

BZA Case No. 21001

917-921 6th Street, NW (Sq. 484, Lot 30)

ANC 6E Public Meeting

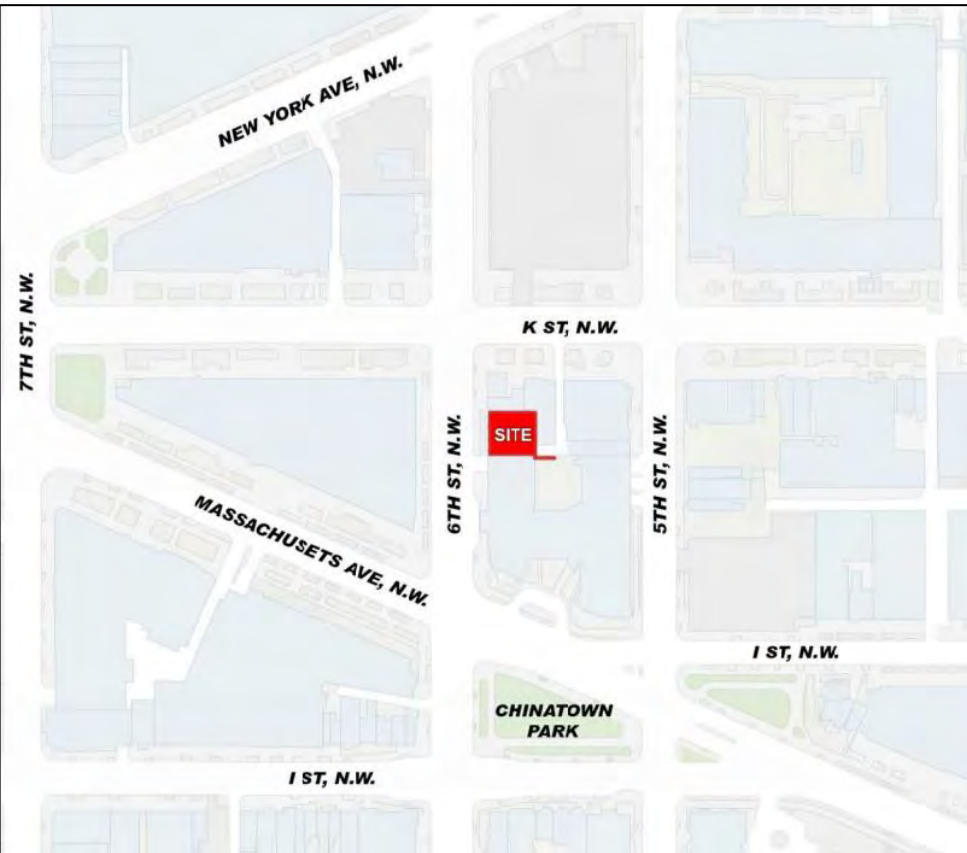
September 5, 2023



Holland & Knight

Property Location

- Located in the D-4-R zone.
- Surrounding zoning: D-4-R, D-5-R, MU-7B.



