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*Representative Office

LISA L. JACKSON
202/419-2559
lljackso@hklaw.com

October 16, 2001

VIA HAND DELIVERY

Members of the Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001
Attention: Richard S. Nero, Jr.

Re: BZA Case No. 16778

Dear Board Members:

On behalf of 1108 K Street Associates, please find enclosed an original and ten copies of the prehearing statement in connection with the above-referenced application for special exception relief. Eleven reduced sets of architectural drawings are included as an exhibit to the same.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 419-2559.

Sincerely,

Lisa L. Jackson

cc: Peder Selerud, BBGM Architects & Interiors, P.L.L.C.
Norman M. Glasgow, Jr., Esquire
Steven E. Sher, Director of Land Use and Zoning Services

WAS1 #1022642 v1

Board of Zoning Adjustment
District of Columbia
CASE NO.16778
EXHIBIT NO.25

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of the 1108 K Street Associates

BZA Application No. 16778
Hearing Date: October 30, 2001
ANC: 2F

STATEMENT OF THE APPLICANT

I.

NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of 1108 K Street Associates (the "Applicant") in support of the above-referenced application for a special exception in accordance with Section 411.11 of the District of Columbia Municipal Regulations (the "Regulations") and for variances from the requirements of Sections 2201.1, 2115.9, 1706.13 and 1708.1(f) of the Regulations. The request is being made in order to allow the Applicant to construct a hotel (inn) on Lot 25 of Square 317 ("the Property"), located at 1108 K Street, as part of a combined lot development agreement with an apartment house at 1210 Massachusetts Avenue, N.W. The proposed hotel has the support of Advisory Neighborhood Commission ("ANC") 2F.

II.

JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the special exception and variances requested herein pursuant to Sections 3103.2 and 3104.1 of the Zoning Regulations.

III.
BACKGROUND

A. Description of the Subject Property

The subject property is a small, modified rectangular lot located in Square 317 of approximately 14, 395 square feet. An approximately 29 foot wide public alley abuts a 22 foot frontage at the southeast corner of the lot. (*See* Exhibits A, B, C, and D.) A portion of the Property is currently used as a surface parking lot. There is also an approximately 6,310 square foot, 4-story building on the Property which will remain. The property is located in the C-3-C District and overlain by the Downtown Development District ("DD"). The property is further classified under the DD within the Housing Priority Area B subarea of the DD, subjecting it to a requirement to provide a minimum of 3.5 Floor Area Ratio ("FAR") of housing either on-site or through the combined lot development provisions of the Regulations. The Applicant's property will be linked to a development site at 1210 Massachusetts Avenue. The Property is designated for high density commercial and high density residential use on the Generalized Land Use Map of the Comprehensive Plan.

B. Description of Surrounding Area

The Property is located in an area with a mix of office, residential and commercial uses. The Property is bordered to the west by 12th Street, to the north by K Street, to the east by Asbury United Methodist Church and to the south by a parking lot and a public alley. The portion of the property on which the hotel is

proposed is bordered on the east by the Kabob House, a four story restaurant/office building.

C. Description of the Proposal and Requested Variances and Special Exception

Consistent with the additional development rights gained through the DD overlay zone, the Applicant seeks to build a 137,640 square foot, 268 to 270 room limited service hotel (inn) on the site. The hotel (inn) will be 130 feet in height and 14 stories above grade. There will be three levels below ground, two of which will be used for parking and one of which will be used in part for parking and the remainder for meeting and conference room space. All of the parking will be attended full-time.

The hotel (inn) will have a small dining area and pantry/kitchen on the ground floor lobby level but no full-service restaurant or room service. There will be two visitor entrances to the site both located at the northwest corner of the site, with the main entrance fronting on K Street and the other fronting on 12th Street. A service entrance will be located at the southwest corner of the Property fronting on 12th Street. The parking entrance will be located at the northeast corner of the site. The proposed building will occupy 98.3% of the site.

Due to the size of the lot and the impact of the existing structure that will remain on the site, the Applicant is seeking variances from: (1) § 2201.1 of the Regulations which requires a hotel with more than 200 rooms usable for sleeping to provide one thirty foot and one 55 foot loading berth, and one 20 foot service delivery space; (2) § 2115.9 of the Regulations which allows stacked parking when

the schedule requires the provision of 75 or more spaces; and (3) because the required residential FAR will be provided off-site by another developer pursuant to the combined lot development provisions of the Regulations, the Applicant also is seeking a variance from the provisions of the Regulations restricting the issuance of a certificate of occupancy for a commercial structure prior to the issuance of a certificate of occupancy for a residential structure in a combined lot development arrangement unless certain conditions are met. Recognizing the difficulties commercial and housing developers have had in complying with the combined lot development provisions of the Regulations, the Zoning Commission recently adopted proposed regulations which would at least partially address this issue in Case No. 00-30TA. The final order is in the process of being finalized and is expected to be published in the D.C. Register in November, 2001.

The Applicant also is seeking special exception approval for the proposed location of the building's roof structure.

IV.

THE APPLICANT MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION APPROVAL OF A ROOF STRUCTURE

A. Special Exception Standards

A special exception is deemed compatible with other uses permitted in a particular zoning classification provided that the specific regulatory requirements are met. In reviewing applications for a special exception, the Board's discretion is limited to determining whether the proposed exception satisfies the requirements set forth in the appropriate section. If an Applicant meets its burden, the Board

must ordinarily grant the application. *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 432 A.2d 695 (1981); *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (1973). Through exhibits, testimony and other evidence before the Board, the Applicant will establish that it complies with all applicable provisions under the Zoning Regulations.

Pursuant to Sections 771.1 and 411.11 of the Regulations, the Board may approve the location, design, number, or any other aspect of a roof structure even if it does not comply with the setback requirements of Section 770.6:

> where full compliance would be impracticable, because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area, to fully comply with the regulations because such full compliance would be unduly restrictive, prohibitively costly, or unreasonable, provided that the intent and purpose of the Regulations are not materially impaired, and the light and air of adjacent buildings are not adversely affected.

Section 770.6 of the regulations provides in pertinent part, that with regard to a roof structure:

(a) It shall meet the requirements of Section 411;

(b) It shall be set back from all exterior walls a distance at least equal to its height above the roof on which it is located;

(c) It shall not exceed eighteen feet six inches (18 ft. 6 in.) in height above the roof on which it is located. Mechanical equipment shall not extend above the permitted eighteen feet six inches permitted for the housing.

B. The roof structure cannot comply with the setback requirements.

In this case, the Applicant proposes an elevator penthouse of the maximum allowable height of 18 feet 6 inches. The Applicant can comply with the setback roof structure setback requirements from most exterior walls. On the west side of the building, the roof structure will be set back the required 18 feet 6 inches from the western exterior wall which is located on the 12th Street property line. On the north side of the building, the roof structure will also be set back from the northern exterior wall the required 18 feet 6 inches from the northern exterior wall, which is located on the K Street property line. On the east side of the building, the roof structure will be set back 25 feet 1 inch from the edge of the roof.

A special exception is necessary due to the irregular shape of the southern property line and the irregular shape of the footprint of the main part of the building. Due to those irregular shapes, the proposed roof structure will be in an upside down L-shape, following the shape of the building. The most southern portion of the roof structure (the elongated portion of the upside down "L" shape) will be setback 26 feet from the southern exterior wall. A small segment of the top portion of the roof structure will be setback only 11 feet 8 inches from the edge of the southern exterior wall. The line of that portion of the roof structure is dictated by the location of the elevator core, which is located at the junction of the two legs of the "L." That segment will be set back an additional 39 feet from the southern property line. (*See* Exhibit E).

C. The intent and purpose of the Regulations and Zone map will not be materially impaired and light and air to adjacent buildings will not be adversely affected.

As indicated herein, despite the inability to meet the roof structure setback at the rear corridor of the building, the penthouse will be set back at least approximately 50 feet 8 inches from the southern property line and approximately 26 feet from the Kabob House that adjoins it on the east. Thus, light and air to adjacent buildings will not be at all affected by the reduced setback.

V.

THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCES FROM THE LOADING, PARKING, AND TIMING OF THE PROVISION OF REQUIRED RESIDENTIAL FAR

A. Standards for Granting a Variance

Under D. C. Code Section 5-424(g)(3) and 11 DCMR 3103.2, the Board is authorized to grant variances from the strict application of the regulations where it finds three conditions exist:

(1) the property is unique because, *inter alia*, of its size, shape or topography or other extraordinary or exceptional situation or condition;

(2) the owner would encounter practical difficulties or undue hardship if the Zoning Regulations were strictly applied; and

(3) the variance would not cause substantial detriment to the public good and may be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. *See French v. District of Columbia Board of Zoning Adjusment,* 658 A.2d 1023, 1035

(D.C. 1995) (*quoting Roumel v. District of Columbia Board of Zoning Adjustment,* 417 A.2d 405, 408 (D.C. 1980)); *see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment,* 534 A.2d 939 (D.C. 1987).

In the case of an area variance, the Applicant must show that the uniqueness or exceptional situation or condition of the property imposes a practical difficulty on the Applicant's ability to comply with the regulations and such variance will not injure the public good or substantially impair the intent and purpose of the regulations and Map. In the subject case, the requested variances from the parking, loading, and timing requirements meet the requirements for the approval of a variance.

B. Variance relief under Section 2201.1 (Loading Requirements)

Pursuant to Section 2201.1 of the Regulations, a hotel with more than 200 rooms usable for sleeping is required to provide a minimum of two loading berths, one 12 x 30 feet, and another at 12 x 55 feet. One 10 x 20 feet service/delivery loading space is also required. The Applicant proposes to provide one 10 x 20 foot service/delivery space and two 12 x 30 feet loading berths. The Applicant proposes to stack the 20 foot loading berth in front of one of the 12 x 30 foot loading berths. The total depth of the loading area is approximately 55 feet from the property line to the rear wall. Thus, the two stacked spaces would provide a flexible space that could be used both for smaller service/delivery vehicles and, when combined, could effectively serve as a 12 x 55 foot loading berth that could accommodate large trucks that might need entry to the area.

Recognizing that flexibility should be allowed where multiple loading berths are required, the Zoning Regulations allow for such stacking when three or more loading berths are required. In this case a total of two loading berths and one service/delivery space are required. The Applicant would argue that this same principle should apply in this case due to the nature of the proposed hotel as providing only limited service.

1. **The Property is Unique and is Affected by an Extraordinary or Exceptional Situation or Condition.**

In addition to being a comparatively small lot for the hotel use that is proposed for the site, the Property is unique in that it is improved with a restaurant/office building on its eastern frontage which further reduces the available land area for development. A standard lot size for an urban commercial development is typically around 20,000 square feet or larger in land area. The land area of the subject property is only approximately 14,395 square feet, and, when the Kabob House is excluded, is only 11,895 square feet in size or about one-half the size of a normal development lot. The difficulty in dealing with the lot's small size is exacerbated not only by the mandatory requirements of the regulations and the District of Columbia Building Code regarding the provision and placement of such items as loading spaces, access, and means of egress, but also by the depth of the Property which impacts the configuration of the building.

The subject property also is affected with an exceptional situation by virtue of the fact that it is located within three blocks of the new convention center, is available for hotel or inn use, and is appropriate for hotel or inn use as proposed.

