

3333 K ST PROJECT LLC

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VIA EMAIL: bzasubmissions@dc.gov

7/15/2025

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 the next door property owner, I am writing to express my full support for the applicant's request for a special exception in BZA Case No. 21320, concerning the proposed citizenM Georgetown hotel at 3401 K Street NW. Specifically, I support the request to waive the on-site parking requirement, which I believe is both appropriate and will not negatively impact the surrounding community.

Georgetown is a dynamic, pedestrian-friendly neighborhood with robust access to public transit, bike routes, and multiple nearby parking garages. The citizenM hotel concept—designed for modern travelers who prioritize efficiency and rely heavily on alternative transportation—fits seamlessly into this context. Unlike traditional hotels, citizenM properties generate minimal demand for on-site parking, as most guests arrive via rideshare, transit, or on foot.

Given that the hotel will occupy a contributing structure within the Georgetown Historic District, constructing on-site parking would be both impractical and detrimental to the preservation of the historic warehouse. The adaptive reuse of this building is a meaningful way to retain Georgetown's architectural character while bringing new vitality to the area.

Further, with approximately 1,800 parking spaces available within a quarter-mile radius across nine parking facilities, there is sufficient off-street parking nearby for any guests or staff who may need it. citizenM has also committed to making the lack of on-site parking clear through its website and communications, helping to avoid confusion and reduce potential pressure on street parking.

Beyond addressing parking, the hotel's contribution to pedestrian infrastructure—such as widening the sidewalk on K Street—supports broader efforts to enhance walkability and promote transit-oriented development. The proposed Transportation Demand Management (TDM) plan, which includes generous bicycle accommodations, reinforces citizenM's commitment to sustainability and multimodal accessibility.

Board of Zoning Adjustment
District of Columbia
CASE NO.21320
EXHIBIT NO.28

For these reasons, I respectfully urge the Board to approve the requested special exception. This project promises to be a valuable and thoughtfully integrated addition to the Georgetown neighborhood.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Sunil Chhabra". The script is fluid and cursive, with the first letters of each word being capitalized and slightly larger than the rest of the letters.

Sunil Chhabra, Manager | 3333 K ST PROJECT LLC