

An architectural rendering of a modern parking structure with a curved, light-colored facade. Several cars are parked inside the structure. In the foreground, there is a paved plaza with some people sitting on a low concrete wall and one person standing. The background features lush green trees and a clear sky.

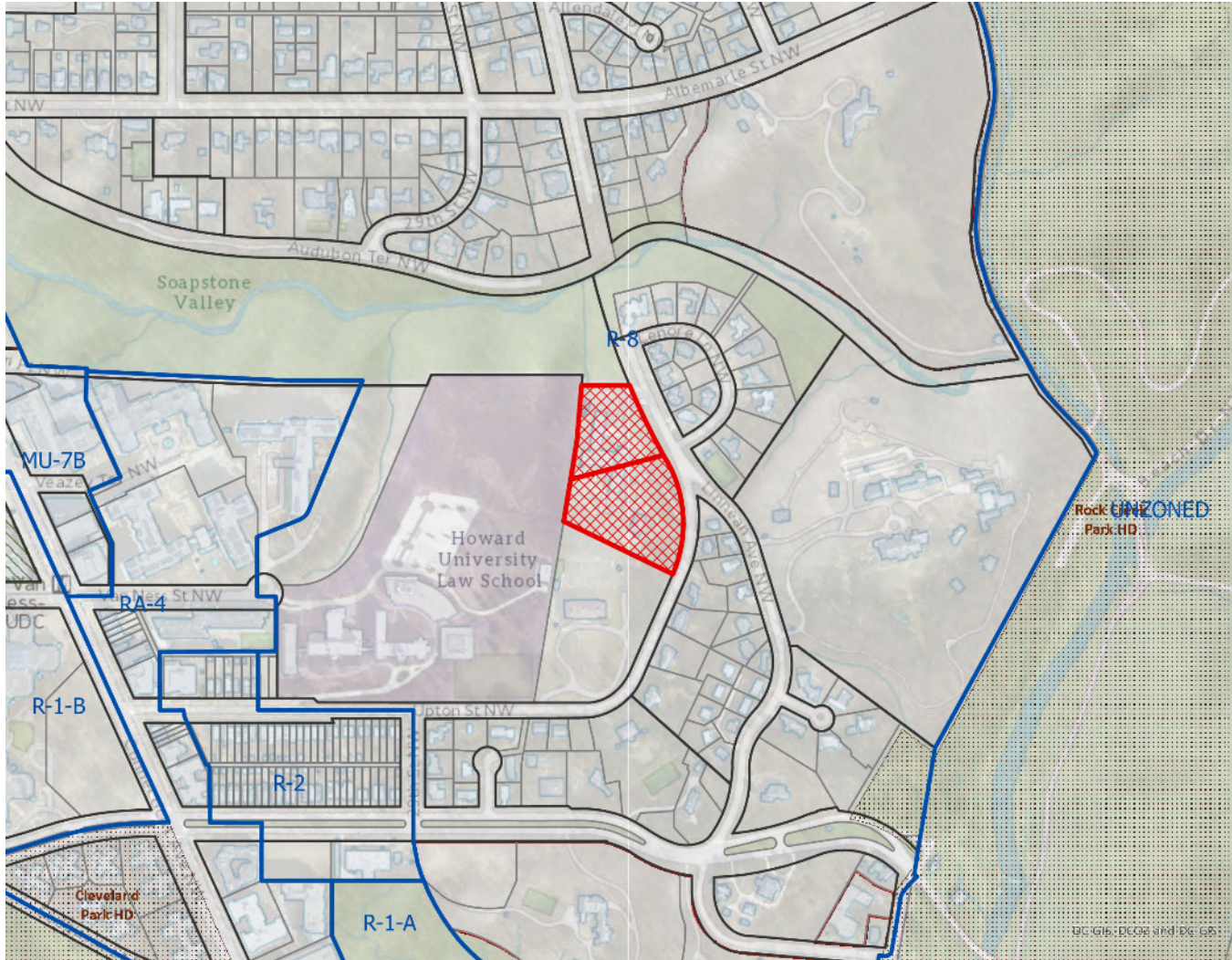
Embassy of the Kingdom of the Netherlands Parking Structure Replacement Project

BZA Application No. 20887

BZA Public Hearing

May 10, 2023

SUBJECT PROPERTY



- 4200 Linnean Avenue NW
(Square 2049, Lots 807 and 808)
- Located in R-8 zone (low-density residential)
- Land Area: ~4.3 acres
- Surrounding context:
 - West: Howard University Law School Campus
 - North: Soapstone Valley Park (NPS)
 - East: Residential and Hillwood Estate Museum and Gardens
 - South: Levine School of Music
- Approx. 0.4 miles to Connecticut Avenue corridor
- Approx. 0.5 miles to International Chancery Center

SUBJECT PROPERTY

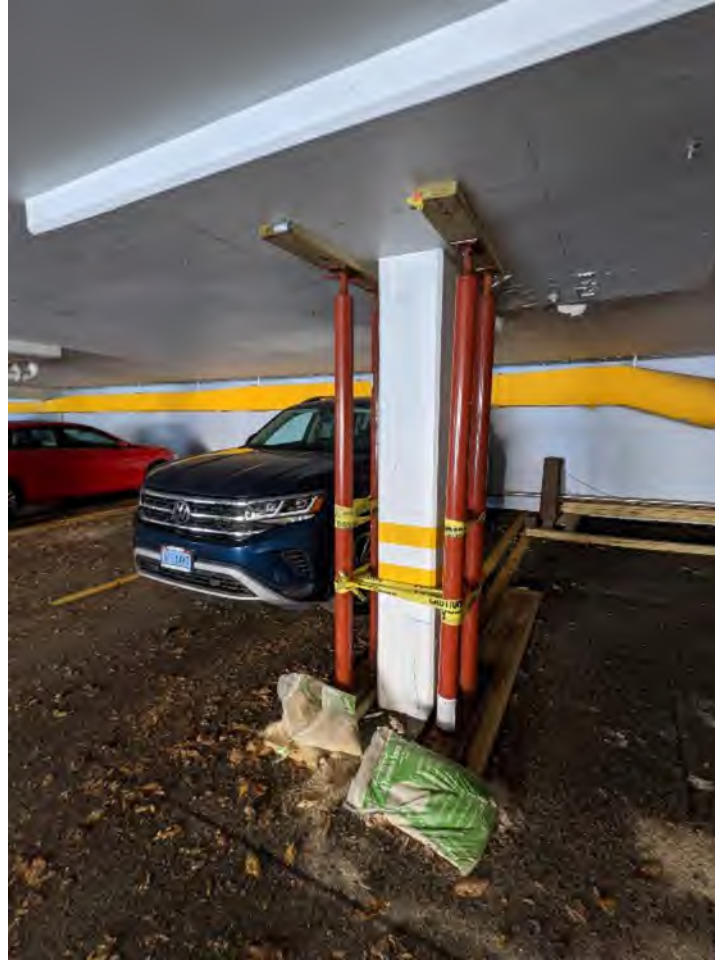


- Chancery and Deputy Ambassador's residence
- Residence constructed in 1920s
- Embassy acquired property in 1960
- Chancery and existing parking structure constructed in 1961
- Parking structure:
 - Three levels with ~81 spaces
 - No internal pedestrian connections
 - Steep drive aisle with accessibility issues
 - 100% impervious with no storm water management
 - No major modernizations since construction
 - Temporary measures in place to address structural deficiencies