2. **Strict Application of the Zoning Regulations would impose a practical difficulty on the Applicant.**

If the Applicant is not granted a variance from the loading berth size requirement, the Applicant would have to significantly alter the internal layout of the site and would likely limit the amount of space available for uses necessary to properly operate the hotel.

Since a separate 12 x 55 foot loading berth would require its own access to a street, the berth likely would need to be placed contiguous to the other proposed 12 x 30 foot berth. Placement on the other end of the building is infeasible due to the unusually narrow 10 foot width of the opening of the public alley that leads to the site. Because of that narrow width, it would be difficult for trucks to access the site from that route. In addition to eliminating or minimizing the space currently proposed as a serving and pantry area, a 12 x 55 foot berth would also affect the proposed location of the stairwell just east of the service/pantry area, which continues all the way up to the 14th floor.

3. **Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Substantially Impairing the Intent, Purpose and Integrity of the Zone Plan As Embodied in the Zoning Regulations and Map.**

A variance to the loading berth requirements and stacking limitations of the Regulations would not cause substantial detriment to the public good nor impair the intent of the Regulations or Map. As mentioned herein, the Regulations already contemplate the stacking of loading berths when three or more are required. In addition, the loading requirements of the Regulations are excessive as they relate to

the relatively new phenomenon of urban limited service hotels since the size and volume of deliveries to such hotels is significantly lower than that experienced at larger, full service hotels. This is particularly true when the required number of berths are in fact being provided, just in a different configuration than what the Regulations envisioned.

B. Variance Relief Under Section 2115.9 (Parking)

The Applicant is also seeking relief from the stacked parking limitations of Section 2115.9 of the Regulations. Section 2115.9 provides that:

> "In a commercial building or structure, where at least seventy-five (75) parking spaces are required according to the schedule of parking requirements under §2101.1, which is located in a C-3-C, C-4, C-5(PAD), SP, W or CR district and where parking spaces are provided within a parking garage, parking may be provided as set forth in § 2115.10 through 2115.18."

Under the schedule set forth in Section 2101.1, the Applicant is required to provide one parking space for each four rooms usable for sleeping plus one for each 300 square feet of floor area in either the largest function room or the largest exhibit space, whichever is larger. Application of that formula yields a requirement to provide 71 parking spaces which is only four spaces shy of the 75 spaces necessary under §2115.9 to be permitted by right to establish a such a scheme. The Applicant proposes to provide 72 spaces under an attended parking scheme,

1. <u>The Property is Unique and Affected by an Exceptional Situation or Condition.</u>

As mentioned herein, the Subject Property is affected by exceptional conditions involving its size and depth.

2. **Strict Application of the Zoning Regulations would impose a peculiar and exceptionally practical difficulty on the Applicant.**

The Applicant would suffer a practical difficulty if the variance from the stacked parking requirements is not granted because, to meet the required number of spaces without a stacked parking scheme, the Applicant would need to construct an additional level of structured parking. The Applicant estimates that the cost of an additional level of structured parking would be approximately $500,000. Such an additional expense would be extreme and unreasonable given the need for only an additional four spaces to establish stacked parking, and, as discussed further below, given the particular suitability of a hotel use for attended parking. In addition, the court has found the extraordinary cost of providing structured parking can constitute a practical difficulty. *See Association for Preservation of 1700 Block of N Street, N.W. and Vicinity, et al. v. District of Columbia Board of Zoning Adjustment,* 384 A.2d 674 (1978).

3. **Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Substantially Impairing the Intent, Purpose and Integrity of the Zone Plan As Embodied in the Zoning Regulations and Map.**

A variance from the stacked parking limitation would not be of substantial detriment to the public good nor would it substantially impair the intent and purpose and integrity of the regulations and map. As a practical matter, more than 72 spaces will be provided in the Applicant's stacked parked garage. The Applicant' expects to be able to park approximately 85 spaces within the garage, far more than the 71 required spaces.

A stacked parking garage would actually enhance the public good. Not only do many hotel guests expect attended parking service as part of their hotel experience, such service is particularly suited to a hotel in a City that ordinarily has a significant volume of out-of-town guests who likely will not use their vehicles frequently during their stay and who do not want to spend a significant amount of time in parking garages in an unfamiliar environment. In addition, the frequency of movement of vehicles that is inherent in a hotel operation serving highly transient guests makes attended parking a more logical and practical option.

C. Variance Relief Under Section 1706.13 and 1706.8 (f)

The Applicant is seeking a variance from the provisions of Section 1706.13 and 1708.1 of the Regulations. Section 1706.13 provides that:

> "If a development project that includes both required residential uses and nonresidential uses, whether on the same lot or in a combined lot development, no Certificate of Occupancy shall be issued for the nonresidential space until a Certificate of Occupancy has been issued for the residential space... ."

Section 1708.1(f) provides that:

> "In a linkage project, the certificate of occupancy for the development sending FAR for preferred uses to another development may be revoked, if no building permit for the receiving site has been issued to the developer within three (3) years after the issuance of the certificate of occupancy for the sending site, or if no certificate of occupancy for the receiving site has been issued within five (5) years after the issuance of the certificate of occupancy for the sending site."

The Applicant's request is consistent with the recent action of the Zoning Commission in adopting amendments to these sections which will allow a building permit for a commercial development to issue when certain

other requirements are met such as recording of a covenant on a lot being developed with residential uses. In this case however, the financial understanding for the transaction may not meet the standards set forth in the proposed Regulations. Thus, the Applicant will still need a variance from these requirements.

1. **The Property is Unique and is Affected by an Exceptional Situation or Condition.**

As mentioned herein, the Subject Property is affected by exceptional conditions involving its size and shape.

2. **Strict Application of the Zoning Regulations would impose a peculiar and exceptionally practical difficulty on the Applicant.**

Strict application of the existing Regulations would impose a practical difficulty on the Applicant in that such strict application may prevent the Combined Lot Development transaction from proceeding as expeditiously as it could otherwise in a situation where recently adopted proposed amendments to the Zoning Regulations would essentially permit the Applicant's proposal to move forward and the Applicant is willing, as indicated below, to submit to conditions to ensure that the spirit and intent of the Regulations are met.

3. **Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Substantially Impairing the Intent, Purpose and Integrity of the Zone Plan As Embodied in the Zoning Regulations and Map.**

The Applicant and the developer of a residential project at 1210 Massachusetts Avenue, N.W. have entered into an agreement that will provide the

housing required by this project at that location. The developer of that site is still awaiting the issuance of a building permit and the resolution of financing and tax abatement issues before proceeding. Due to the inherent difficulties in obtaining hotel financing and the uncertainty as to the timing and extent of recovery in the hotel market, which have only increased following the tragic events of September 11, the Applicant will need to be in a position to proceed as soon as all other issues can be resolved. Since it is unclear when the amendments to the timing requirement provisions of the Regulations will be finally approved or even what the final version of such amendments will look like, the Applicant is requesting a variance from §§ 1706.13 and 1706.8(f) of the Regulations. The Applicant would agree to a condition that would limit the issuance of a building permit only upon the recordation of covenants on the combined lot development site at 1210 Massachusetts Avenue, N.W., committing that site to be developed with sufficient residential density to provide for the Applicant's requirements in this case. The Applicant would further submit to a condition that, if the agreement with the developers at 12 10 Massachusetts Avenue does not come to fruition, the Applicant would be required to either comply with the then-existing Regulations or the Applicant would come back before the Board at that time and seek appropriate relief .

V.

EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A: A portion of the Sanborn Atlas showing the subject property highlighted in red.

Exhibit B: A portion of the Zoning Map showing the Subject Property highlighted in red.

Exhibit C: Surveyor's Plat of the subject property.

Exhibit D: Photographs of the Subject Property.

Exhibit E: Architectural Drawings and Elevations

Exhibit F: Outline of testimony of Representative of 1108 K Street Associates.

Exhibit G: Outline of testimony of Representative of Brennan Beer Gorman Monk Architects and Interiors, P.L.L.C.

Exhibit H: Outline of testimony of Steven K. Sher, Director of Zoning & Land Use Services, Holland & Knight, LLP.

VI.

WITNESSES

A. Representative of 1108 K Street Associates.

B. Representative of Brennan Beer Gorman Monk Architects and Interiors, P.L.L.C.

C. Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight, LLP.

VII.
COMMUNITY SUPPORT

At its regularly scheduled public meeting on October 3, 2001, ANC 2F unanimously voted to support this application.

VII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for a special exception under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to grant the application.

Respectfully submitted,

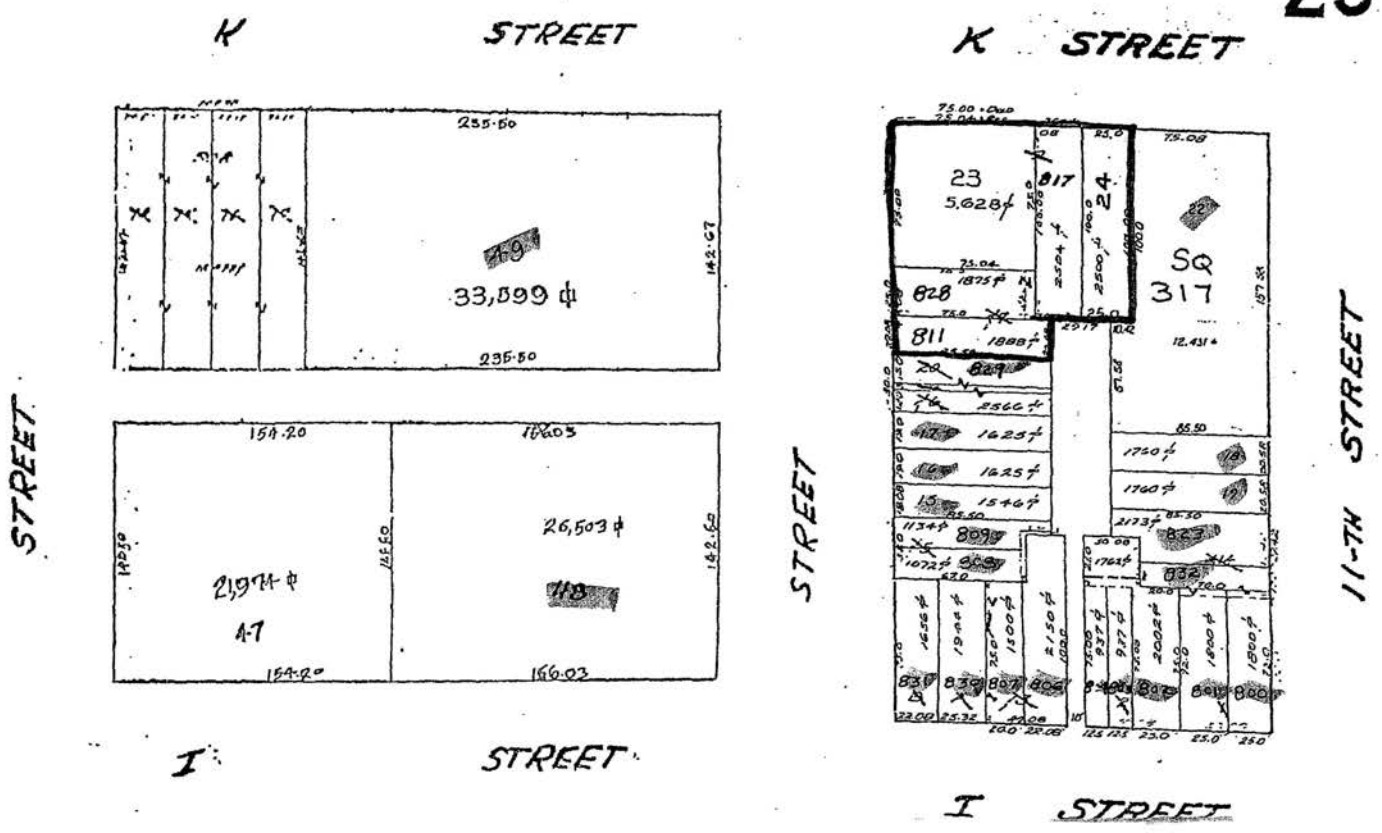
HOLLAND & KNIGHT, LLP

By: _____
Norman M. Glasgow, Jr.

