


**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION**



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager 

DATE: June 29, 2018

SUBJECT: BZA Case No. 19169C - 317 K Street NW

Birchington LLC (the "Applicant"), pursuant to 11 DCMR Subtitle Y § 704, seeks a modification of significance to the relief approved by BZA Order No. 19169 to include special exceptions from the loading requirements of Subtitle C § 901.1, and from the access requirements of Subtitle C § 904.2, to construct a hotel in the D-4-R Zone at premises 303-317 K Street N.W. (Square 526, Lots 20, 21, 804, 805, 824, 825, and 829). Table 1 shows compares the proposed development program to the approved development program under BZA Order No. 19169.

Table 1 Comparison of Building Program

	BZA Order No. 19169	Current Proposal
Hotel	200	247
Apartment	30	0
Parking	46	44
Loading	One (1) 20-foot service/delivery space	Three (3) 20-foot service/delivery spaces

While the previous building program was evaluated under ZR-58, the current proposal is being reviewed under ZR-16. The Applicant seeks relief from all three (3) required 30-foot berths.

As part of BZA Order No. 19169, DDOT reviewed the feasibility of providing a 30-foot loading berth without back-in maneuvers across the sidewalk, as required by DDOT's Design and Engineering Manual, and found that the 30-foot berth could not be provided in a manner consistent with DDOT standards. In lieu of the on-site 30-foot loading facilities, DDOT found the approved Loading Management Plan, one (1) service/delivery space, and a combined curbside loading and valet zone were sufficient to accommodate the loading and pick-up/drop-off demands.

The revised program is likely to generate additional demand for pick-up/drop-off activities given the increase in hotel rooms. DDOT finds the proposed addition of a second 20-foot service/delivery space in combination with the proposed combined curbside loading and valet zone and approved Loading Management Plan will

be sufficient to accommodate loading needs of the site. Of note, the loading and valet zone will require public space permits from DDOT, during which time final design will be determined.

AC:jr