAN



7



8



9

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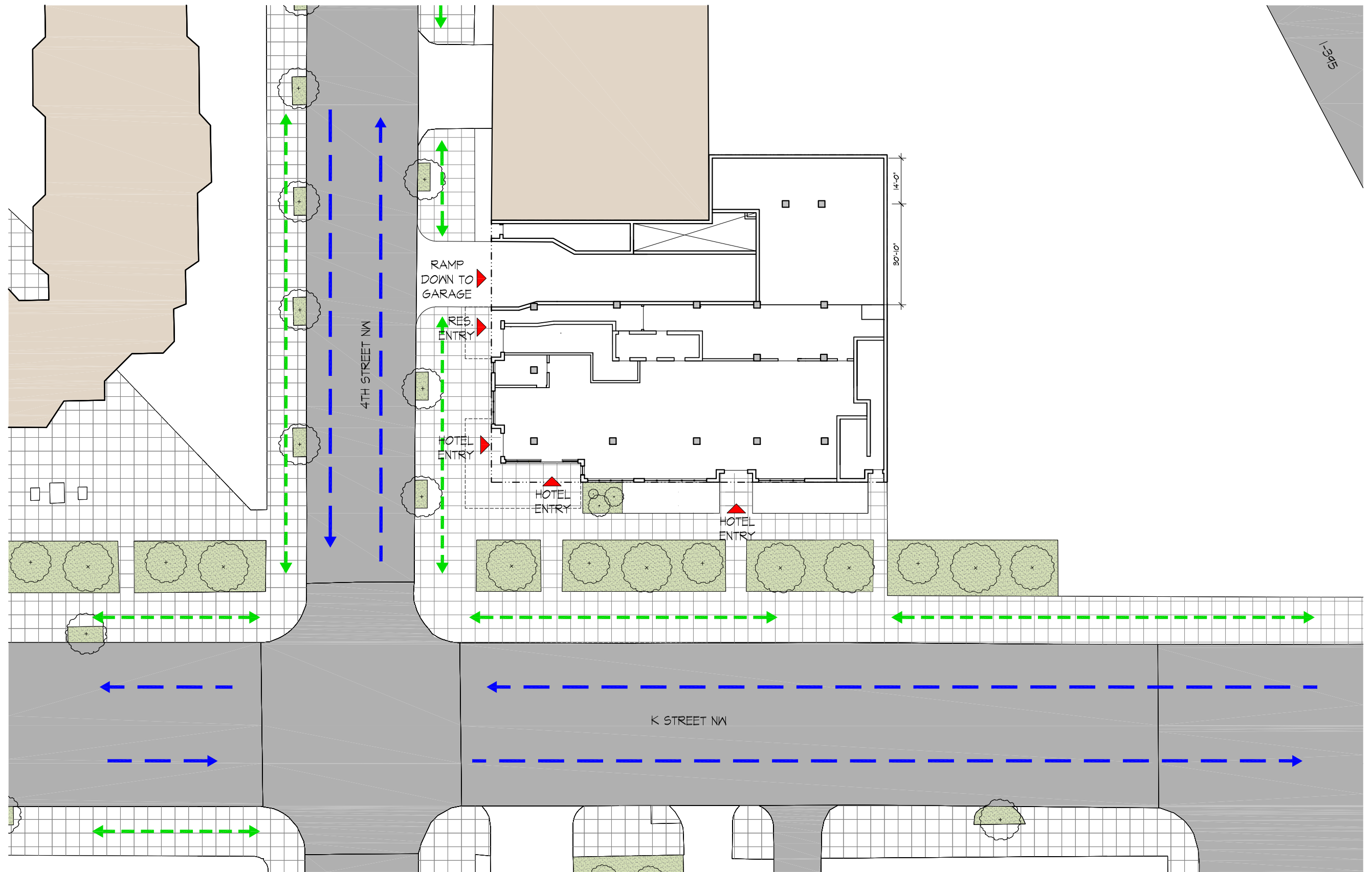


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CONTEXT PHOTOS

A-07

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1 SITE PLAN
SCALE: 1" = 30'-0"