SUBJECT PROPERTY



EXISTING PARKING STRUCTURE



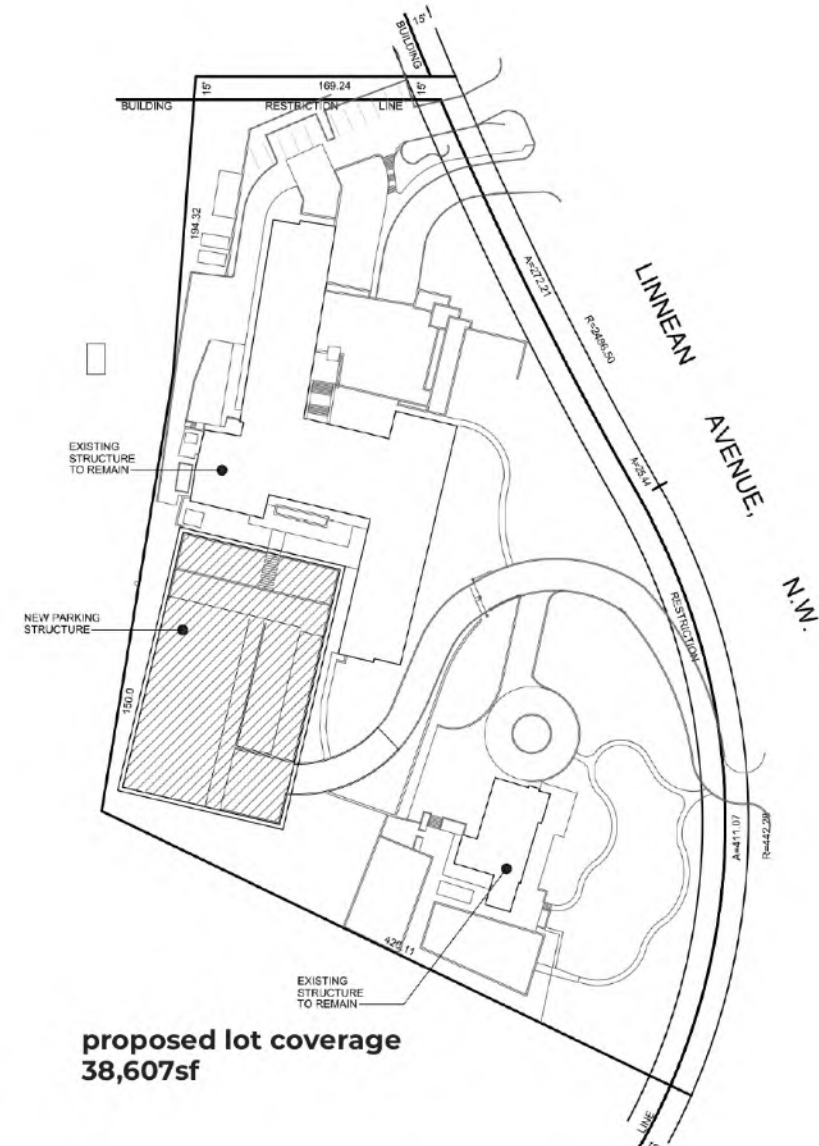
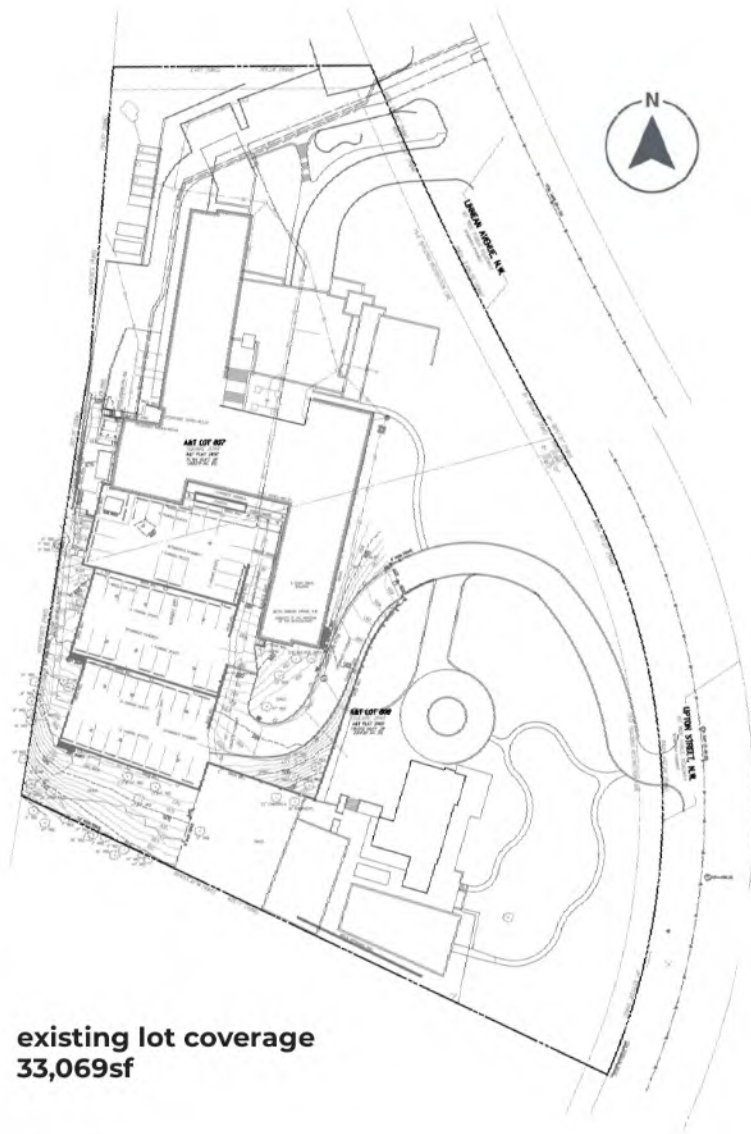
PROPOSED PARKING STRUCTURE REPLACEMENT



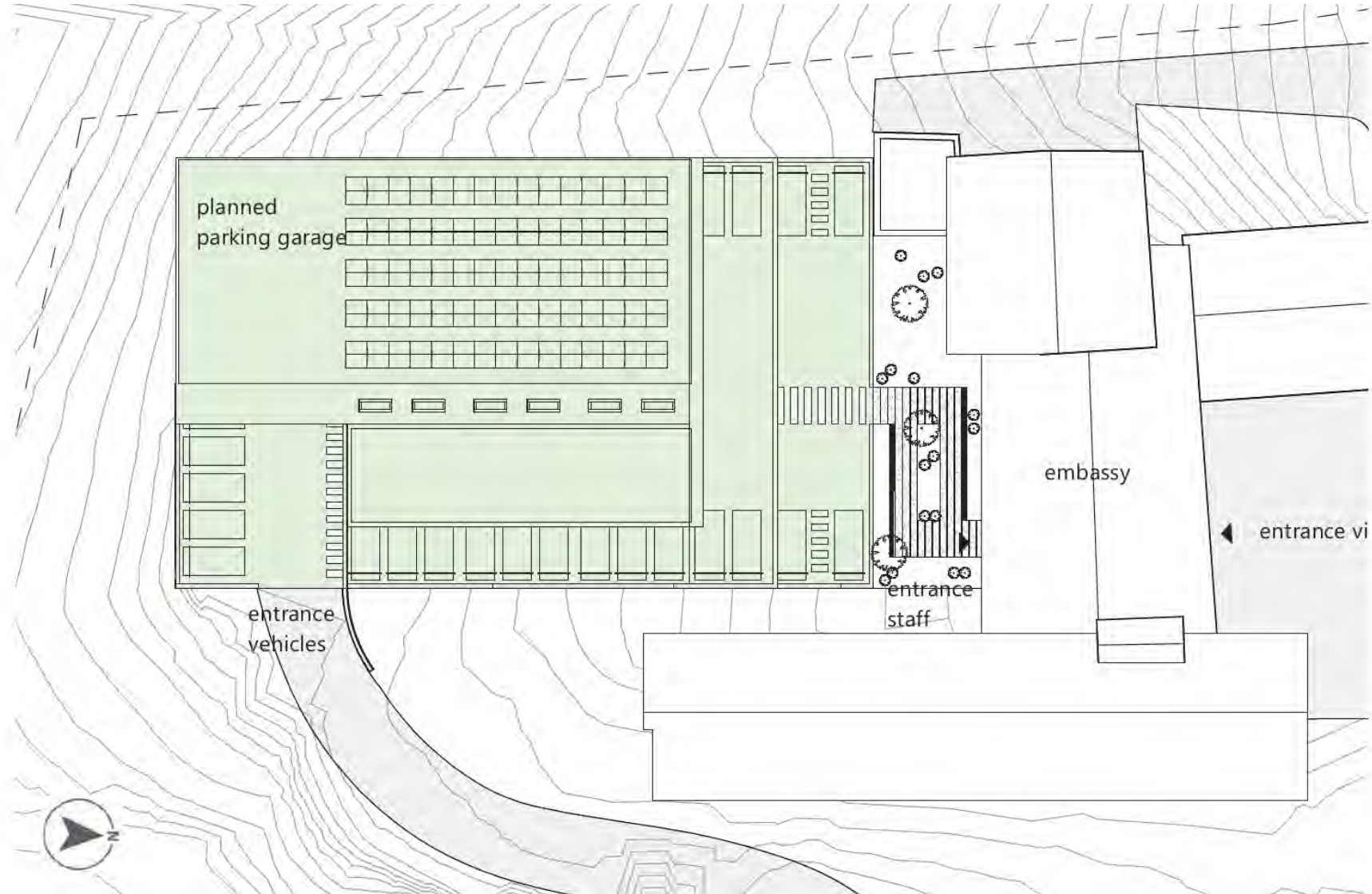
- Similar in size, height, and number of parking spaces compared to existing parking garage
- Improved vehicular circulation
- Improved pedestrian safety and experience
- Sustainable development (green roof, bioretention, solar panels)