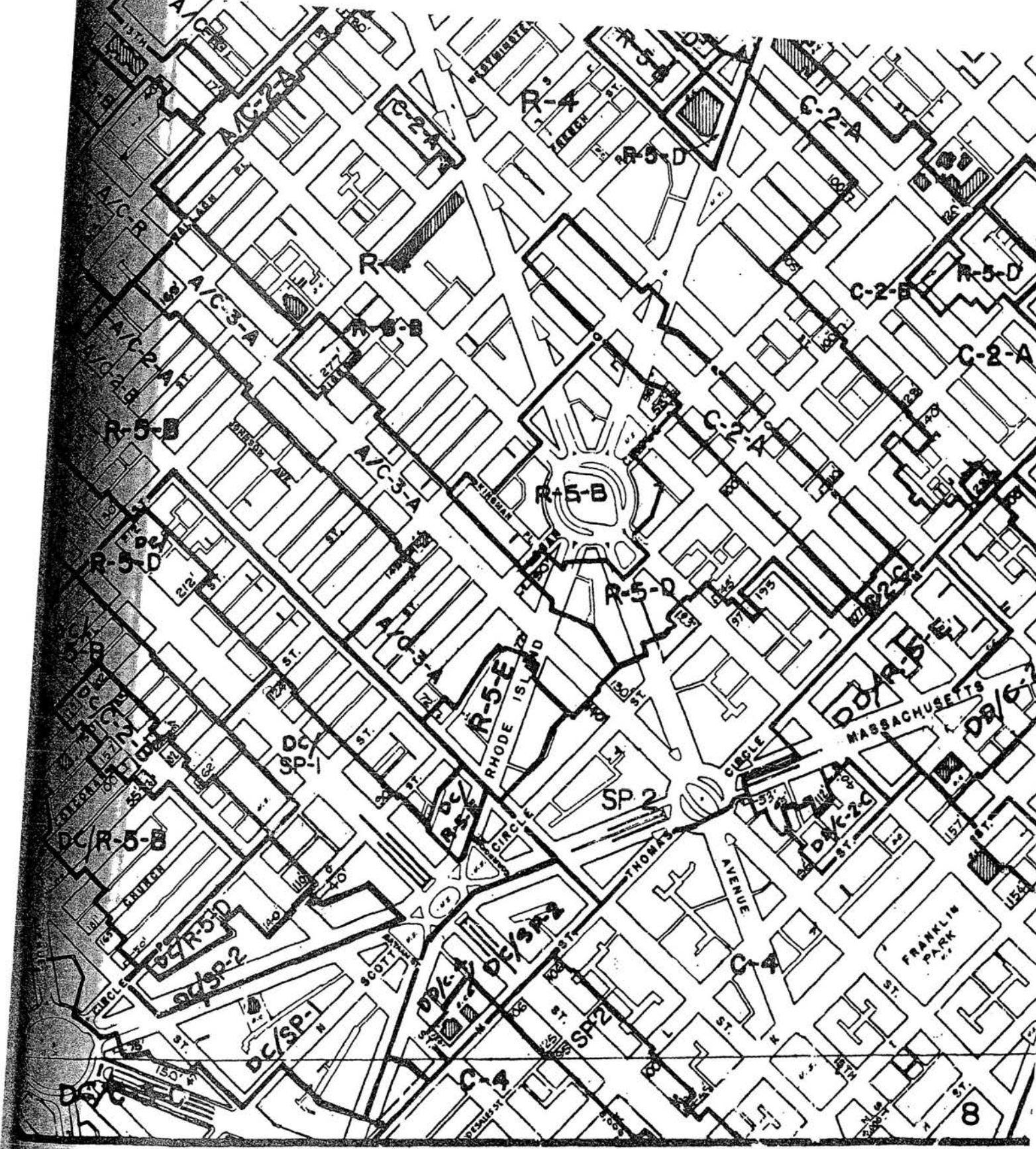
By: _____
Lisa L. Jackson

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

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255.50
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DISTRICT OF

ZONING

SECTION



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., JUNE 4, 2001

Plat for Building Permit of SQUARE 317 LOT 25

Scale: 1 inch = 20 feet Recorded in Book 194 Page 104

Receipt No. 003962

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

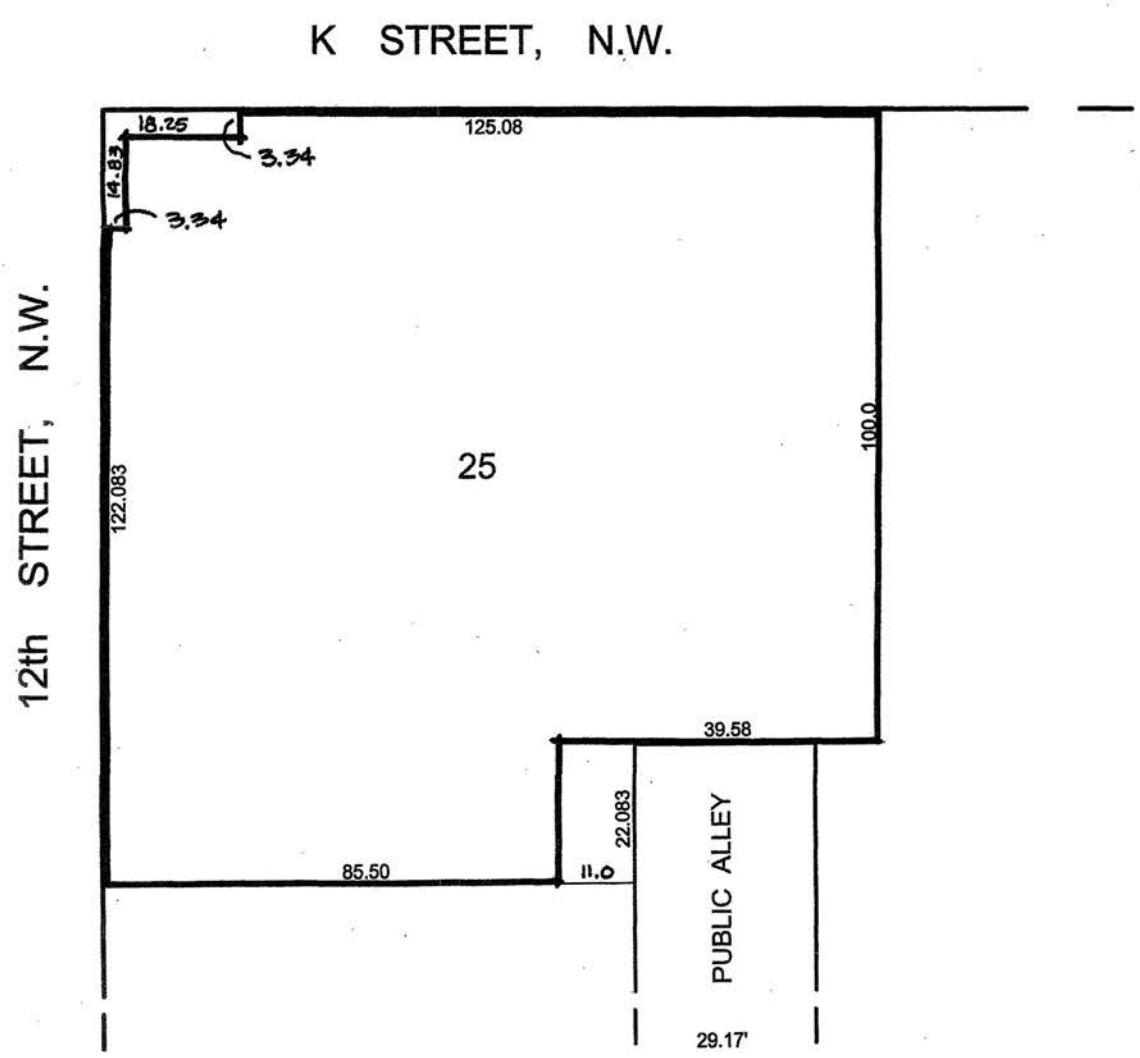
By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

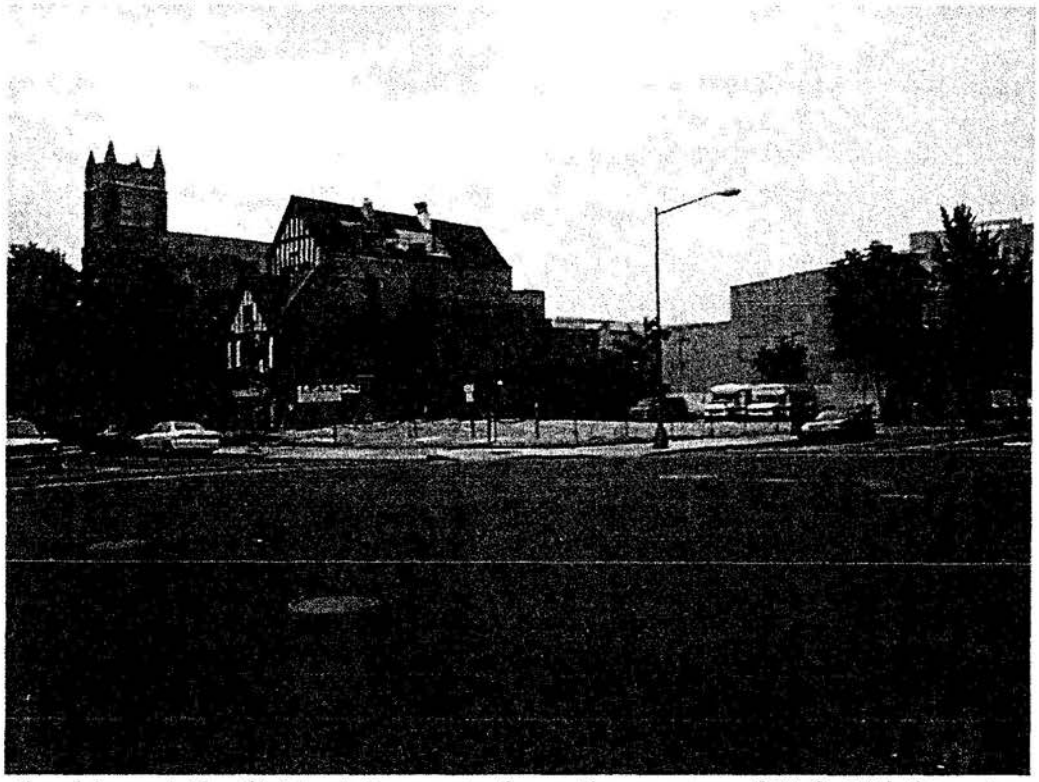
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(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

