GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: May 10, 2004

SUBJECT: BZA Application No. 17158 – Special Exception for a 25 percent reduction in the required parking to allow the construction of a mixed-use retail/office building at 1101 K Street, NW, Square 316, Lots 817 and 818, zoned DD/C-2-C and DD/C-3-C

The District Department of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation aspects of the proposal.

The applicant proposes to construct a commercial retail/office building on the subject vacant lot. The proposed building will include 14,802 square feet of ground floor retail space and 256,909 square feet of office space on floors 2 through 9. The project is located at the western edge of the Downtown Development District and fronts on K Street, between 11th and 12th Streets, NW.

The applicant seeks a special exception to reduce the number of required parking within the lot lines by 25 percent so as to provide additional tenant space on the B2 level. The applicant states that the flexibility is sought in order to provide the necessary space desired by tenants for Class A building in the District.

In the present case, the applicant is required to provide a total of 161 parking spaces in accordance with the Zoning Regulations. However, the applicant is proposing to provide 72 standard, 45 compact and four (4) handicapped parking spaces or 75 percent of the required spaces within the property lines. The applicant proposes to provide an additional 48 spaces to be located in the adjacent vault space for a total of 171 parking spaces or 10 more spaces above the zoning codes.

Board of Zoning Adjustment
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CASE NO. 17158
EXHIBIT NO. 30

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DDOT notes that the project is centrally located to and accessible by public transportation, including the Yellow/Green, Red and Orange/Blue lines of Metro as well as the Metrobus system. In our judgment, the proposed parking supply will have a positive impact, in that it will support existing and proposed retail in the area. Therefore, DDOT has no objection to the proposal.