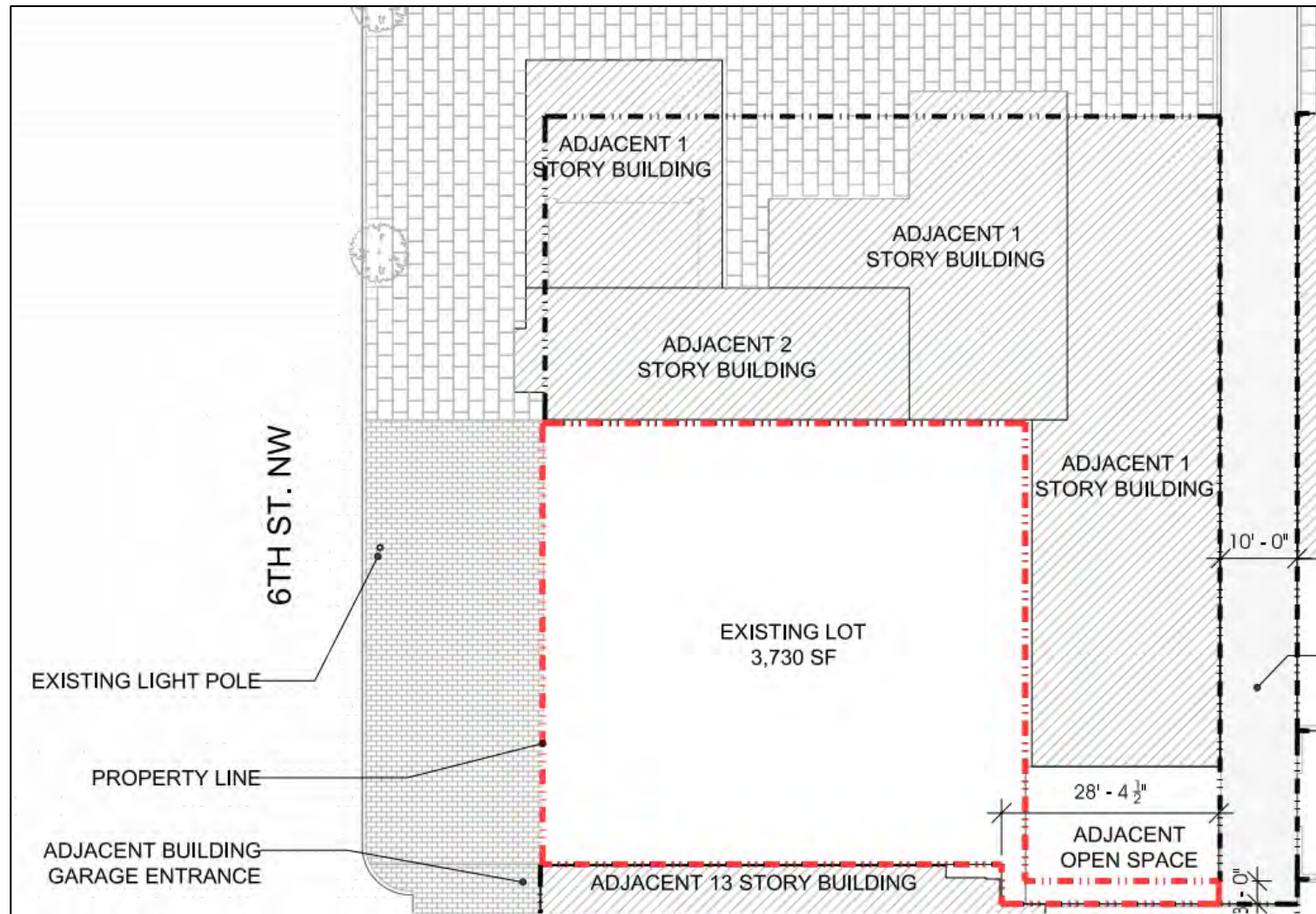
- Mount Vernon Triangle neighborhood.
- Nearby uses include the Hampton Inn immediately to the south, and a variety of other commercial, office, and eating and drinking establishment uses on the surrounding blocks.