PROPOSED PARKING STRUCTURE REPLACEMENT

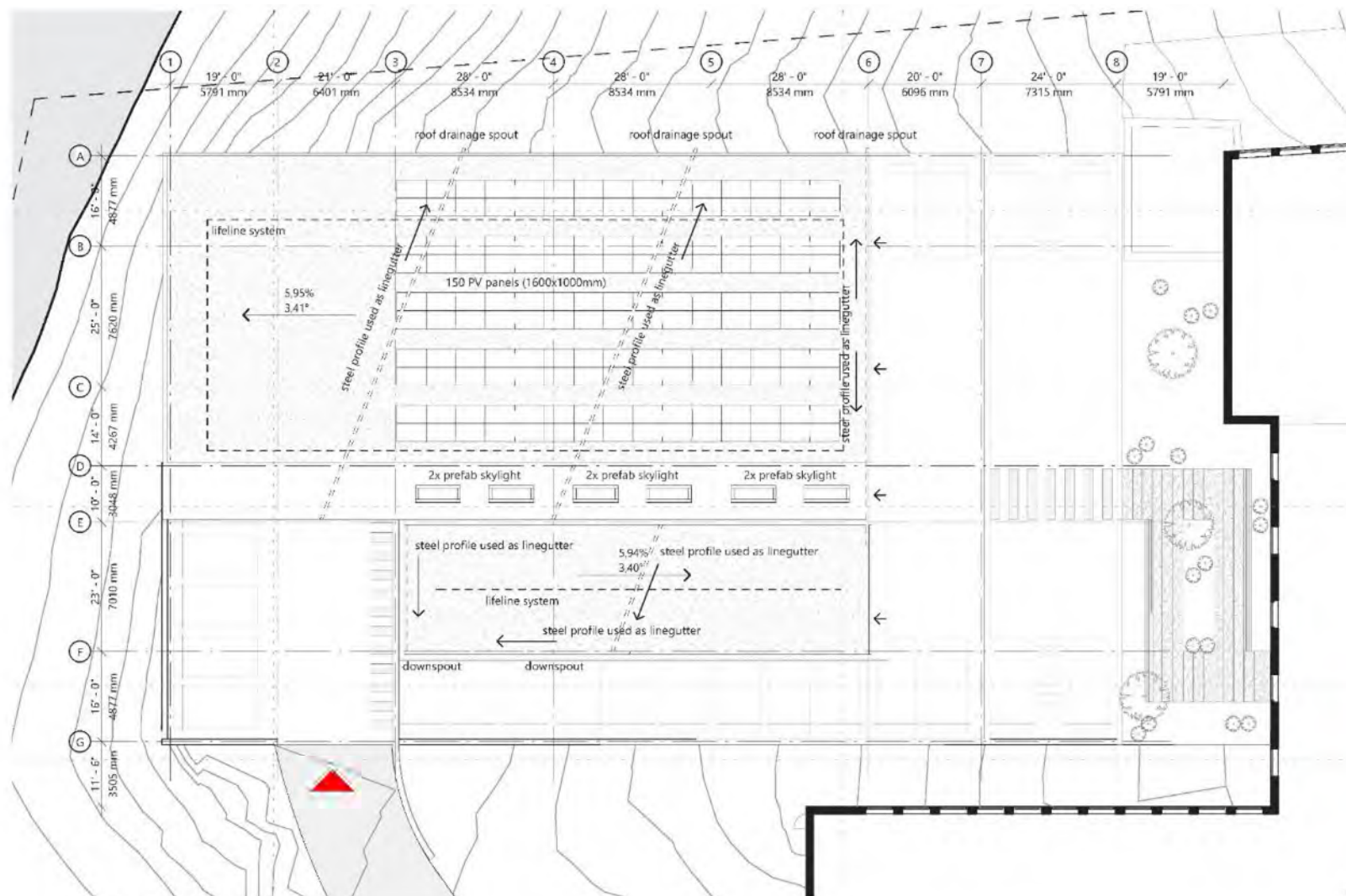


PROPOSED PARKING STRUCTURE REPLACEMENT



Final embassy entry plaza, landscaping, and bioretention area design subject to change based upon availability at time of construction and potential need for adjustments to comply with applicable building code and environmental regulations.