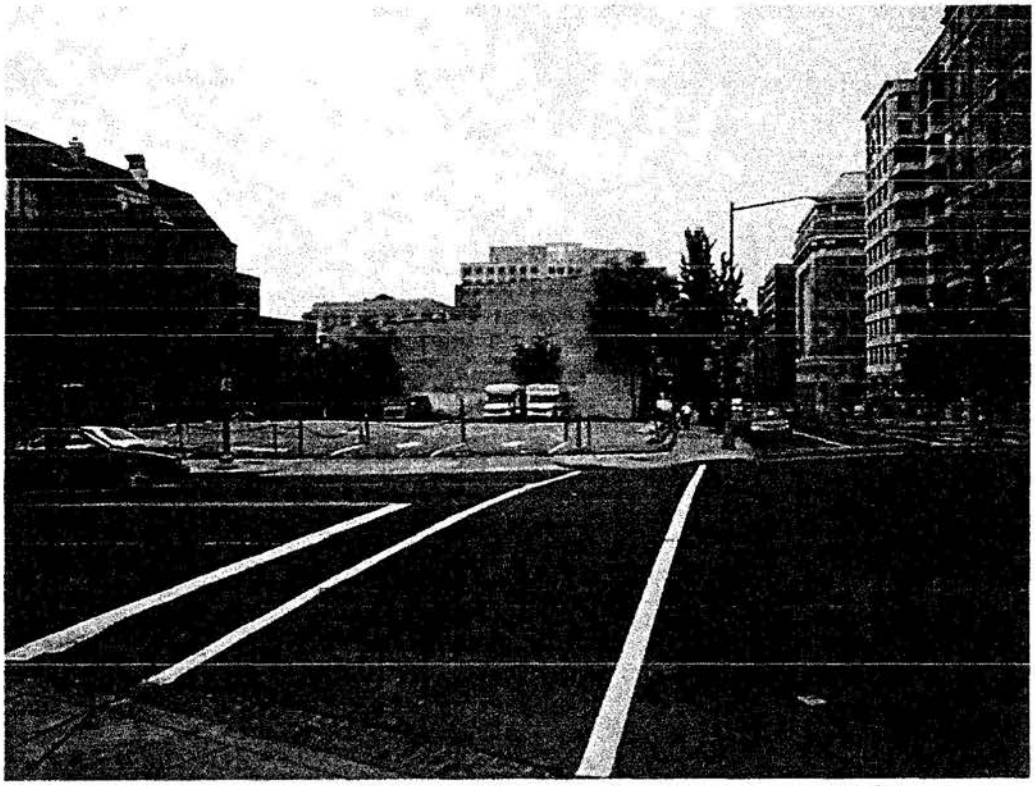




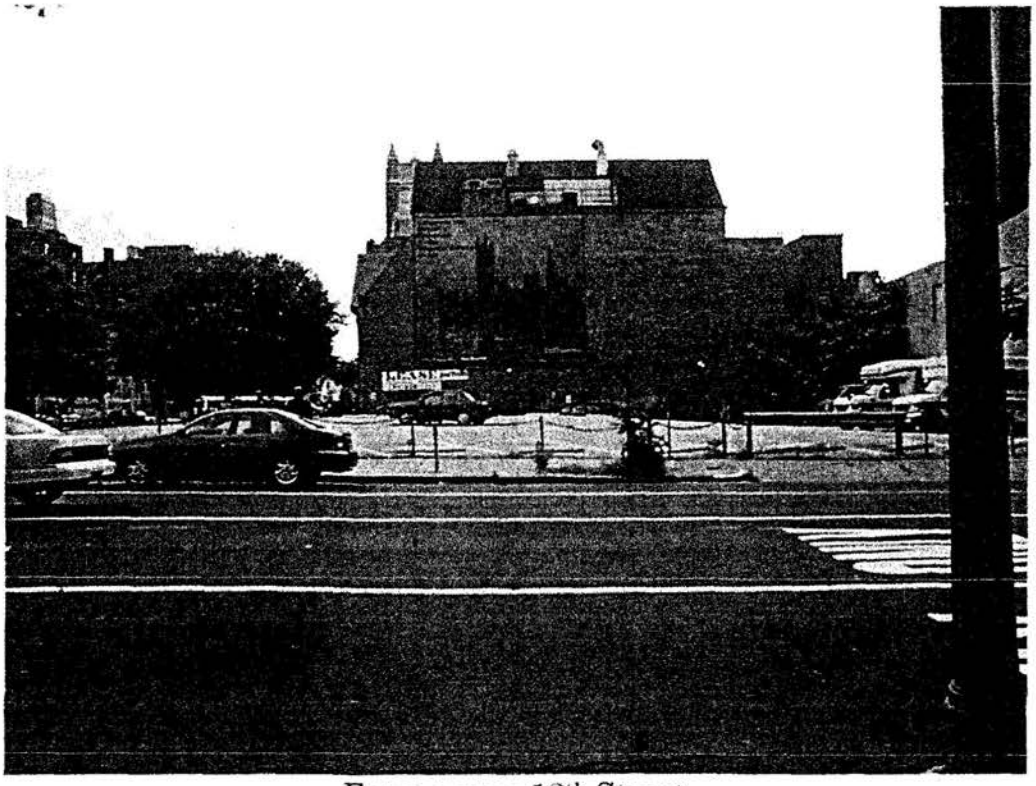
1108 K Street, N.W. (Square 317, Lot 25)



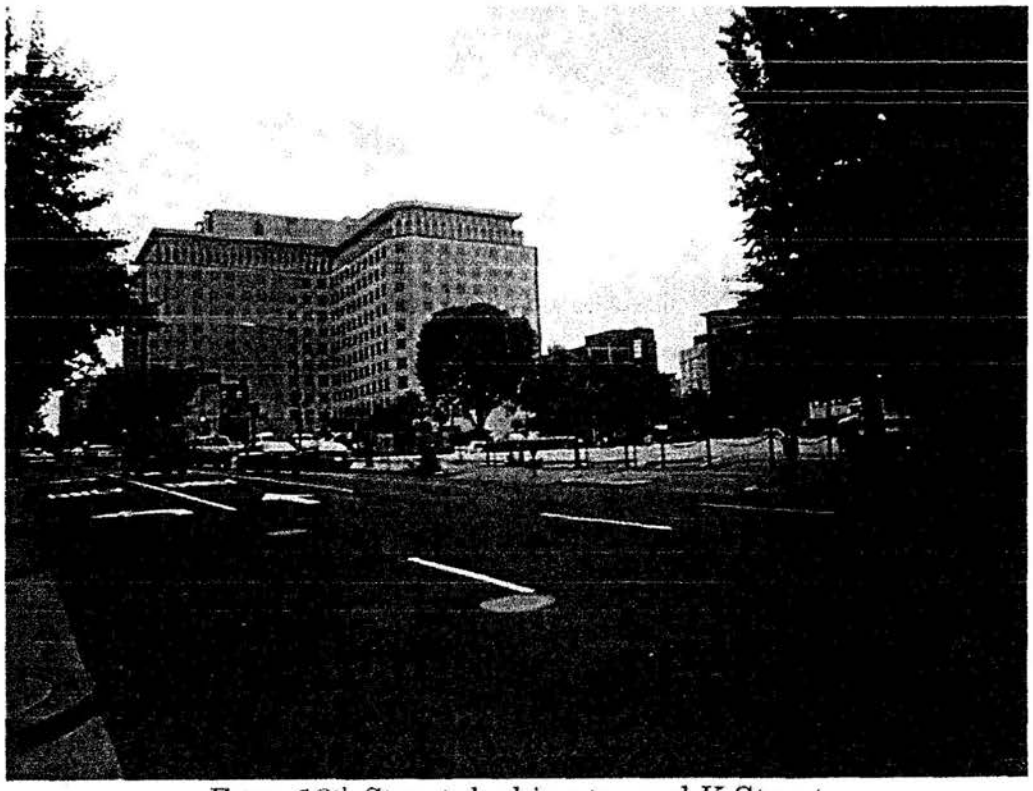
Looking at the Subject Property from the corner of K & 12th Streets



From the corner of K & 12th Streets, looking across K Street

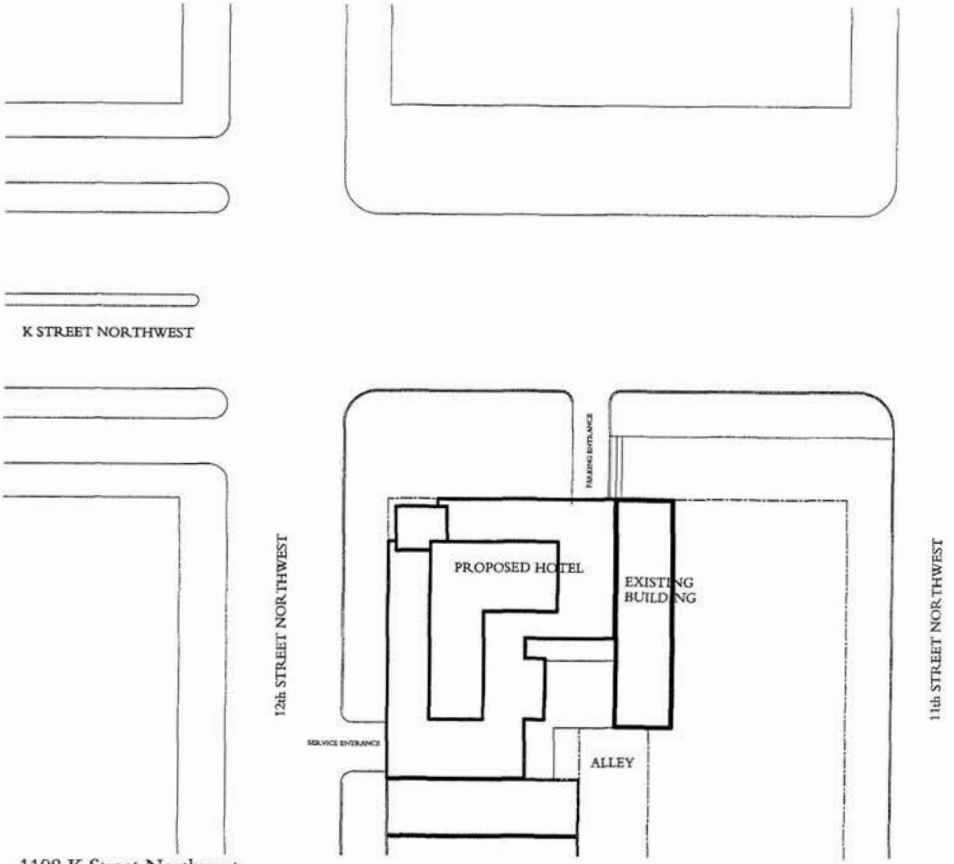


From across 12th Street



From 12th Street, looking toward K Street





PROJECT DATA

PROJECT ADDRESS: 1108 K STREET NW
SQUARE: 317
LOT: 25
ZONE DISTRICT: DD/C . 3 . C

LOT AREA: 14,395 SF
LOT OCCUPANCY ALLOWED: 100 %
LOT OCCUPANCY PROVIDED: 98.3 %

FLOOR AREA RATIO ALLOWED: 10.0
FLOOR AREA RATIO PROVIDED: 10.0
FAR AREA PROVIDED: 137,640 SF New Construction
6,310 SF Existing Building
143,950 Total SF Provided

