

Suzette Goldstein
3547 Winfield Lane NW
Washington, DC 20007
goldsteins@indigoarc.com

VIA EMAIL: bzasubmissions@dc.gov

July 9, 2025
Board of Zoning Adjustment
441 4th Street NW, Suite 200
Washington, DC 20001

**Re: Letter of Support for Parking Special Exception—BZA Case No. 21320
3401 K Street NW (Square 1183, Lot 813)**

Dear Members of the Board of Zoning Adjustment,

As a property owner near the proposed citizenM Georgetown hotel at 3401 K Street NW, I am writing to express my support for the applicant's request for special exception relief in BZA Case No. 21320. The request for a special exception to provide no on-site parking is both reasonable and will have no adverse impact on the surrounding community.

Georgetown is a vibrant, highly walkable neighborhood with excellent access to public transportation, bike infrastructure, and numerous shared parking facilities. The presence of the citizenM hotel, with its emphasis on minimal amenities and a guest profile that relies on alternative transportation methods, aligns well with this urban environment. Unlike traditional hotels, citizenM's model does not generate significant parking demand, as guests primarily arrive via transit, rideshare services, or on foot.

The hotel's location within a contributing building to the Georgetown Historic District also makes on-site parking impractical. The adaptive reuse of the existing historic warehouse is a positive contribution to preserving Georgetown's architectural heritage, and constructing parking within the site would compromise the integrity of the building.

Additionally, the availability of nearby off-street parking facilities ensures that any guest or employee who needs parking will have convenient options without straining Georgetown's on-street parking resources. With nine garages within approximately a quarter-mile radius providing nearly 1,800 parking spaces, the requested relief for the hotel will not adversely affect parking accessibility for others. Moreover, citizenM has committed to clearly communicating the fact that there is no on-site parking to guests through its website and direct correspondence, helping to further mitigate potential parking concerns.

Beyond parking considerations, citizenM's efforts to improve pedestrian infrastructure—including widening the sidewalk along K Street—will enhance walkability and support

transit-oriented development in Georgetown. The planned Transportation Demand Management (TDM) measures, including extensive bicycle accommodations, reflect the hotel's commitment to promoting sustainable, non-automotive travel options.

In light of these factors, I strongly support citizenM Georgetown's request for parking relief and urge the Board of Zoning Adjustment to grant the special exception to permit a full reduction. This project will be a welcome addition to the neighborhood, bringing thoughtfully designed accommodations that complement the surrounding area while prioritizing smart, urban-friendly development.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Suzette Goldstein". The signature is fluid and cursive, with a large, stylized 'S' at the beginning.

Suzette Goldstein