Application Overview

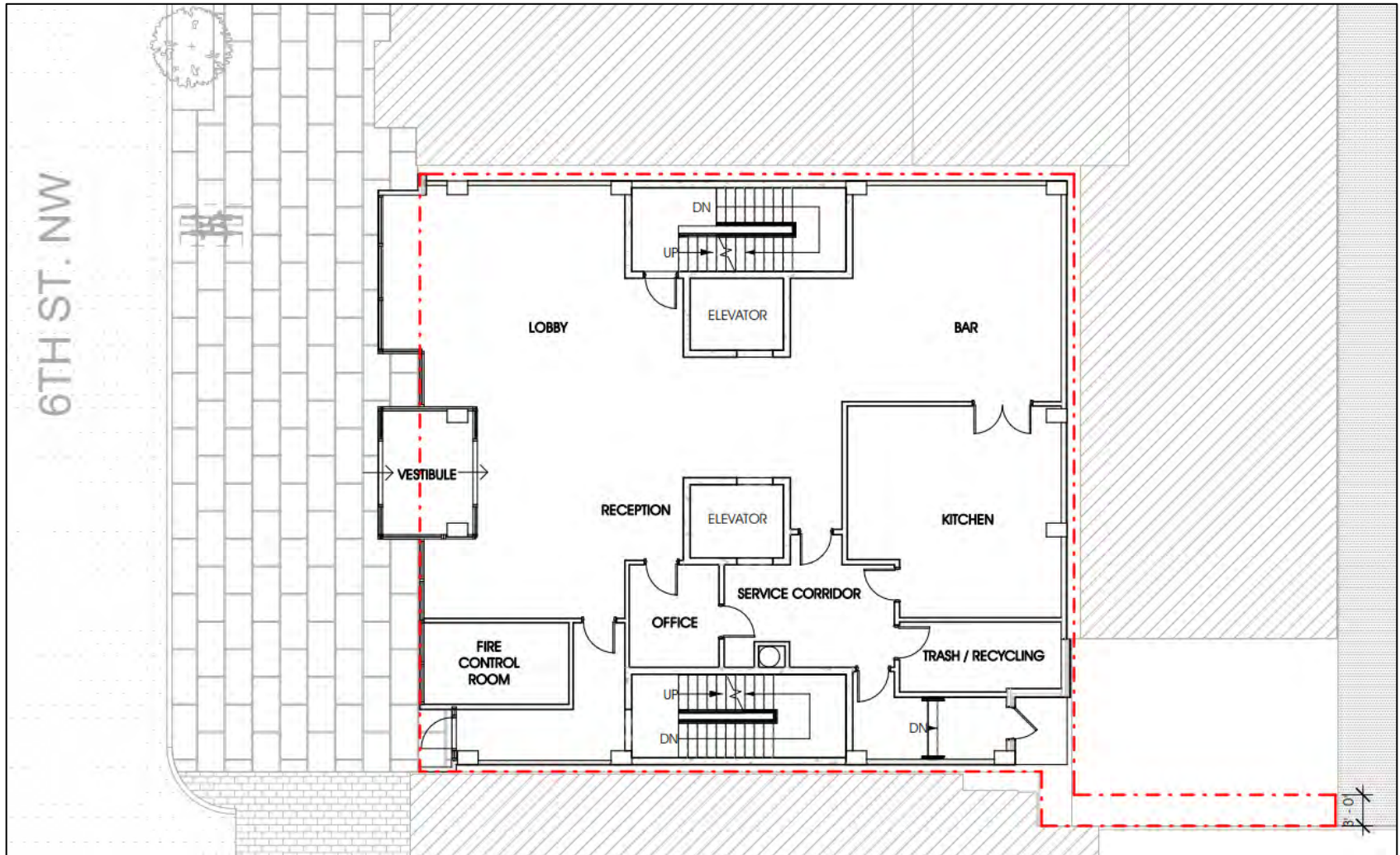
- Approval will result in the development of a 13-story lodging facility with an eating and drinking establishment on the ground floor and within the penthouse.
- Zoning Relief Requested:

Relief	Result
The penthouse requirements of 11-C DCMR § 1501.1.	Eating and drinking establishment to be located within penthouse habitable space.
The loading requirements of 11-C DCMR § 901.1.	Project will not provide on-site loading facilities.