PARKING SPACE REQUIRED: 71
PARKING SPACE PROVIDED:
20,655 sf Attendant Parking at
285 sf / space : 72 spaces

LOADING BERTHS PROVIDED:
2 at 30' and 1 service/delivery at 20'

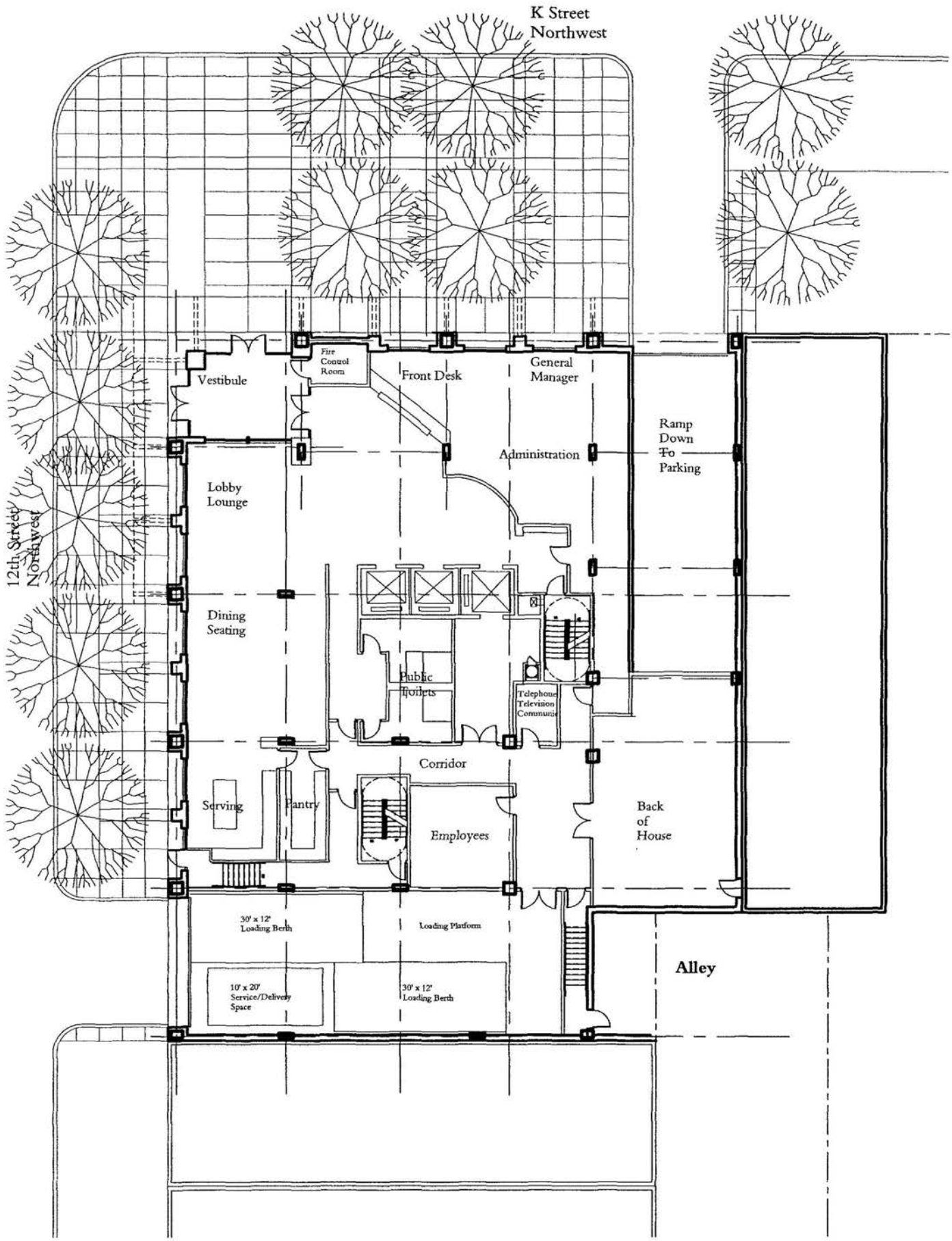
REAR YARD: 29' required and provided, court in liew of rear yard

BUILDING HEIGHT: 130'

1108 K Street Northwest
HAMPTON INN
SITE PLAN

6 July 2001

BBGM



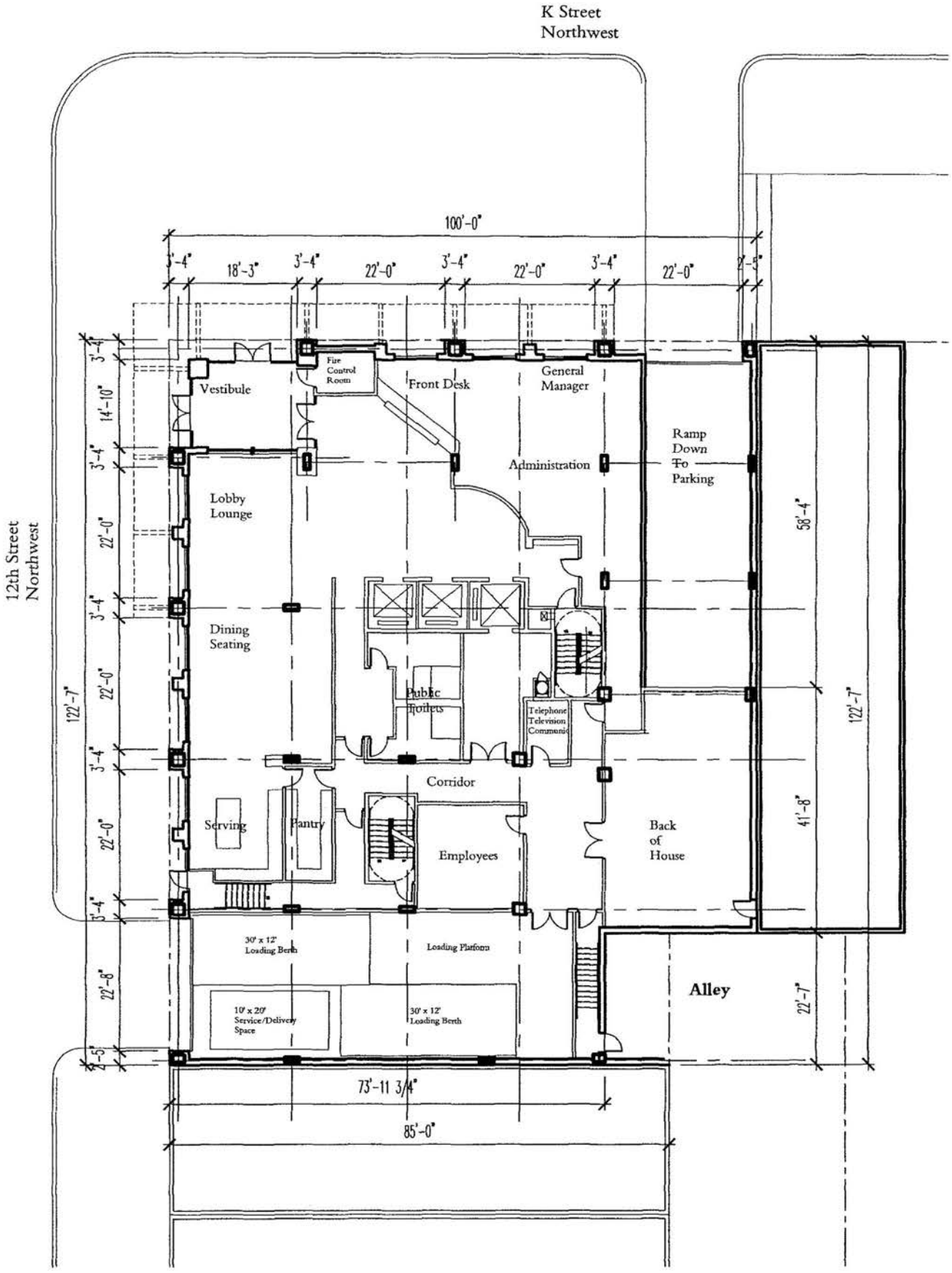
1108 K Street Northwest
HAMPTON INN
GROUND FLOOR PLAN
6 July 2001

FAR Gross Floor Area: 10,077 sf

0 4' 8' 16'

North

BBGM



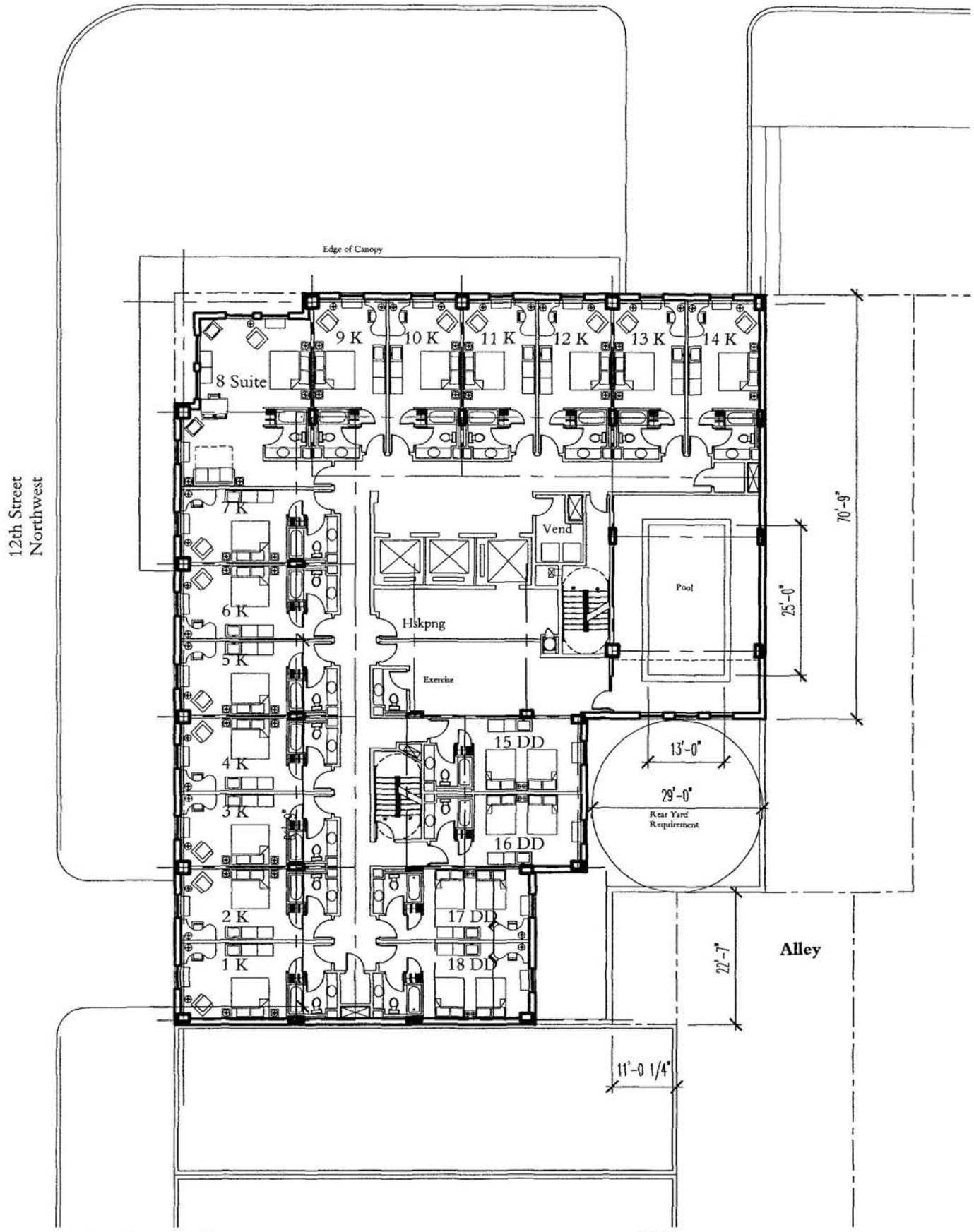
1108 K Street Northwest
HAMPTON INN
GROUND FLOOR PLAN
6 July 2001