PROPOSED PARKING STRUCTURE REPLACEMENT

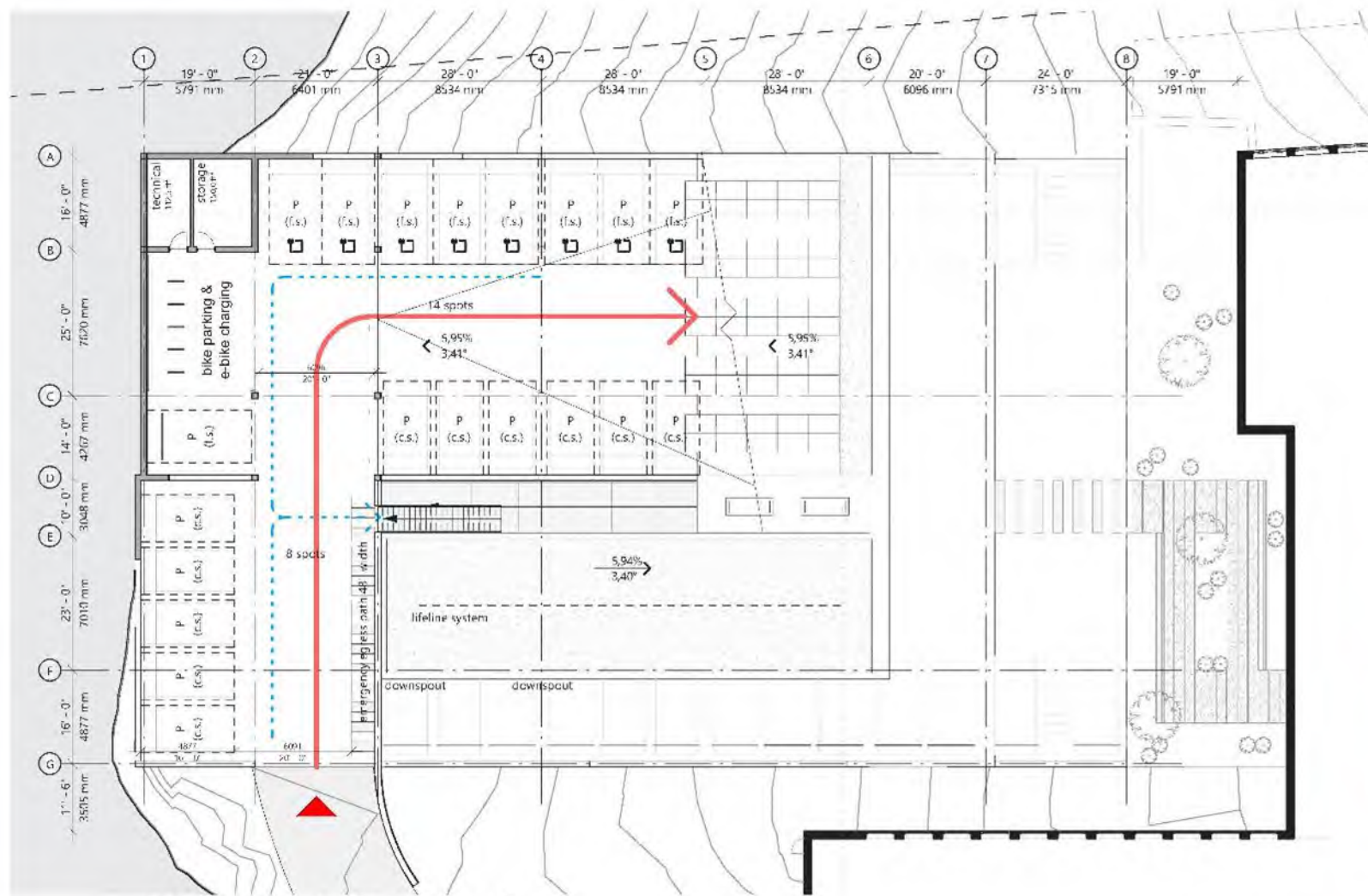


Proposed Roof Plan



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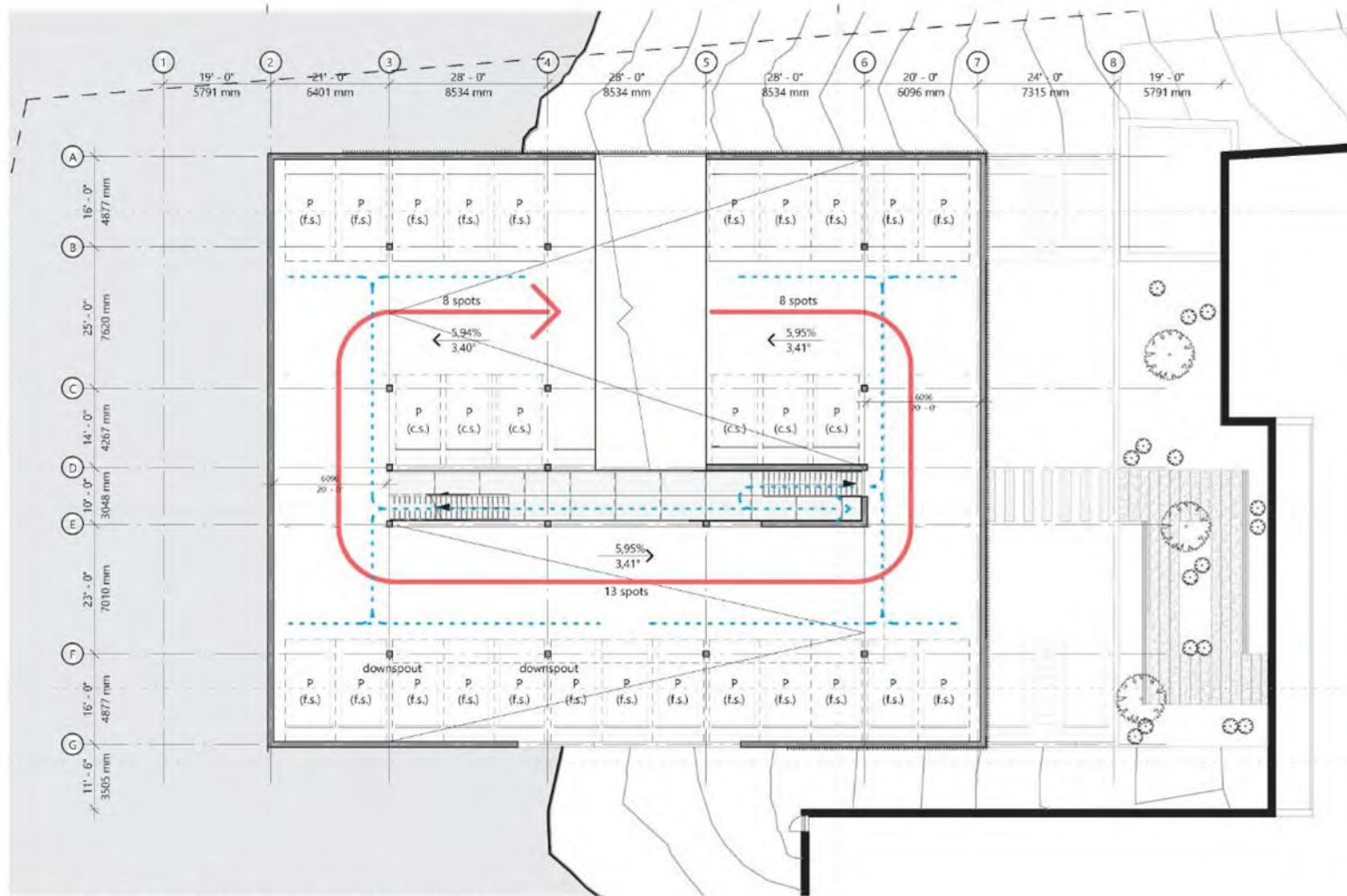


Proposed Upper Level Floorplan



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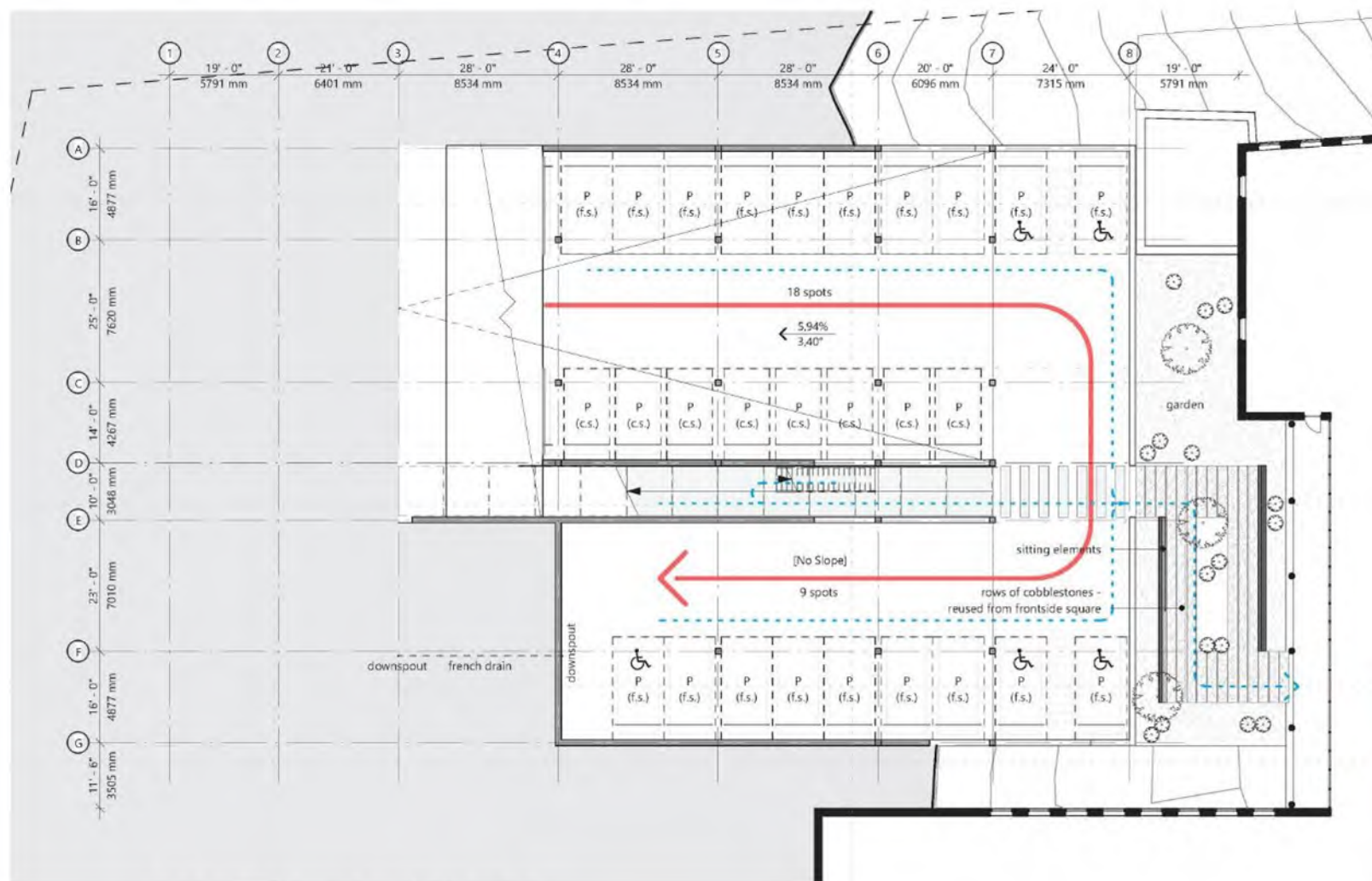