2 WAY STREET 1 WAY STREET PEDESTRIAN CIRCULATION

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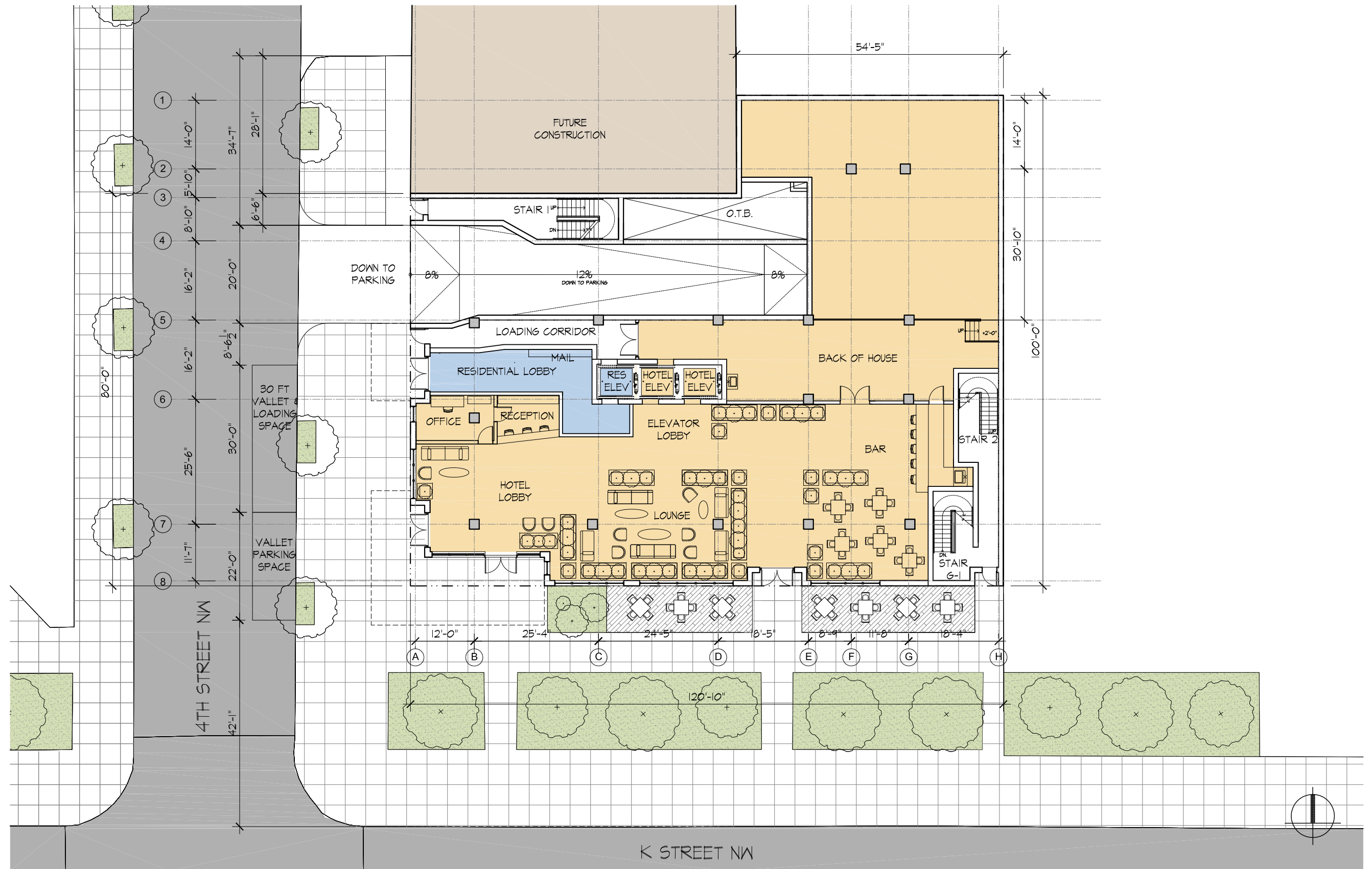
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SITE PLAN A-08

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1 GROUND FLOOR PLAN
SCALE: 1" = 20'-0"