FAR Gross Floor Area: 10,077 sf

0 4' 8' 16'

North

BBGM



1108 K Street Northwest
HAMPTON INN
SECOND FLOOR PLAN

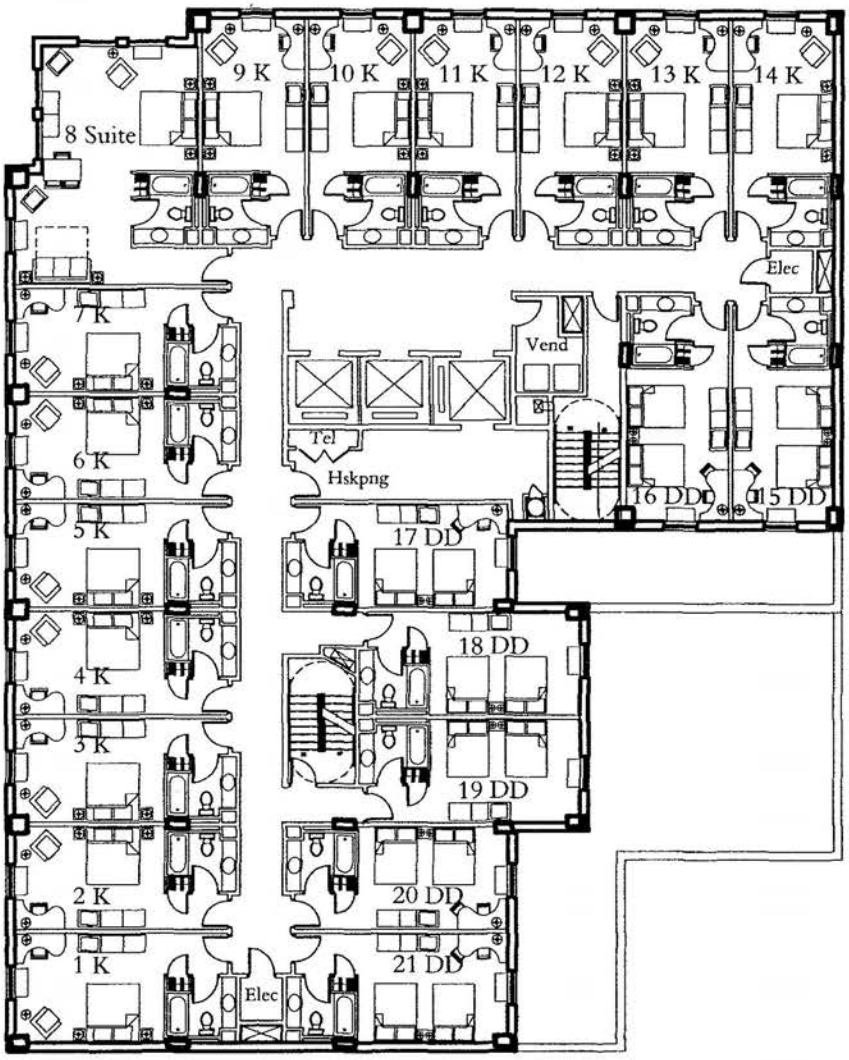
6 July 2001

18 Keys
FAR Gross Area: 10,154 sf

0 4' 8' 16'

North

BBGM



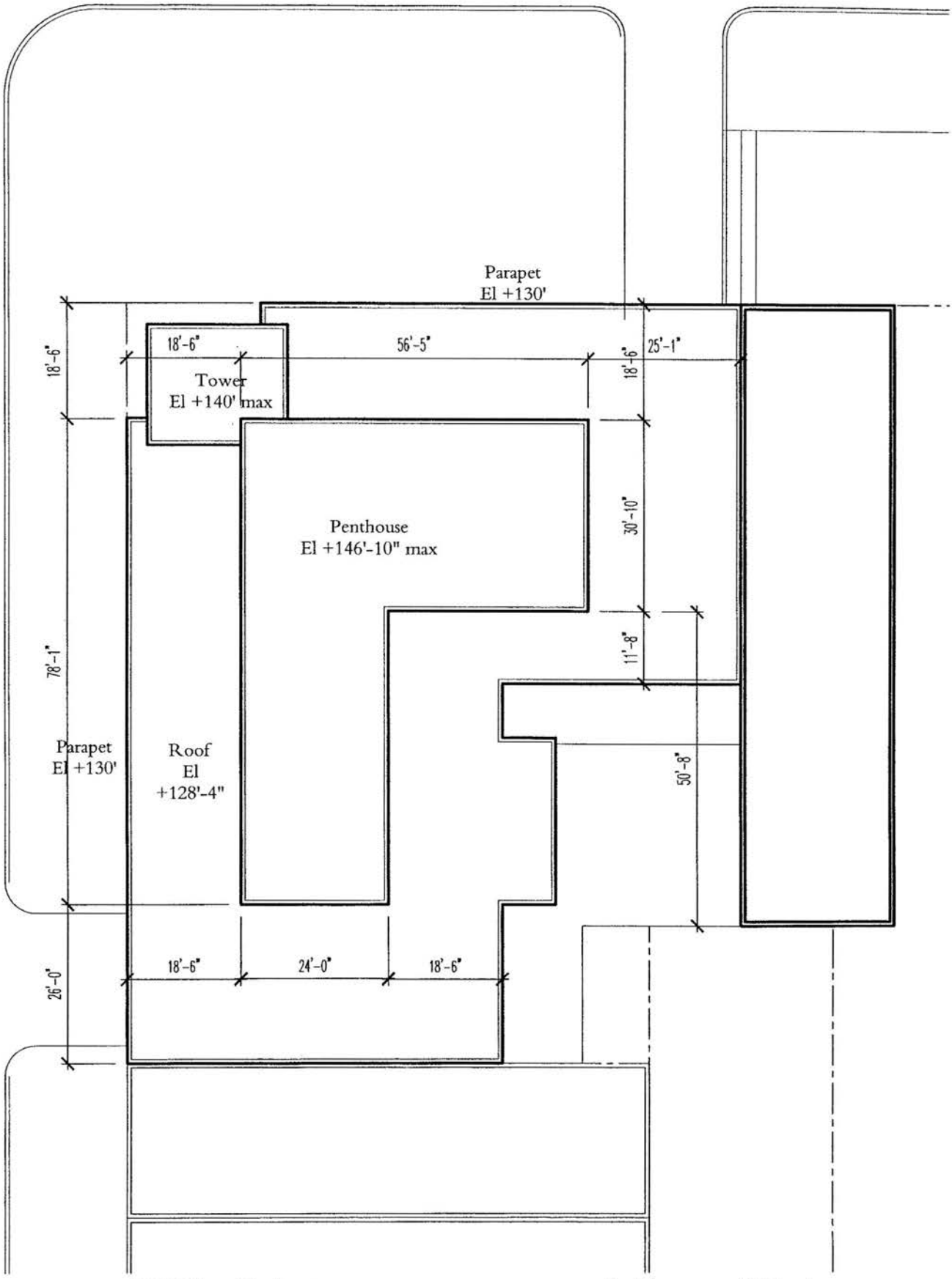
1108 K Street Northwest
HAMPTON INN
TYPICAL FLOOR PLAN
LEVELS 3 - 14
6 July 2001

21 Keys
FAR Gross Area: 9,784 sf

0 4' 8' 16'

North

BBGM



1108 K Street Northwest
HAMPTON INN
ROOF LEVEL PLAN

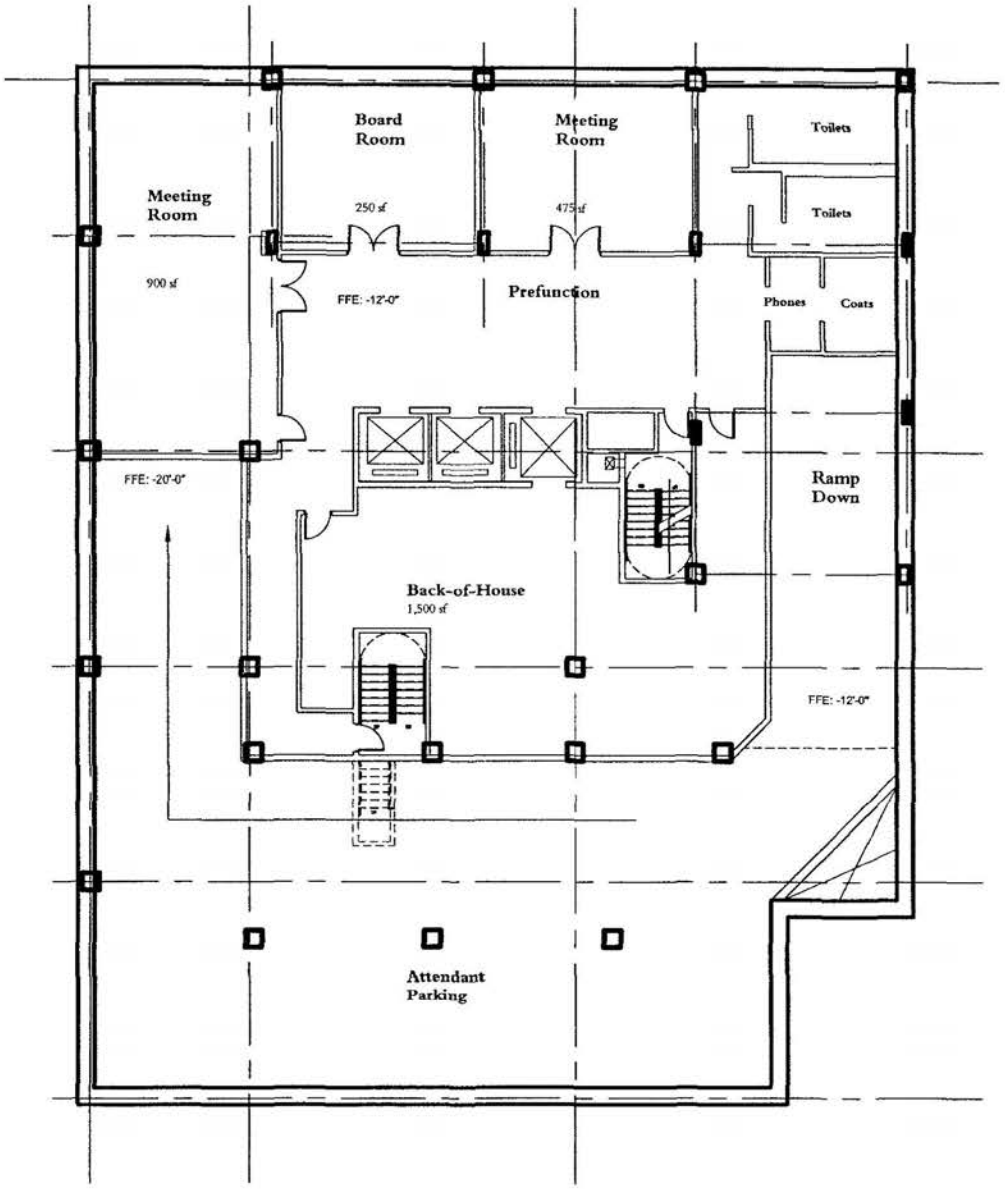
6 July 2001

Roof Area: 9,966 gsf
Penthouse Area: 2,878 gsf

0 4' 8' 16'