Proposed Intermediate Level Floorplan



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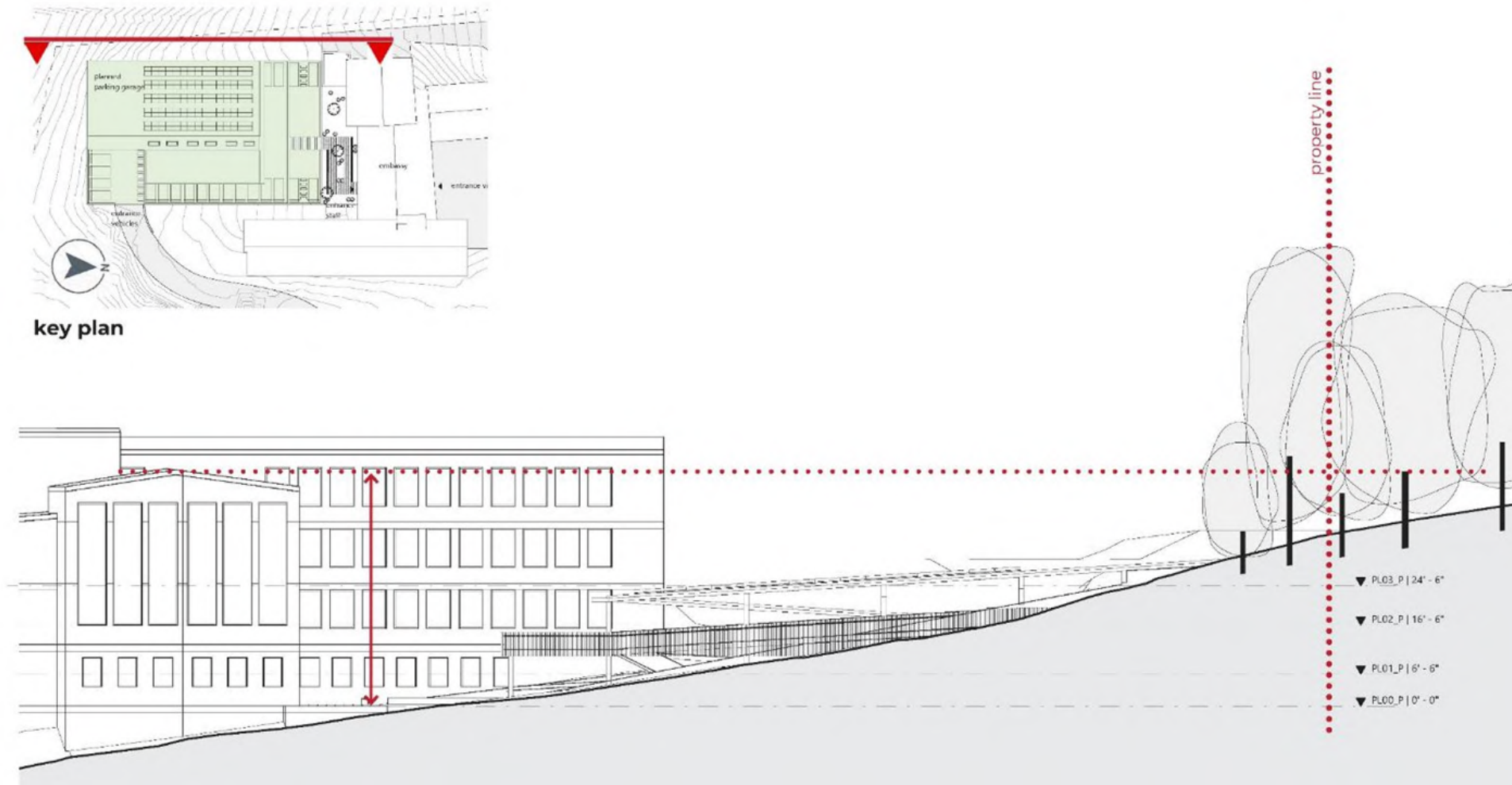


Proposed Lower Level Floorplan



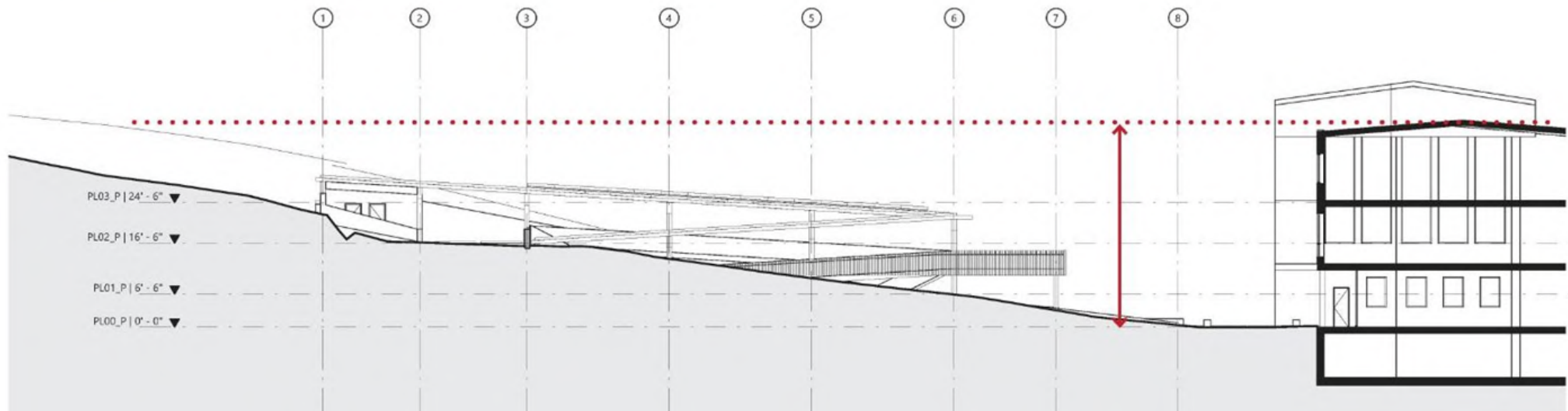
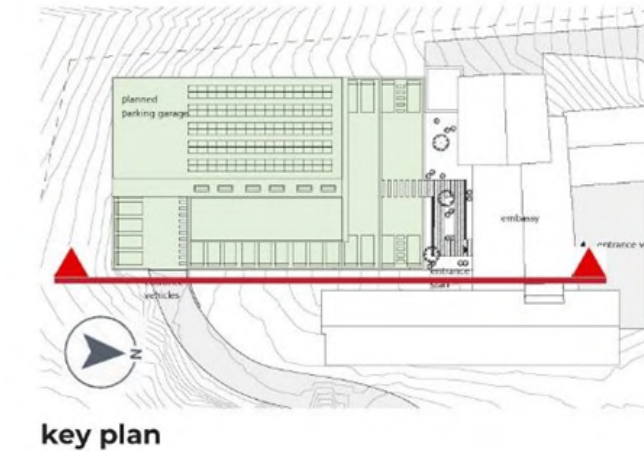
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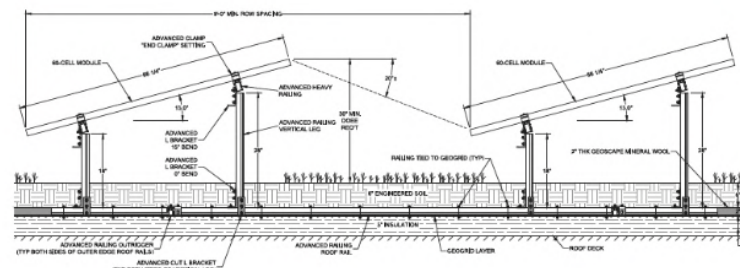


Final embassy entry plaza, landscaping, and bioretention area design subject to change based upon availability at time of construction and potential need for adjustments to comply with applicable building code and environmental regulations.

