GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE May 11, 2004

SUBJECT: BZA Application 17158
1101 K Street N.W.

APPLICATION
An application by JBG/Rockwood 1101 K, L.L.C. pursuant to 11 DCMR §3104 for a special exception to allow a reduction of parking spaces under Section 2108.2 by 25% from 162 to 121 for a ten-story office building.

SUMMARY RECOMMENDATION
The Office of Planning **recommends approval** of the special exception for a reduction in the parking requirements in accordance with the provisions of Section 2108.2 of the zone code.

SITE AND AREA DESCRIPTION
The subject property is located at 1101 K Street N.W., Square 316, Lots 817 & 818. The subject property is on the north side of K Street between 11th Street and 12th Street. Currently, the property is vacant and used as a pay parking lot. The main part of the parcel (lot 818) is zoned DD/C-3-C, while the northern portion of the parcel is zoned DD/C-2-C. To the west is the Four Seasons Hotel and to the north, east, and south are office and retail uses. The surrounding area is all commercial zoning within the Downtown Development Overlay District.

PROJECT DESCRIPTION
The applicant is proposing a ten-story office building with four basement levels. The building will have retail stores on the ground floor with office uses above. The first basement level and part of the second will be used for office and fitness center space. The remaining two and one half levels underground will be used for parking. The project

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will provide 169 spaces, seven more than required, however 48 of those will be vault spaces underneath public property and therefore not counted in the on-site parking and requiring special exception relief.