North

BBGM



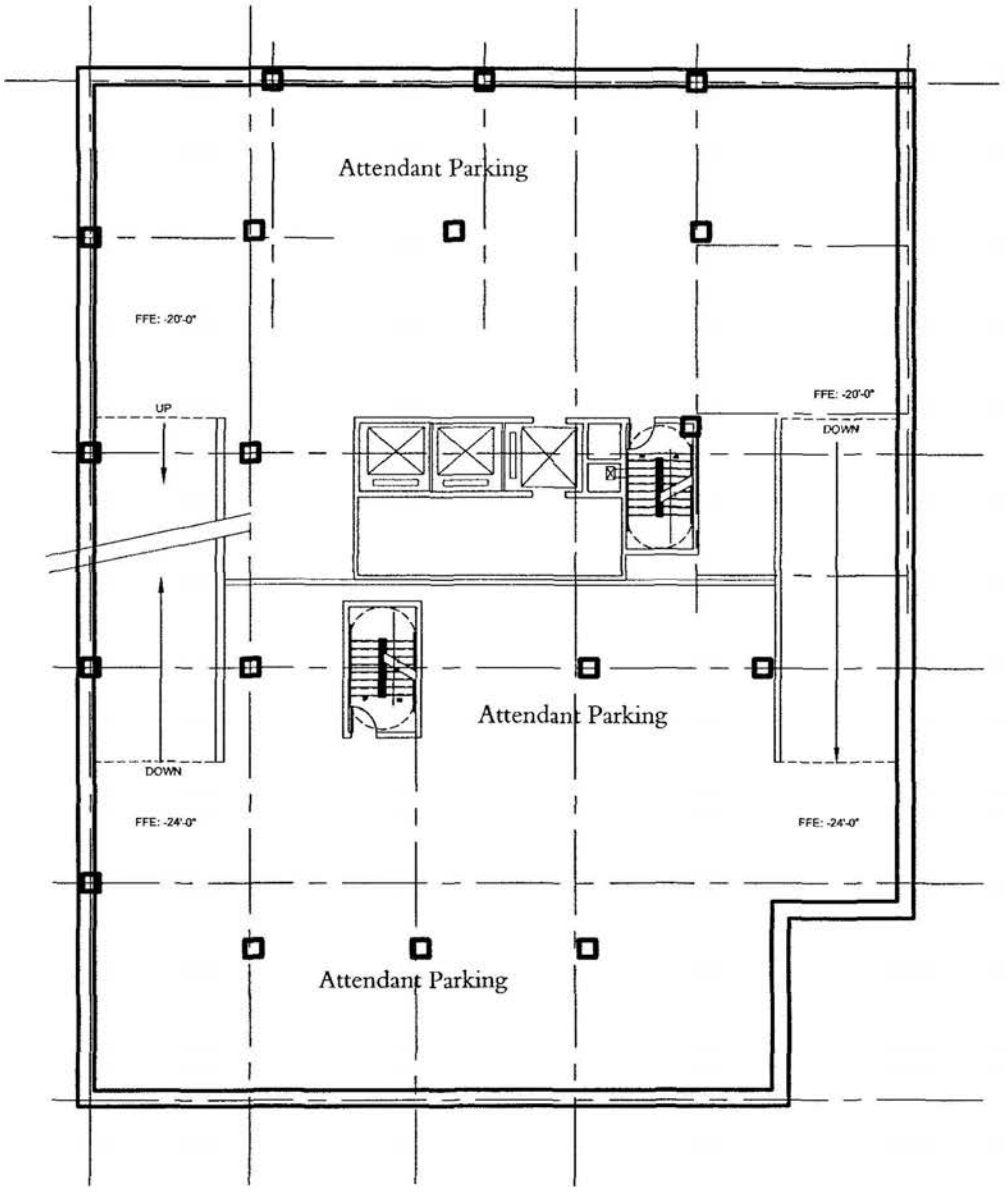
1108 K Street Northwest
HAMPTON INN
LOWER LOBBY PLAN
Level -12'
6 July 2001

Gross Floor Area: 11,888 sf
Parking Area: 3,160 sf

0 4' 8' 16'

North

BBGM



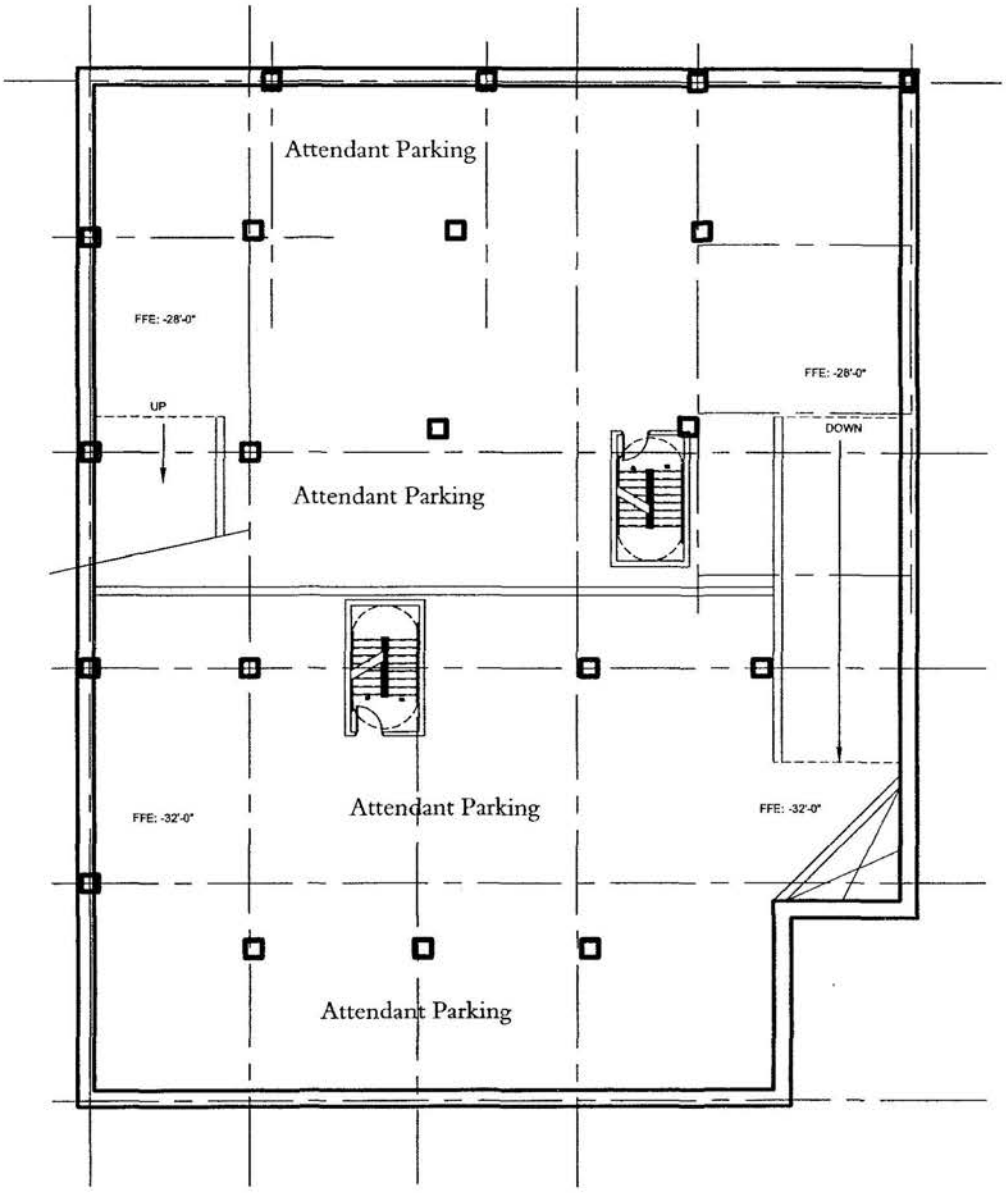
1108 K Street Northwest
HAMPTON INN
P-1 PLAN
Level -20'
6 July 2001

Parking Area: 8,455sf

0 4' 8' 16'