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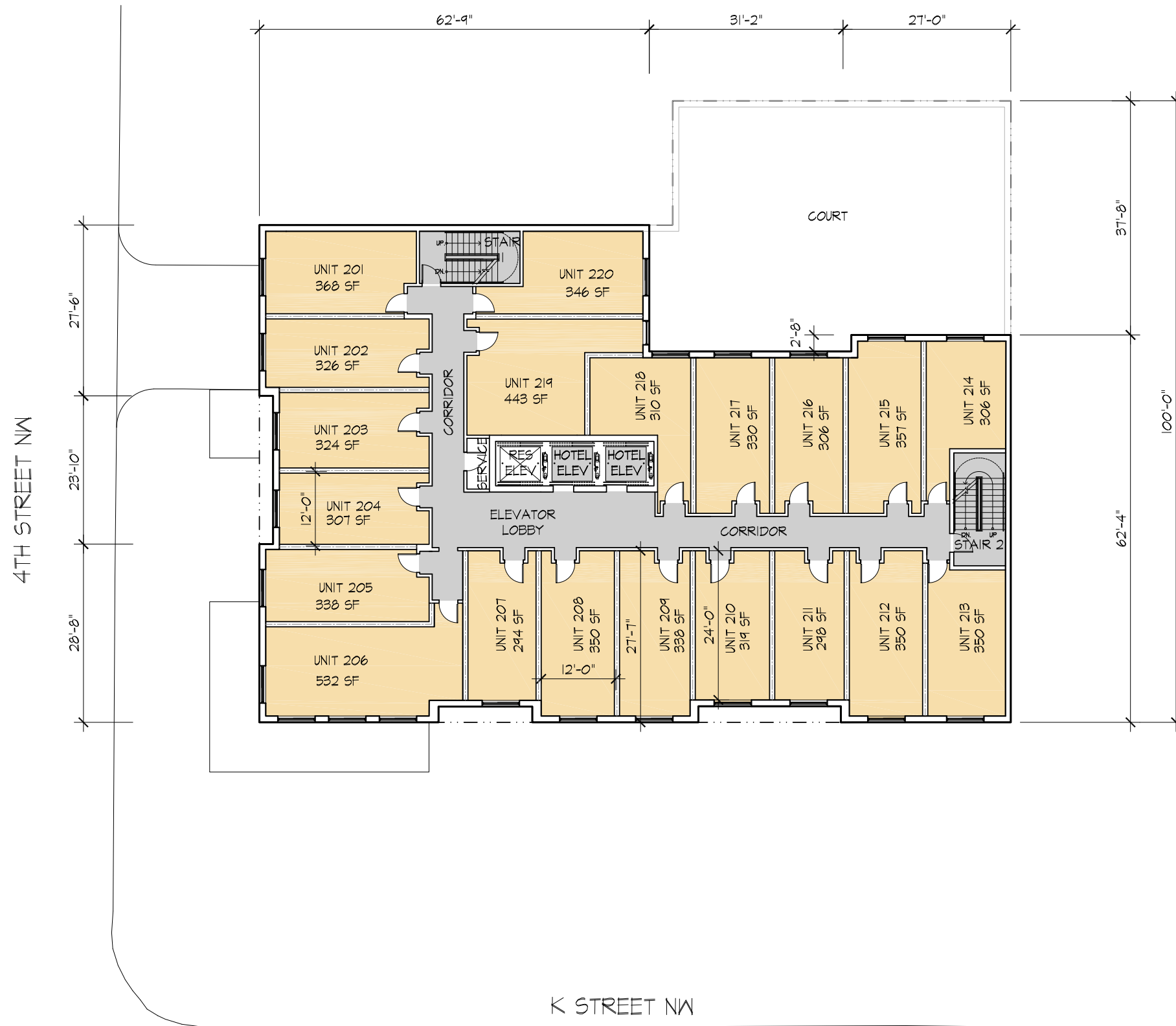
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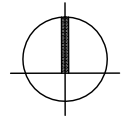
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GROUND FLOOR PLAN | A-09