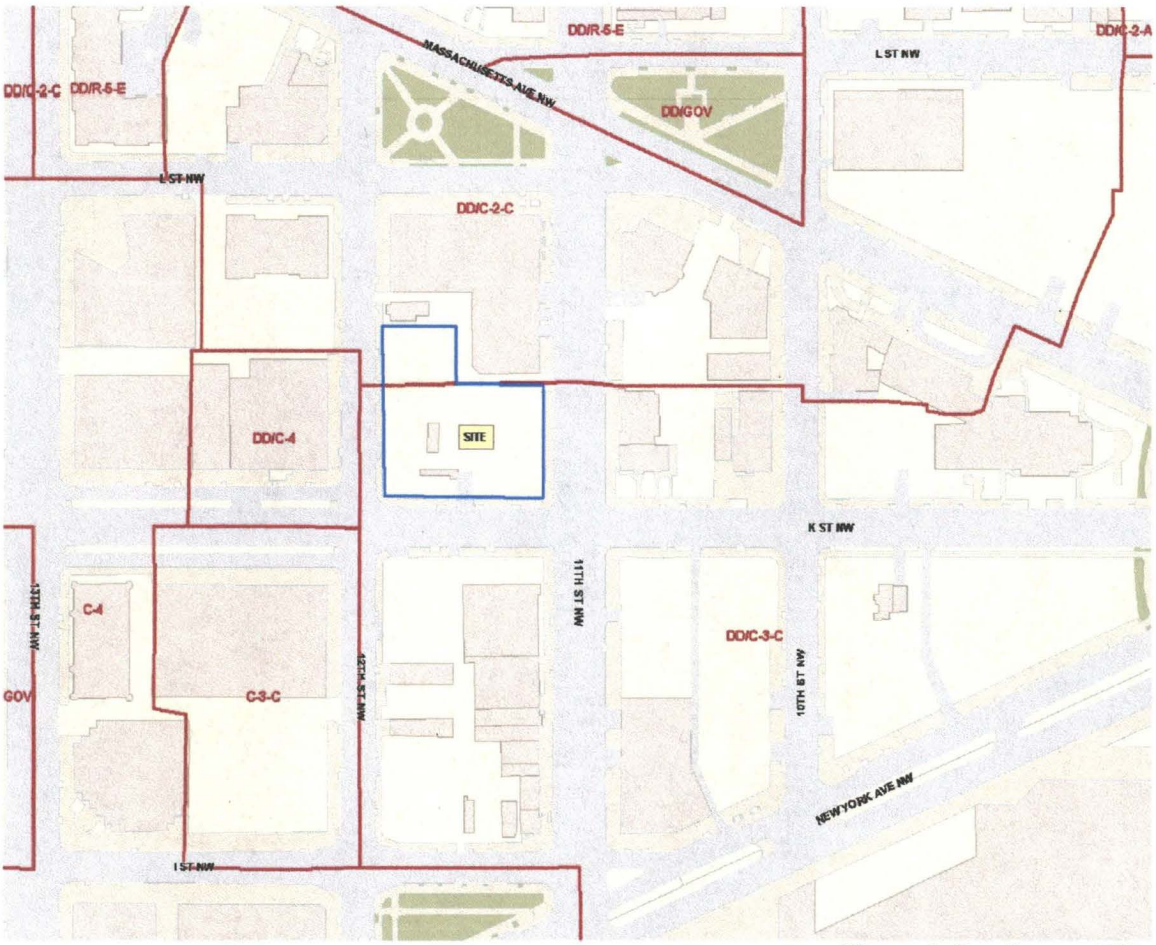


Figure 1: Development Site

ZONING REQUIREMENTS

The proposed building meets all of the bulk requirements of the zone code, including height, FAR, and lot occupancy. Loading berths are provided as required by the code. The only relief required for the proposal is from the 162 on-site parking spaces required by §2101.1. Both lots of the site are subject to the Downtown Development Overlay District.

Section	Item	Allowed/Required	Requested	Deviation
1706.7	FAR	9.57	9.49	N/A
1701.7	Height	130'	130'	N/A
2101.1	Parking	162	121	41

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SPECIAL EXCEPTION RELIEF
Relief may be granted from the requirements of §2101.1 under Section 2108, provided the amount of required parking not be reduced by more than 25% and that the Board shall give consideration to the standards of §2108.3.

§3104.1 states:
The Board is authorized to grant special exceptions, as provided in this title, where, in the judgment of the Board, the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map subject in each case to the special conditions specified in this title

§2108.3 requires consideration of the following:

(a) *Nature and location of the structure;*

(b) *Maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;*

(c) *Amount of traffic congestion existing or that the building or structure can reasonably be expected to create in the neighborhood;*

(d) *Quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood that can reasonably be expected to be available when the building or structure is in use; and*

(e) *Proximity to public transportation, particularly Metrorail stations, and the availability of public transportation service in the area or a ride-sharing program approved by the D.C. Department of Transportation.*

This project is an office building with ground floor retail located at the east end of a strong corridor of similar uses along K Street. The building and use are compatible with the surrounding neighborhood and the downtown development area in general. Moreover, this project is being developed as part of a combined lot development under the provisions of the Downtown Development Overlay District. The proposed use is consistent with the zoning code and comprehensive plan for this site.

The site is well served by public transportation. The Metro Center Metrorail station has entrances two blocks to the south of the proposed building. In addition, there is a significant amount of public parking in the immediate vicinity of this block available to retailers and the other likely users of this building. The quantity of public parking in the area combined with the availability of public transportation can reasonably be expected to meet the demands of the proposed building when it is in use. Moreover, the

amount of traffic created and the number of employees and customers using the building should not be inappropriate for the neighborhood or have any significant undue impacts.

This development proposal, while technically providing 121 parking spaces on-site, actually provides seven more than the required 162 spaces in the building. Only the fact that 48 of the spaces are located under public property requires the applicant to submit this application. The number of parking spaces in the building, therefore, is similar to and greater than the amount required for a matter-of-right development. This means that the granting of this application would have no adverse impacts on traffic or neighborhood parking that would not result from the matter-of-right development; and further, it would be in harmony with the purpose and intent of the Zoning Regulations.

Based on the above analysis, OP concludes that, given consideration of the issues of §2108.3, the application meets the standards of §2108 for a reduction in parking requirements.

AGENCY COMMENTS

DDOT was provided a copy of this application. In a phone conversation with OP on May 3, 2004, DDOT informed OP that there were no concerns with the application.

COMMUNITY COMMENTS

OP received a letter from ANC 2F dated April 8th, 2004 unanimously recommending approval of the application. OP is aware of no other comments from the neighborhood on this project.

CONCLUSION

The Office of Planning concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3104.1 and Section 2108 of the Zoning Regulations, for the granting of a special exception to reduce the number of required parking spaces at 1101 K Street N.W. The request can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the Zoning Regulations.

The Office of Planning **recommends approval** of the special exception by the Board of Zoning Adjustment to allow the reduction in parking requirements for the property at 1101 K Street N.W.