PROPOSED PARKING STRUCTURE REPLACEMENT



solar green roof on upper sloped roof



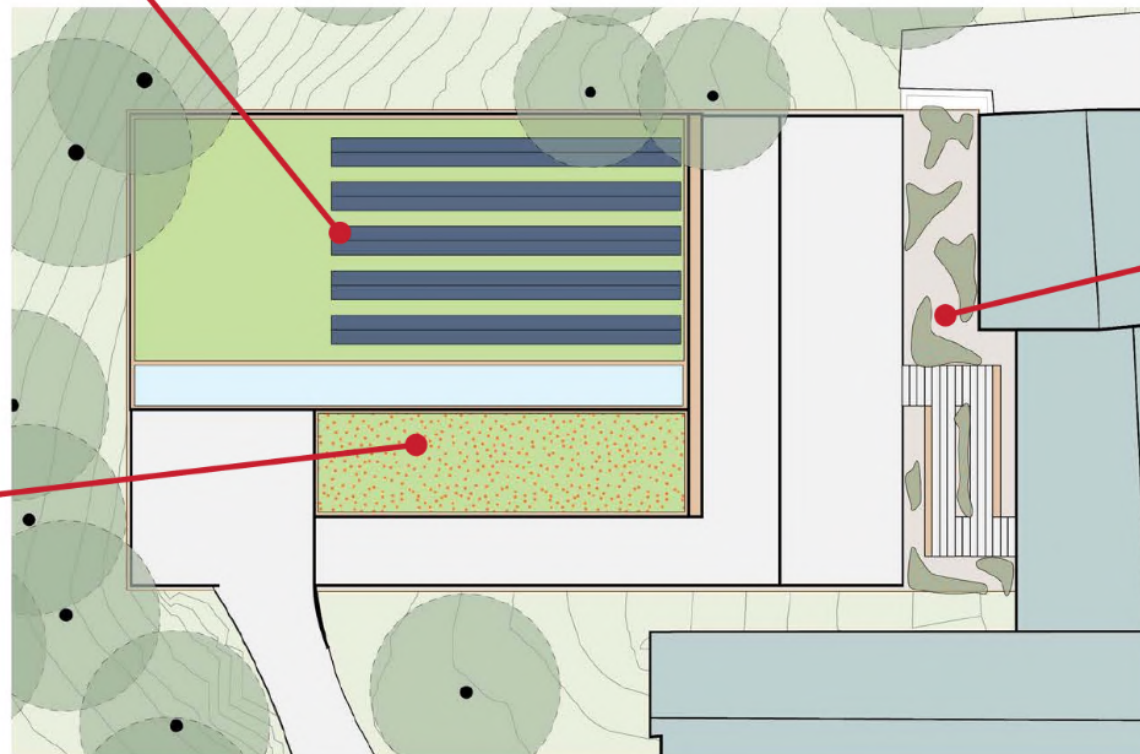
solar green roof section detail



gravel edge surrounding perimeter



flower garden on first roof



Green Roof and Site Design



bio-retention basin



led garden/pathway fixtures



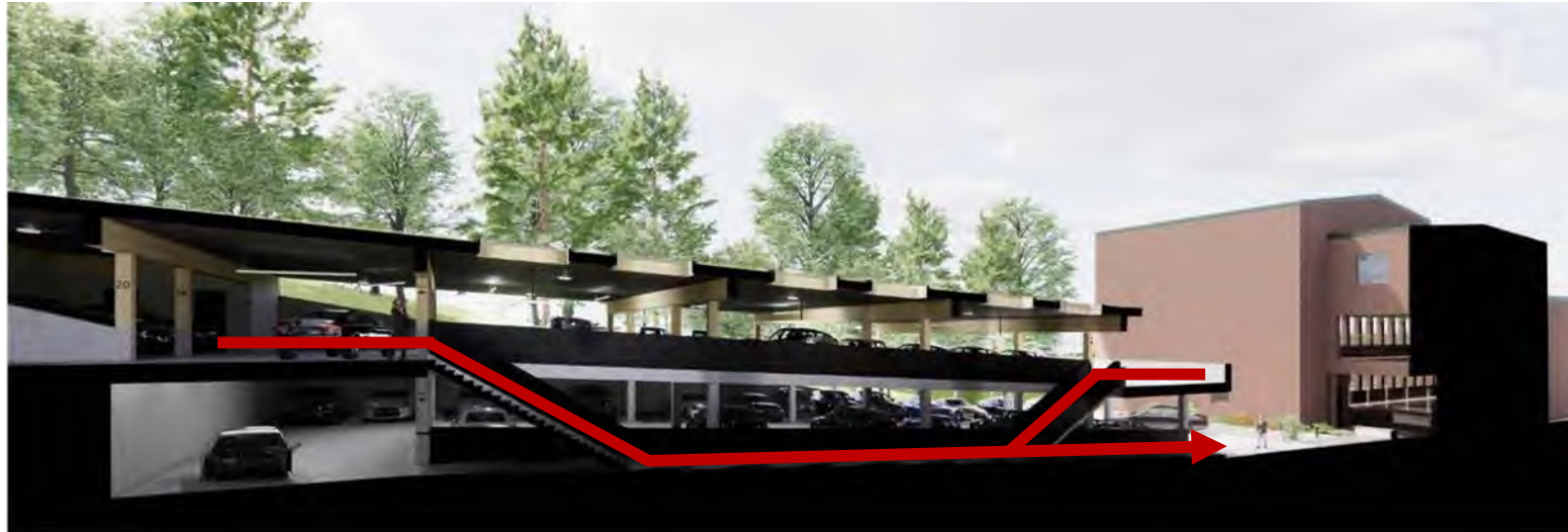
flowers in a gravel surface



concrete/timber exterior benches

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PROPOSED TEMPORARY PUBLIC SPACE IMPROVEMENTS (11-X DCMR § 203.7)