01-15-2016



1 TYPICAL HOTEL PLAN (2-11)
SCALE: 1" = 20'-0"



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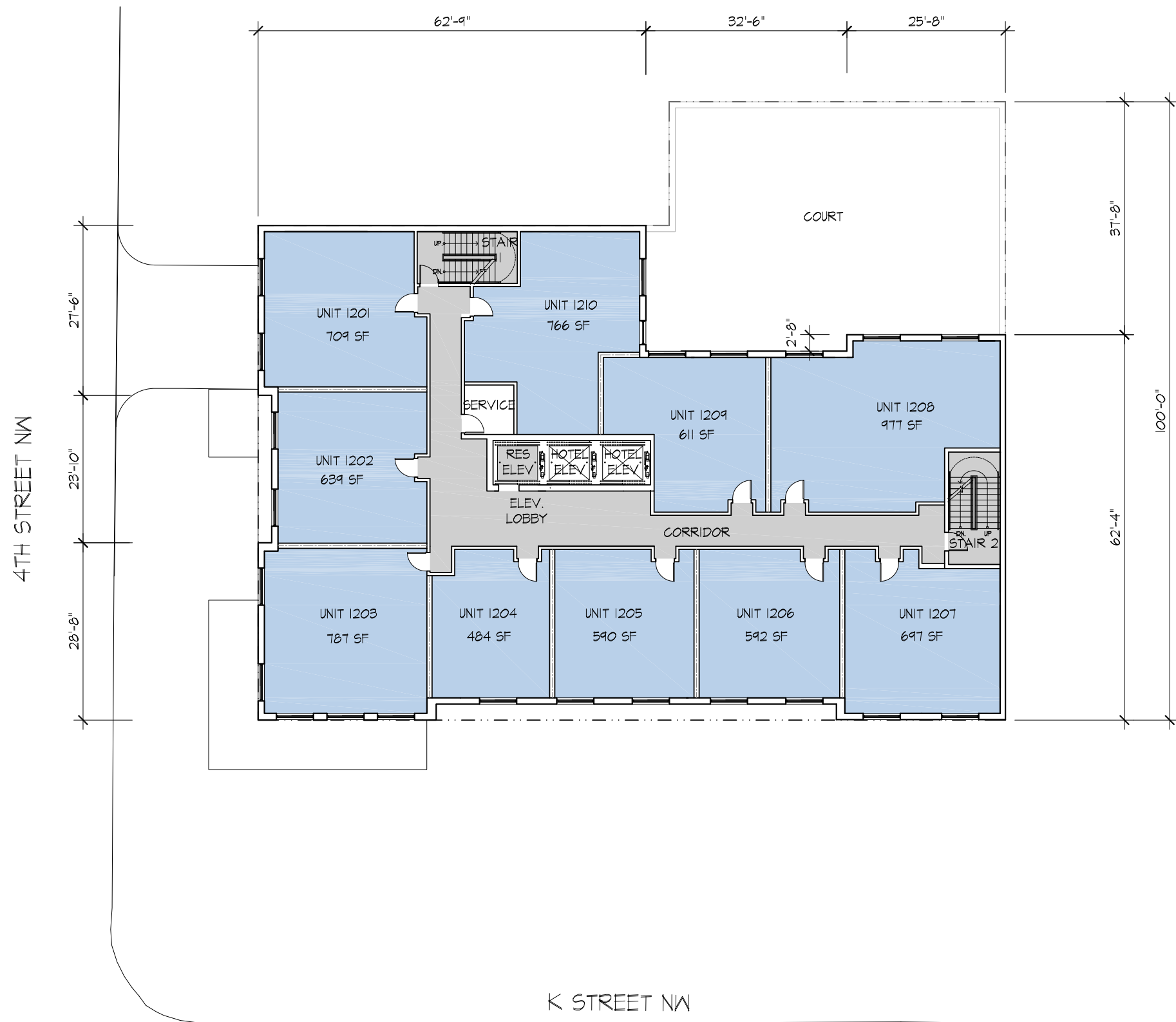


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TYPICAL HOTEL FLOOR PLAN (2-11)