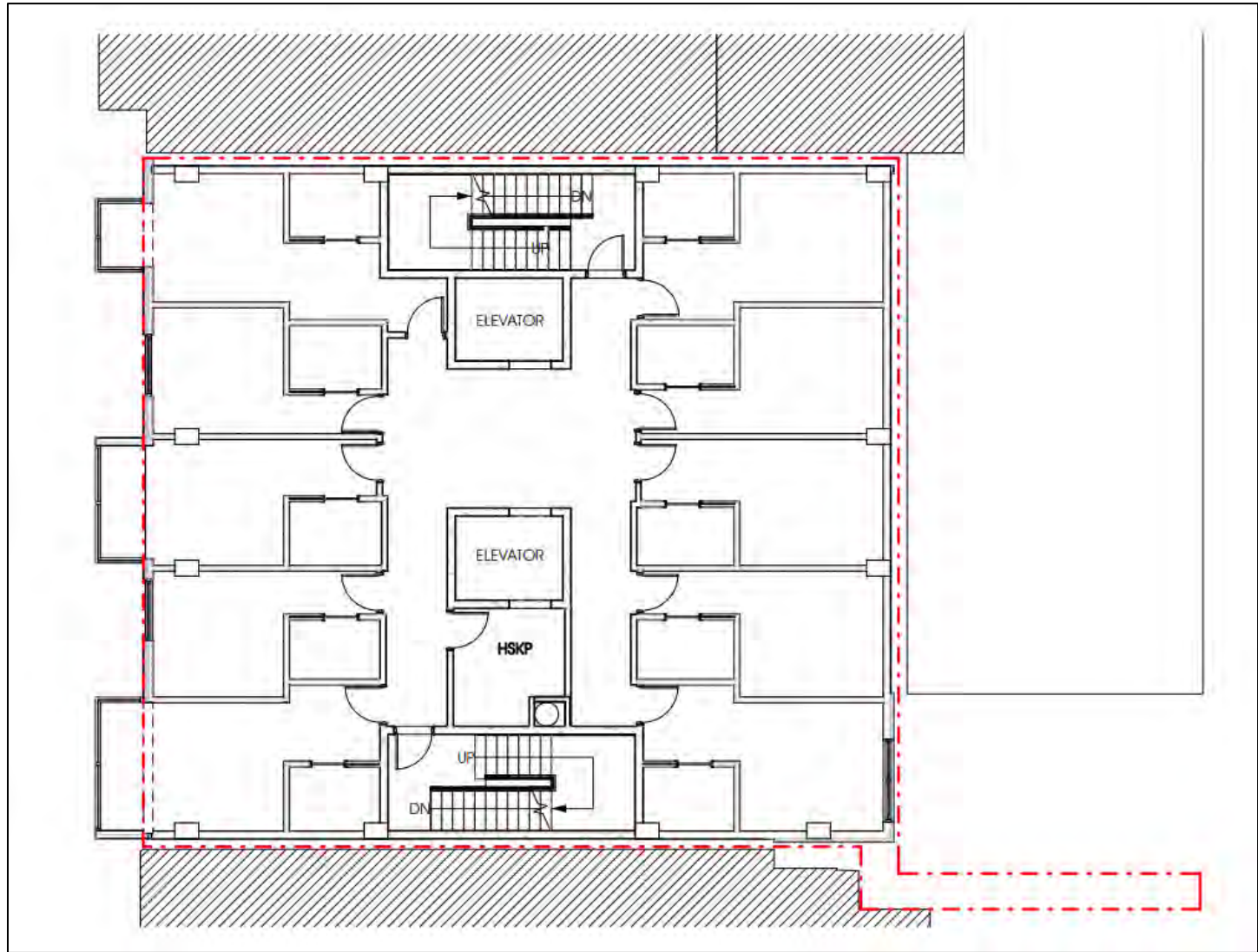
Existing Site Plan



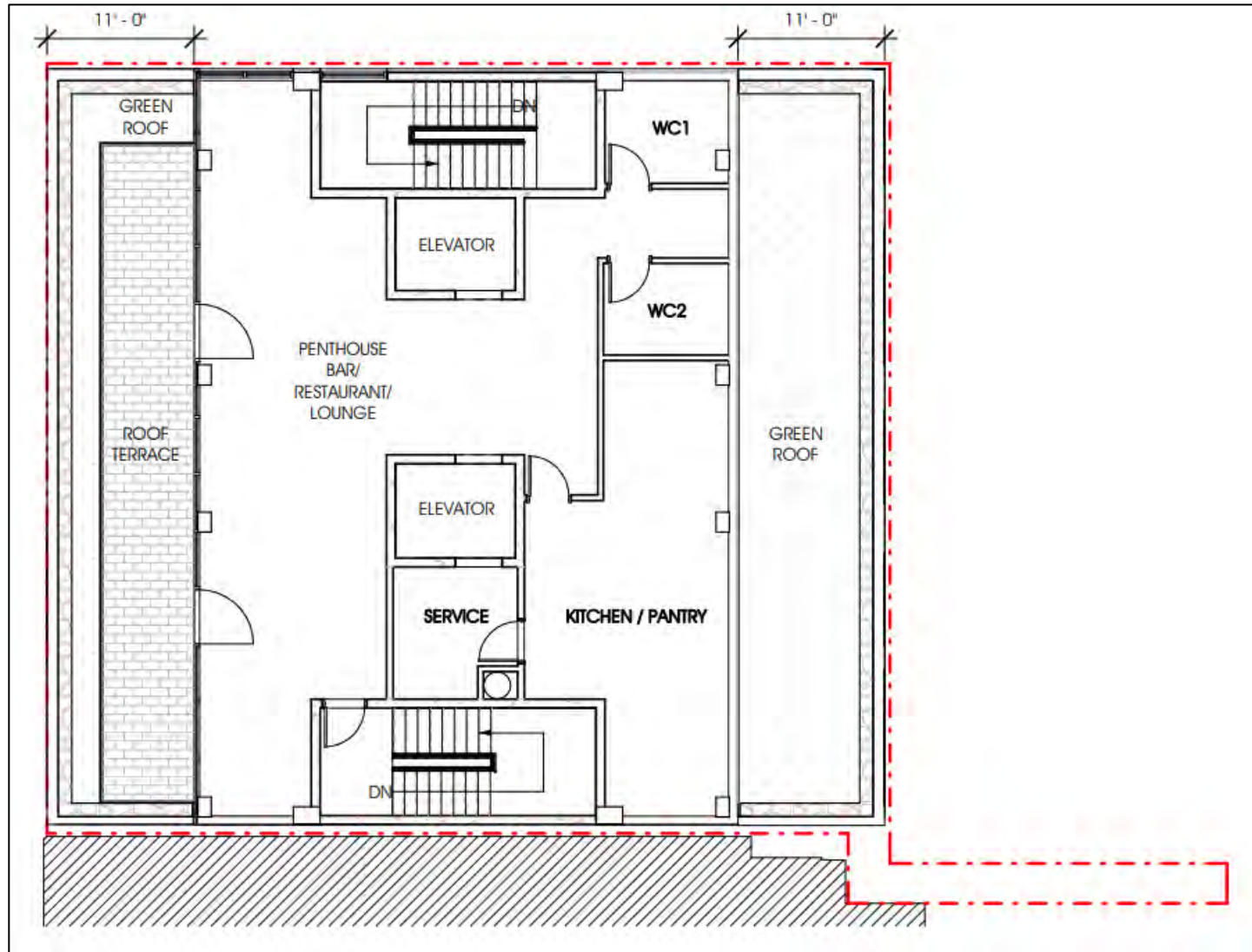
Ground Floor Plan



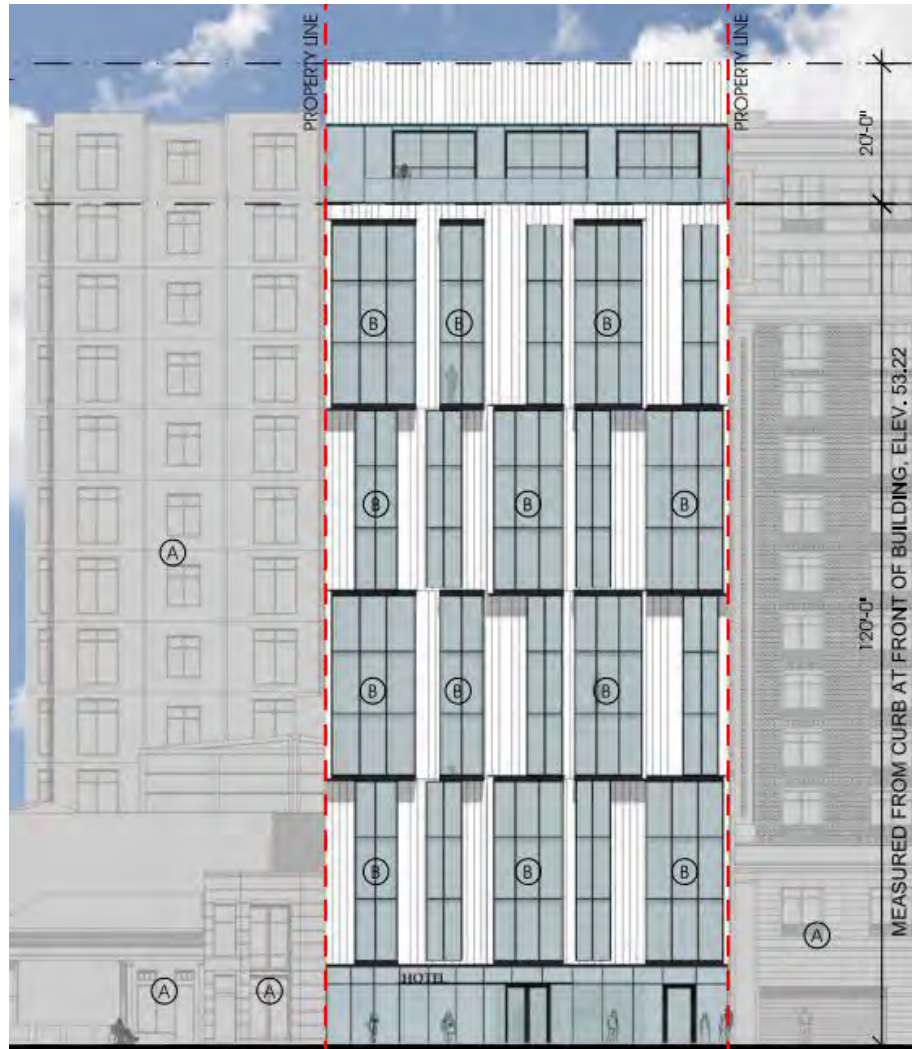
Typical Floor Plan



Penthouse Plan

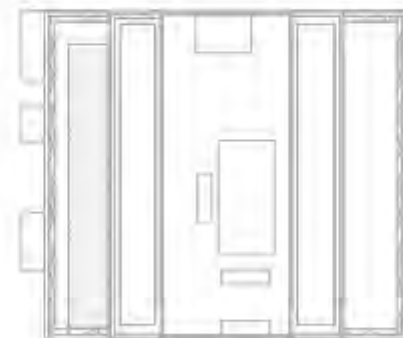


Building Elevations



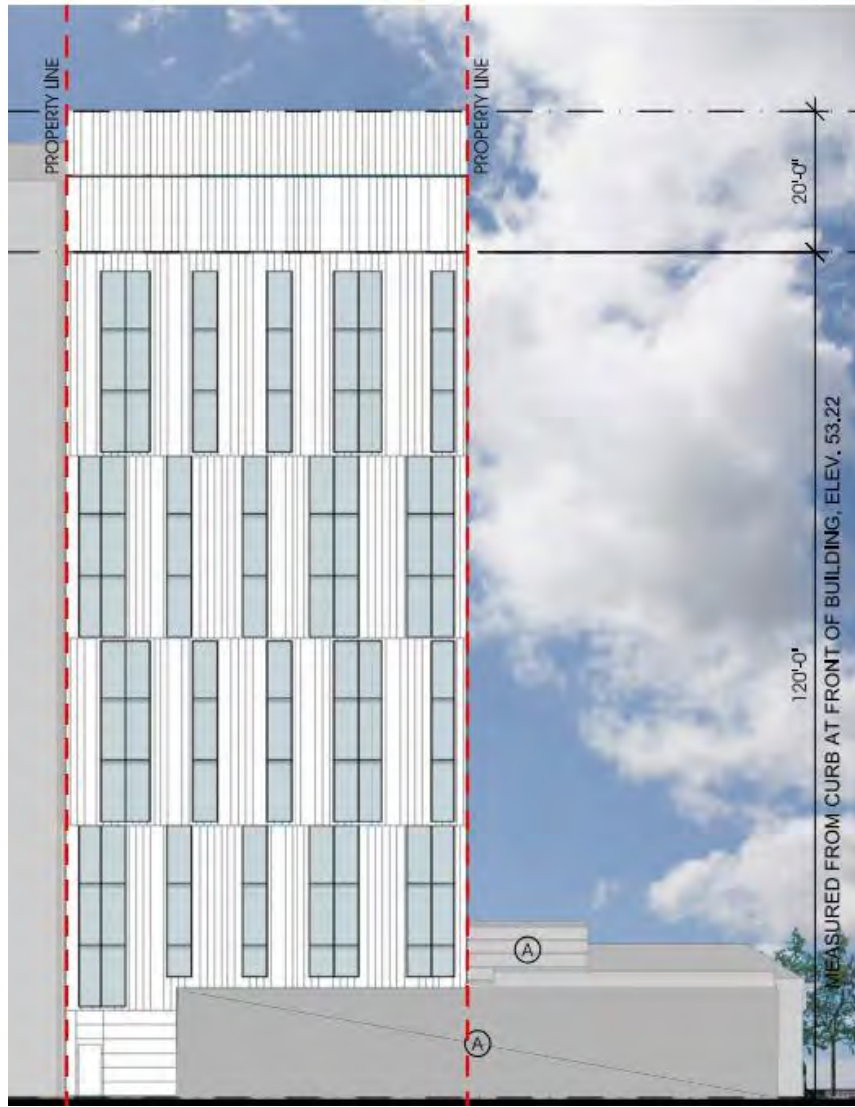
(A) ADJACENT BUILDING

(B) BAY WINDOW

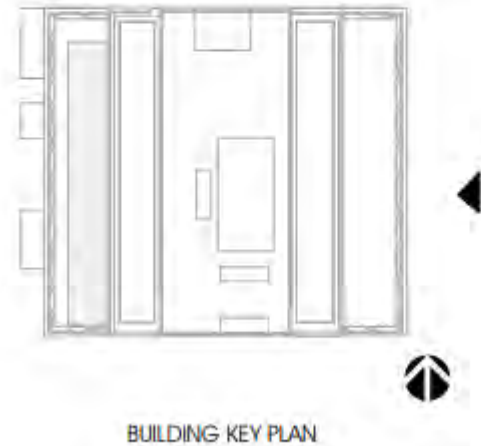


BUILDING KEY PLAN

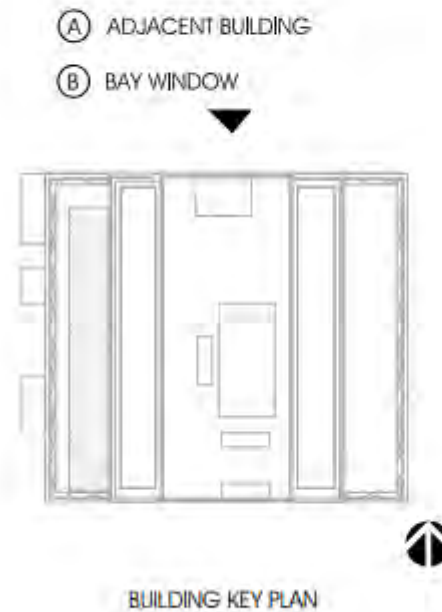
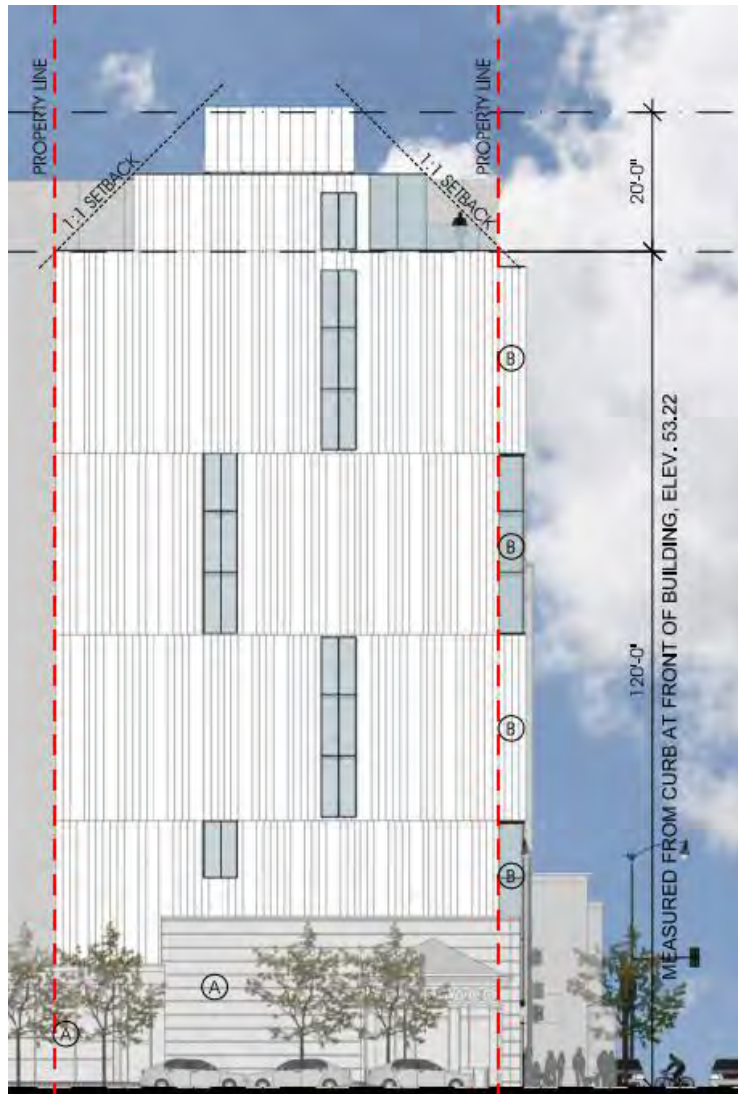
Building Elevations



- (A) ADJACENT BUILDING