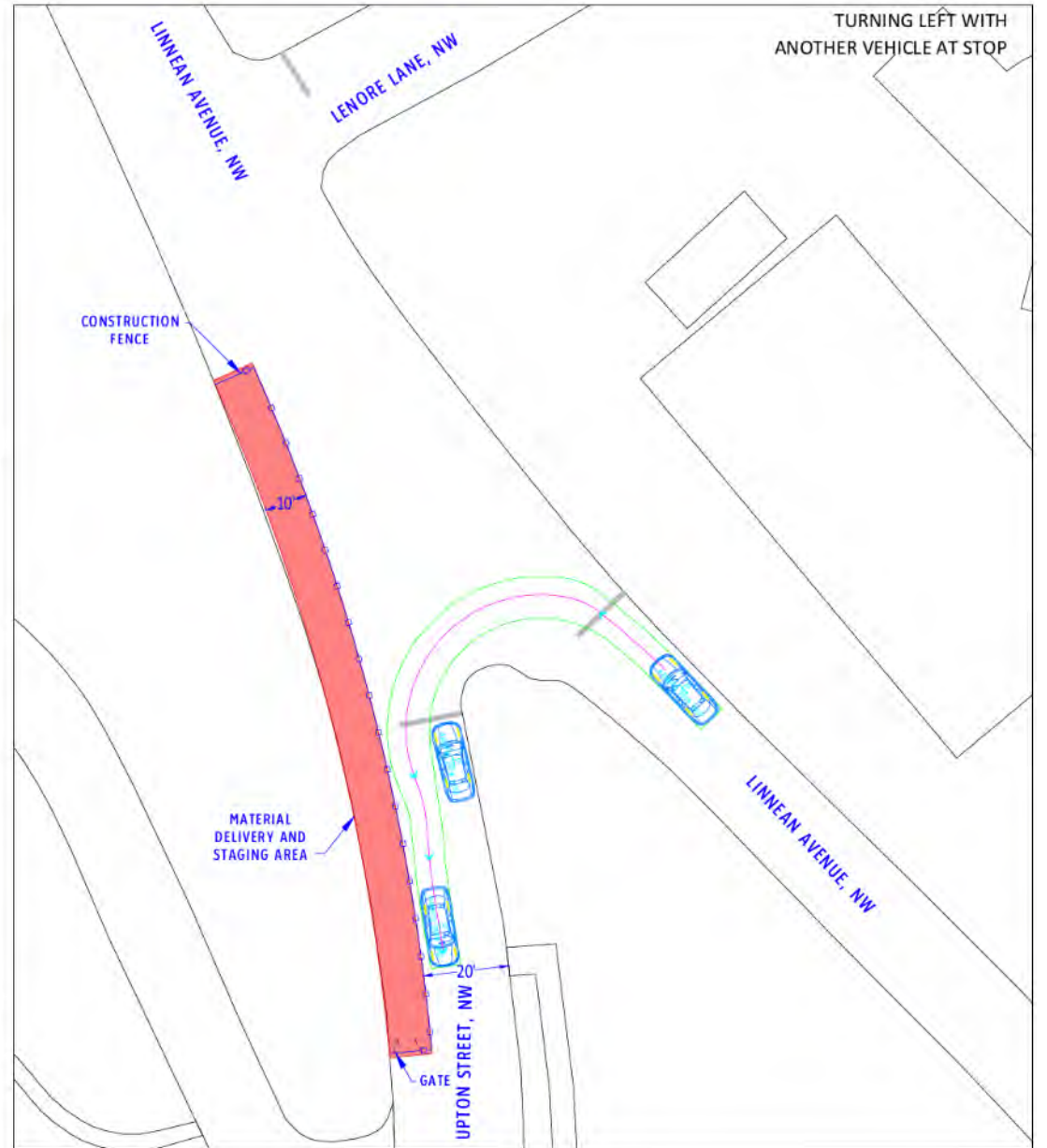
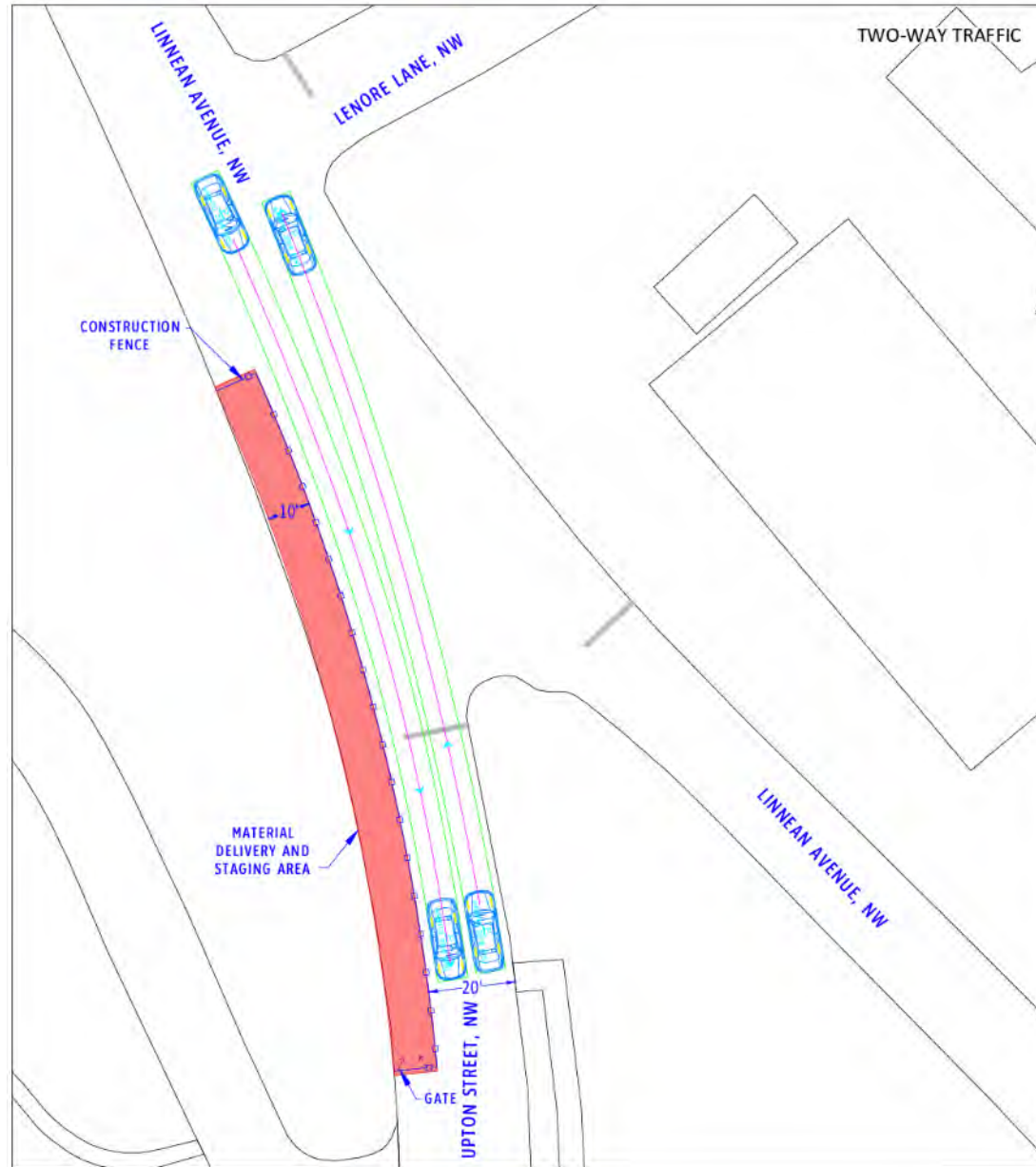
Contractor field office and temporary facilities located on embassy grounds on existing paved areas.

Temporary material storage and staging area against curb. Total zone length approximately 150 feet (approximately 8-9 parking spaces). Zone width limited 10 feet from curb to preserve full, existing clear roadway for two-way vehicle traffic.

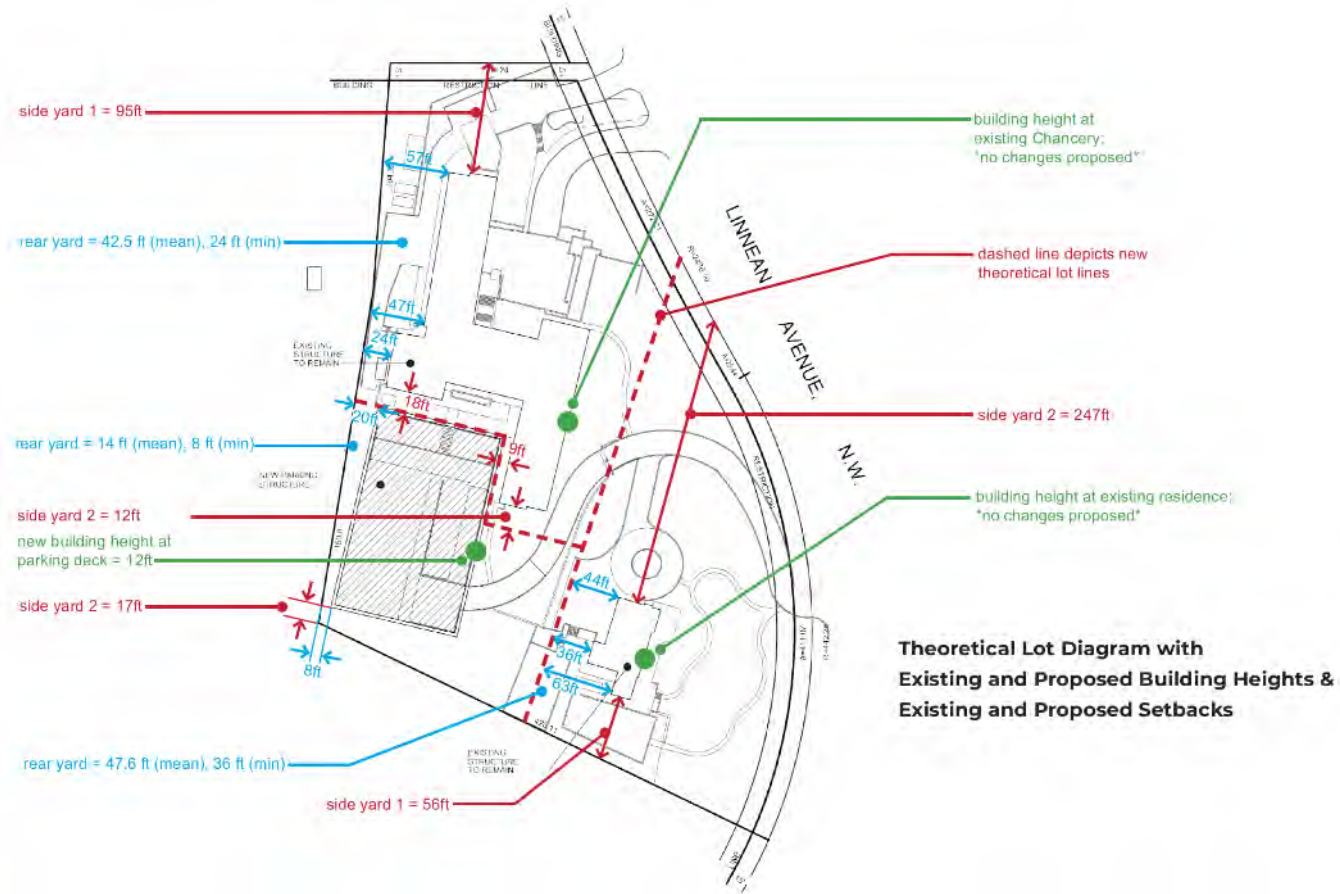


existing southern driveway will serve as construction entrance

PROPOSED TEMPORARY PUBLIC SPACE IMPROVEMENTS (11-X DCMR § 203.7)



AREAS OF ZONING RELIEF (11-X DCMR § 203.7)