North

BBGM



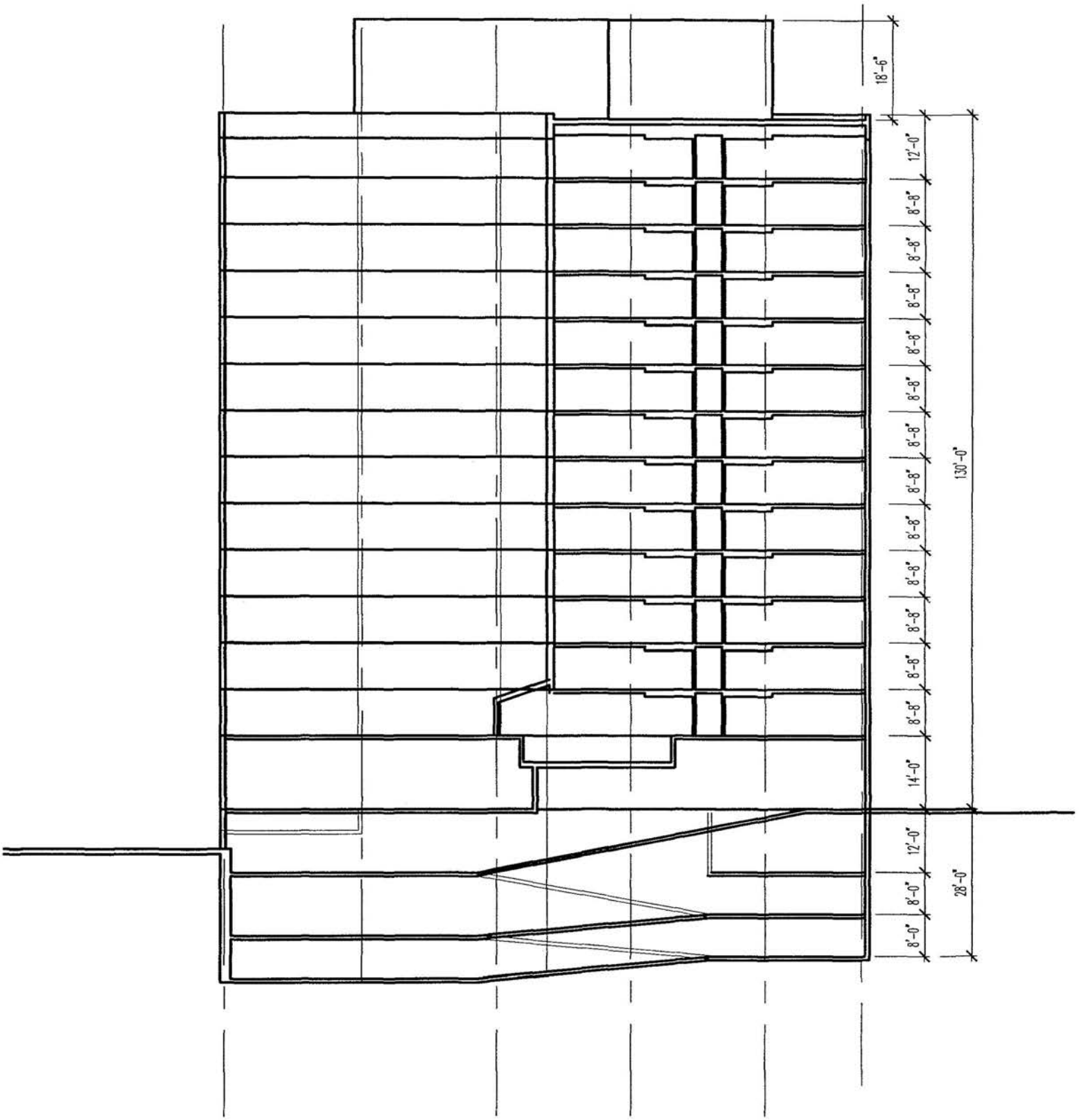
1108 K Street Northwest
HAMPTON INN
P-2 PLAN
Level -28'
6 July 2001

Parking Area: 9,040sf

0 4' 8' 16'

North

BBGM

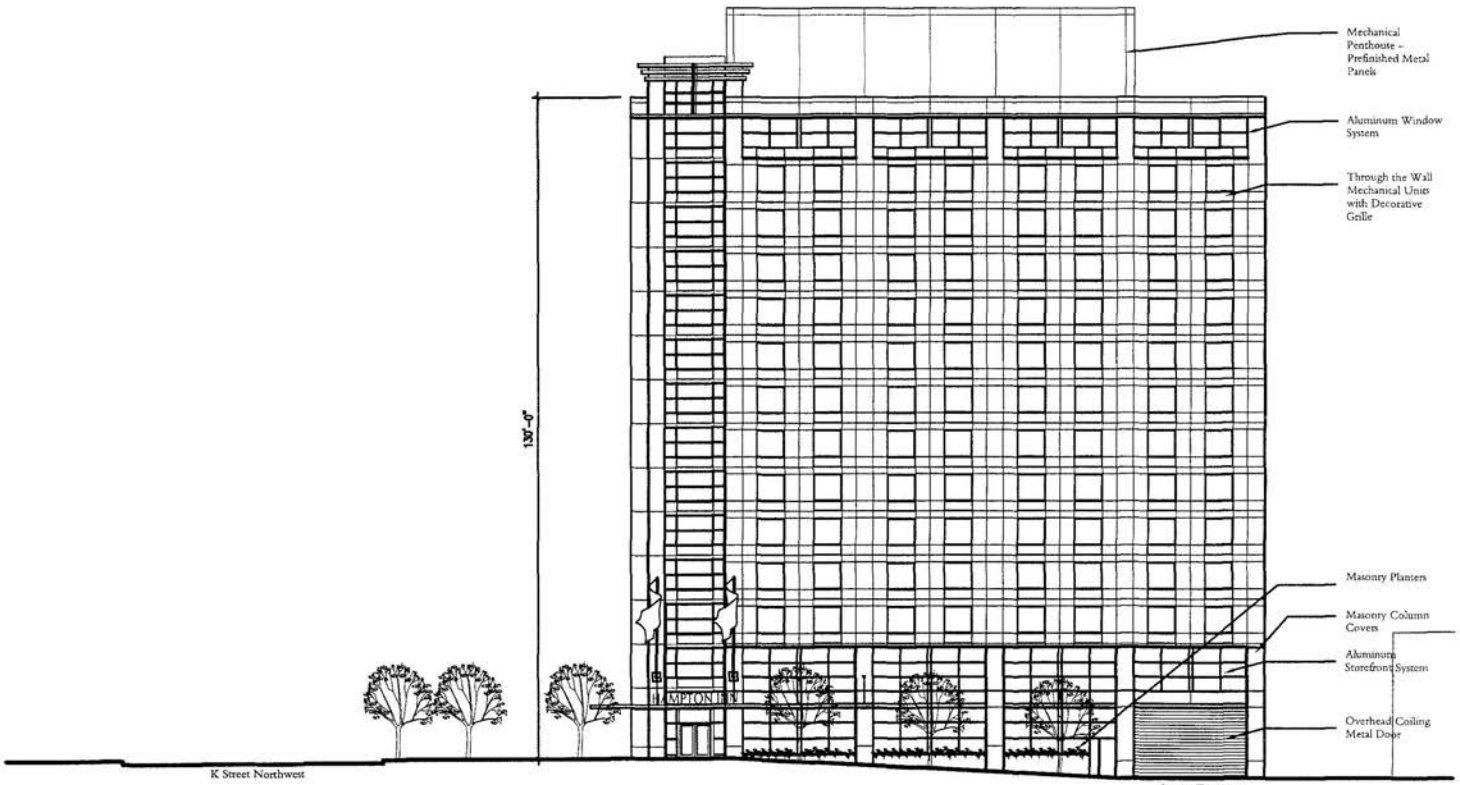


12th & K Streets Northwest
HAMPTON INN
SECTION - North /South

26 June 2001

0 4' 8' 16'

BBGM



1108 K Street Northwest
HAMPTON INN
12th STREET NORTHWEST ELEVATION
6 July 2001

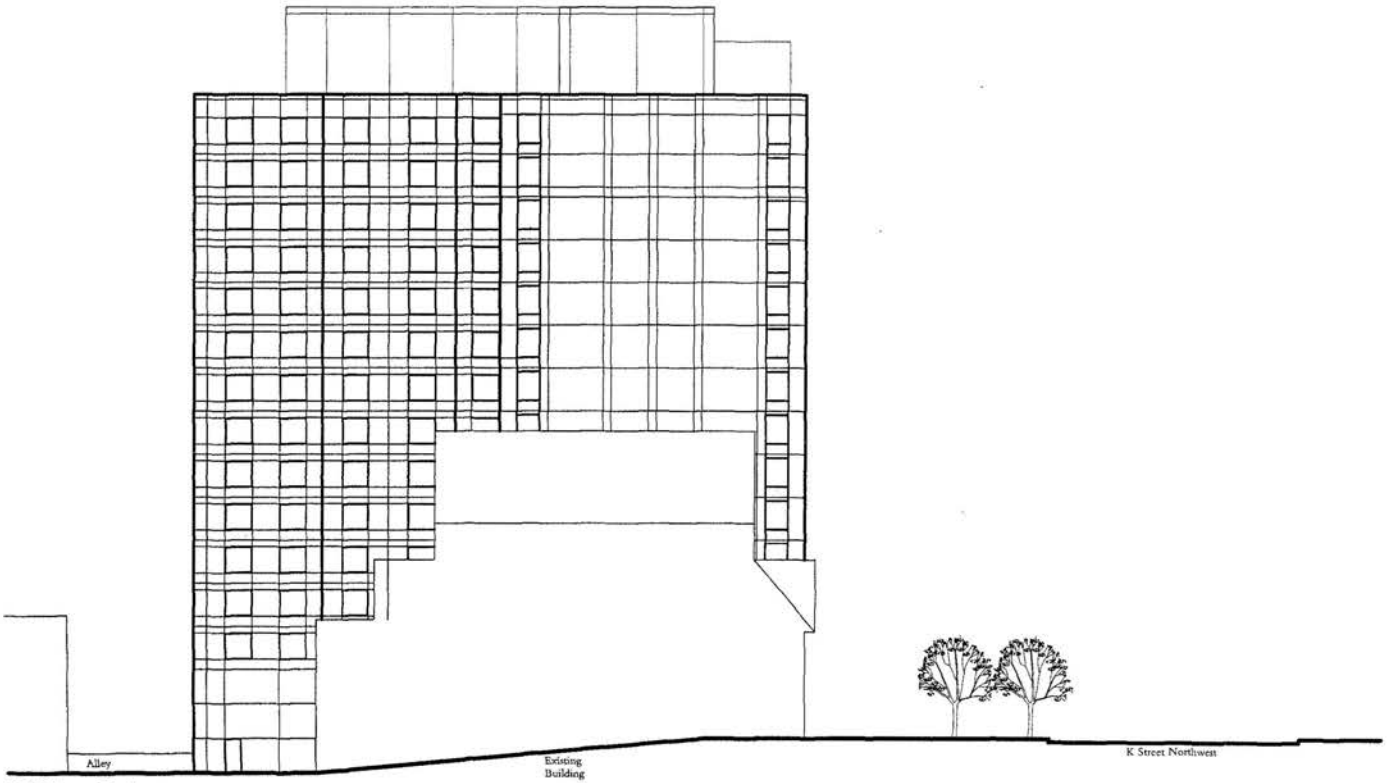
BBGM



1108 K Street Northwest
HAMPTON INN
K STREET NORTHWEST ELEVATION
6 July 2001

0 4' 8' 16'

BBGM



1108 K Street Northwest
HAMPTON INN
EAST ELEVATION
6 July 2001

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1108 K Street Northwest
HAMPTON INN
SOUTH ELEVATION
6 July 2001

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OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

I. Introduction and General Description of 1108 K Street Associates.

II. Description of proposed hotel (inn) and development plan.

III. Brief overview of financing exigencies and need for timing requirement variance (§§ 1076.13 and 1708.1(f) of the Regulations).

IV. Conclusion

WASI #1022532 v1

G

OUTLINE OF TESTIMONY OF
REPRESENTATIVE OF BRENNAN BEER GORMAN MONK
ARCHITECTS AND INTERIORS, P.L.L.C.

I. Introduction

II. Site Description

III. Description of Proposed Site Plan

IV. Roof Structure Layout

V. Parking

VI. Loading

VII. Conclusion

H

OUTLINE OF TESTIMONY OF
LAND PLANNER

I. Introduction

II. Site Location

III. Site Description

IV. Zoning

V. Description of Special Exception for proposed roof structure (§ 411.11)

VI. Compliance with Standards for the Granting of a Variance
   1. Loading requirements (§ 2201.1)
   2. Stacked parking requirements (§ 2115.9)
   3. Provisions regarding timing of the provision of required housing (§§ 1706.13 and 1706.8 (f))

VII. Conformity with Comprehensive Plan

VIII. Conclusion