A-10

01-15-2016



1 TYPICAL RESIDENTIAL PLAN (12-14)
SCALE: 1" = 20'-0"

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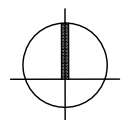
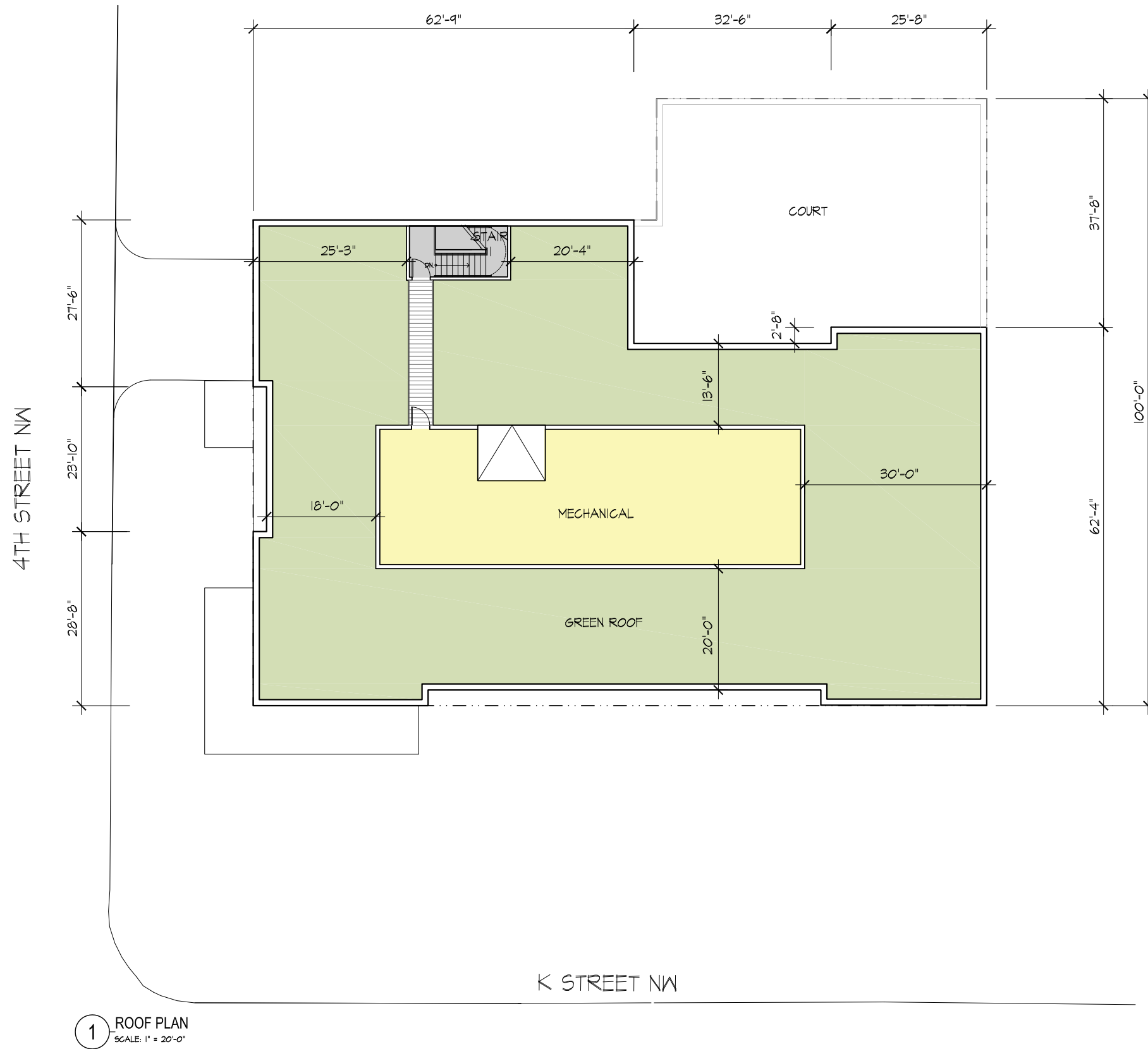


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TYPICAL APARTMENT FLOOR PLAN (12-14)