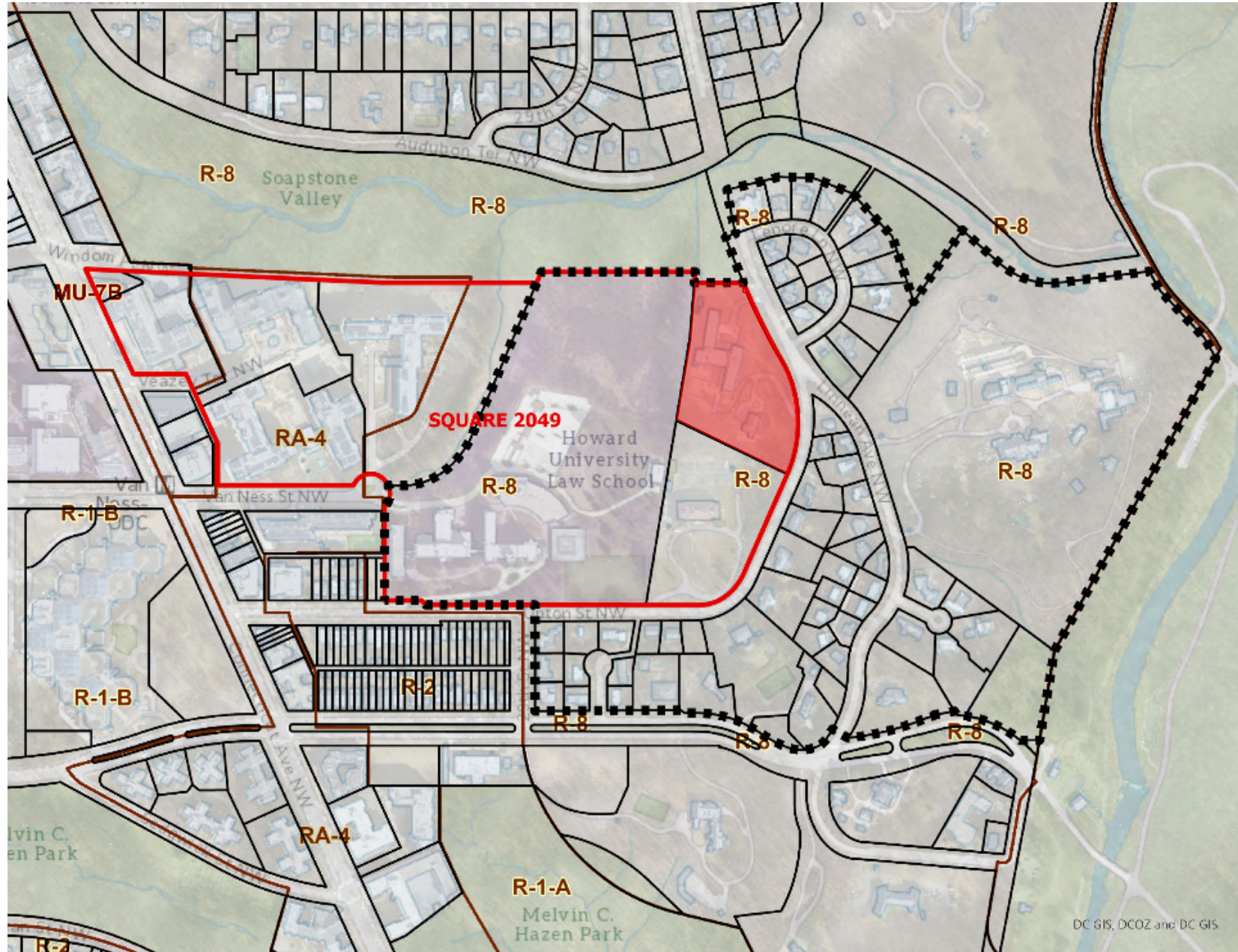
1. Theoretical subdivision (11-C DCMR § 305.1) - Multiple primary buildings on a single record lot in the R-8 zone.
2. Side yard (11-D DCMR § 507) – Only for proposed parking garage.
3. Rear yard (11-D DCMR § 506) – Only for proposed parking garage.

STANDARD OF REVIEW

- Location, replacement, or expansion of a chancery not otherwise permitted as a matter of right is permitted through BZA review pursuant to criteria set forth in Subtitle X, Section 201 (11-U DCMR § 203.1(b))
- The BZA's determination of the merits of all chancery applications **shall be based solely on the following six (6) criteria:**
 - The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the Nation's Capital;
 - Historic preservation, as determined by the Board of Zoning Adjustment...;
 - The adequacy of off-street parking or other parking and the extent to which the area will be served by public transportation to reduce parking needs, subject to such special security requirements as may be determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services;
 - The extent to which the area is capable of being adequately protected, as determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services;
 - The municipal interest, as determined by the Mayor of the District of Columbia; and
 - The federal interest, as determined by the Secretary of State.

(11-X DCMR § 201.8)

MIXED-USE AREA EVALUATION



MIXED-USE AREA EVALUATION

Square 2049

Nonresidential Uses Within Square 2049							
Square	Lot	Land Area (sf)	OTR Property Type	Premise Address	Date of Certificate of Occupancy	Certificate of Occupancy No.	Notes
2049	810	854,090	Educational	2900 Van Ness Street NW	12/15/2000	189477	
2049	807	71,164	Embassy-Chancery-Etc.	4200 Linnean Avenue NW	6/20/1966	57164	
2049	809	193,842	Special Purpose (Miscellaneous)	2801 Upton Street NW	8/27/1997	178476	
2049	808	115,072	Embassy-Chancery-Etc.	2501 Upton Street NW	6/20/1966	57164	Part of Embassy-Chancery use at 4200 Linnean Avenue NW
2049	4	12,871	Store-Miscellaneous	4339 Connecticut Avenue NW	1/24/1983	133809	
2049	805	105,309	Commercial-Office (Large)	4301 Connecticut Avenue NW	1/24/1968	64153	Multi-tenant office building
Nonresidential Uses Land Area		1,352,348					
Square 2049 Land Area		2,037,912					
% Nonresidential Uses		66%					

Other Mixed Use Area

Nonresidential Uses Within the Mixed Use Area							
Square	Lot	Land Area (sf)	OTR Property Type	Premise Address	Date of Certificate of Occupancy	Certificate of Occupancy No.	Notes
2049	810	854,090	Educational	2900 Van Ness Street NW	12/15/2000	189477	
2245	1	1,064,520	Museums-Library-Gallery	4155 Linnean Avenue NW	3/30/2005	94130	
2049	807	71,164	Embassy-Chancery-Etc.	4200 Linnean Avenue NW	6/20/1966	57164	
2049	809	193,842	Special Purpose (Miscellaneous)	2801 Upton Street NW	8/27/1997	178476	
2049	808	115,072	Embassy-Chancery-Etc.	2501 Upton Street NW	6/20/1966	57164	Part of Embassy-Chancery use at 4200 Linnean Avenue NW
Nonresidential Uses Land Area		2,298,688					
Mixed Use Area Land Area		3,370,516					
% Nonresidential Uses		68%					

EVALUATION OF CRITERIA (11-X DCMR § 201.8)

- The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the Nation's Capital.
 - Determined by the U.S. Department of State, Office of Foreign Missions ("OFM") that favorable action by the BZA would fulfill the international obligation of the United States to facilitate the provision of adequate and secure premises for the Embassy of the Netherlands. (Exhibit 25)
- Historic preservation, as determined by the Board of Zoning Adjustment...
 - Subject property not within a historic district, and existing structures on subject property are not historic landmarks.
- The adequacy of off-street parking or other parking and the extent to which the area will be served by public transportation to reduce parking needs, subject to such special security requirements as may be determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services.
 - Existing amount of parking has served the Embassy and will be generally maintained.
 - Additional bicycle parking is being added within the proposed garage.
 - Subject property is only 0.4 miles from Metrorail.
 - The Embassy is securing off-site employee parking during construction.

EVALUATION OF CRITERIA (11-X DCMR § 201.8)

- The extent to which the area is capable of being adequately protected, as determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services.
 - Determined by OFM that there are no special security requirements relating to parking, and that the subject property and area are capable of being adequately protected. (Exhibit 25)
- The municipal interest, as determined by the Mayor of the District of Columbia; and
 - Favorable recommendation by DCOP. (Exhibit 27)
 - Favorable recommendation by DDOT. (Exhibit 24)
 - Favorable recommendation from DPW. (Exhibit 30)
 - ANC 2F unanimous support. (Exhibit 22)
 - No objections from other District agencies or the public.
- The federal interest, as determined by the Secretary of State.
 - Determined by OFM that U.S. federal interests would be served by favorable action by the BZA since the Kingdom of the Netherlands has been helpful in addressing U.S. land use needs in the Netherlands. (Exhibit 25)