A-11

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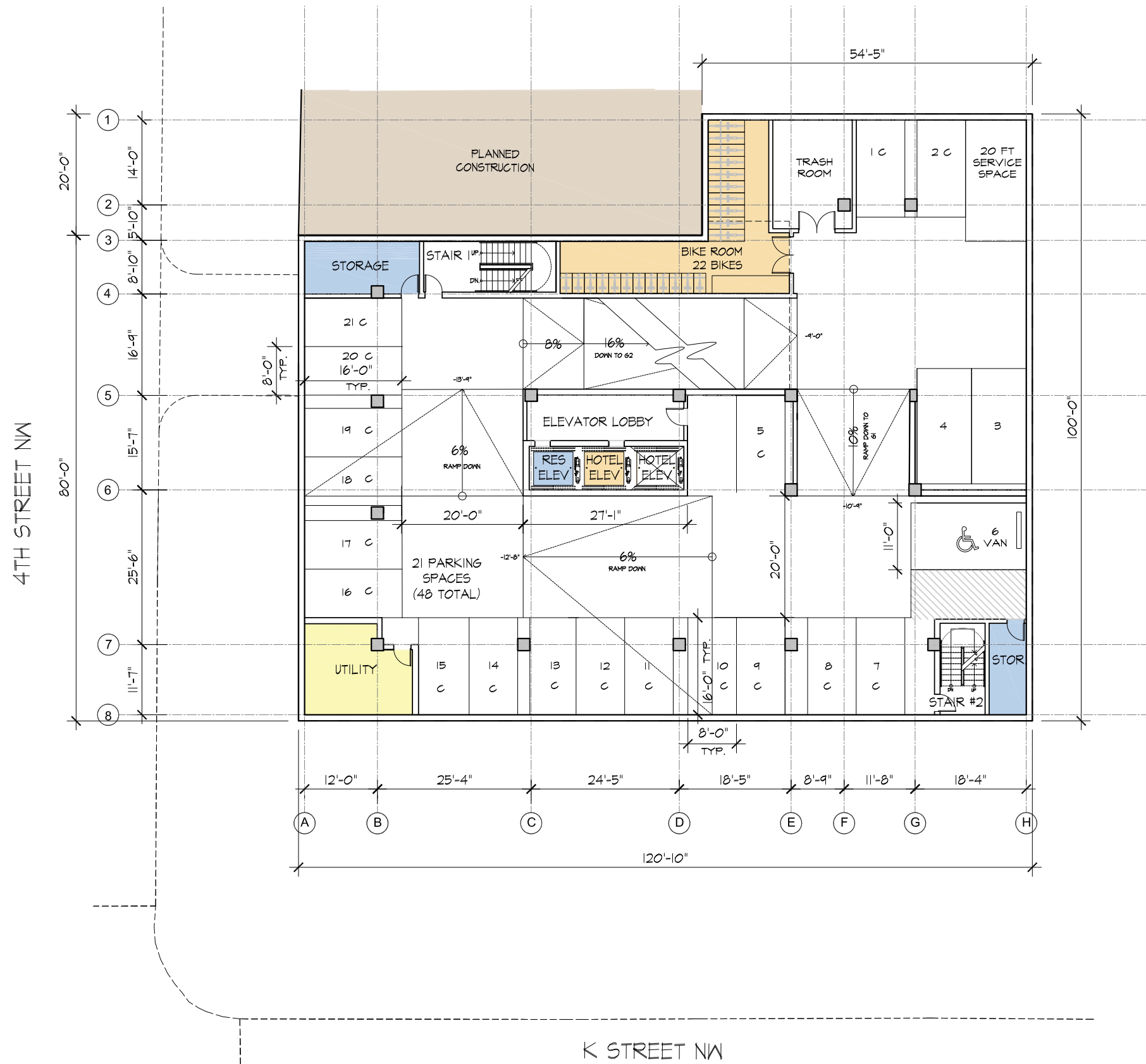
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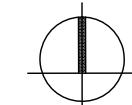
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1 GARAGE PLAN- G1
SCALE: 1" = 20'-0"



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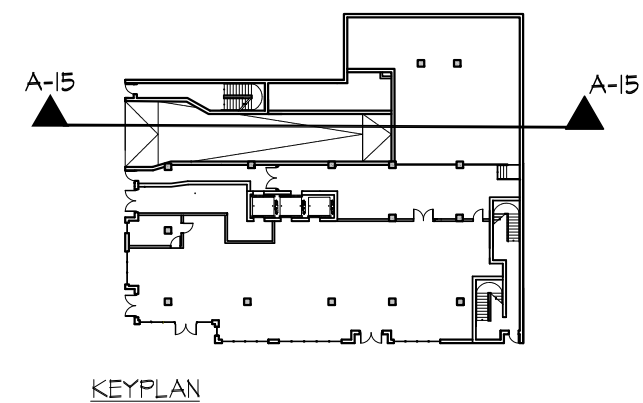


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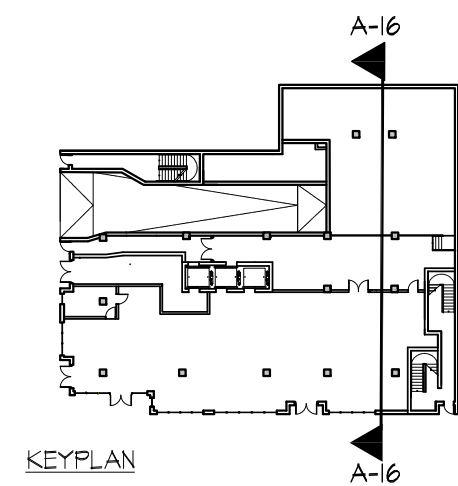
GARAGE PLAN- G1

A-13

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BUILDING PERSPECTIVE

A-17

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