- (B) BAY WINDOW



Building Elevations



Penthouse Relief - Compliance with Special Exception Criteria

11-C DCMR § 1501.1(d), 11-X DCMR § 901.2

- **11-C DCMR § 1501.1(d): An eating and drinking establishment is permitted within penthouse habitable space only if approved by the BZA as a special exception.**
- **11-X DCMR § 901.2: BZA may grant a special exception if three conditions exist:**
 - **1) The request will be in harmony with the general purpose and intent of the Zoning Regulations;**
 - Penthouse use is consistent with goals of the D-4-R zone and the MVT sub-area and will contribute to the mixed-use neighborhood.
 - **2) The request will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and**
 - Eating and drinking establishments are permitted as a matter of right in the D-4-R zone.
 - Applicant will ensure that the eating and drinking establishment's impacts are minimized to the greatest extent possible by designing the space in the most sound efficient way.
 - Eating and drinking establishment faces west towards 6th Street, away from other properties within the square.
 - **3) The request will meet such special conditions as may be specified.**
 - N/A.

Loading Relief - Compliance with Special Exception Criteria

11-C DCMR § 909.1, 11-C DCMR § 909.2(a)

- **11-C DCMR § 909.1**: Relief from the loading requirements may be granted as a special exception if providing the required number of loading spaces is impracticable due to the shape or configuration of the site.
- **11-C DCMR § 909.2(a)**: The BZA may grant relief if use will generate a lower loading demand than the minimum required as a result of a loading demand management plan, filed with and approved by DDOT.
 - One loading berth/platform required; none proposed.
 - Applicant is working with DDOT to finalize a loading demand management plan to minimize any potential impacts (see following slide).
 - Loading and trash pick-up will occur from the public alley.
 - Pick-up/drop-off will occur from 6th Street via an on-street loading/valet zone, subject to DDOT approval.

Loading Relief – Preliminary Loading Management Plan

- Applicant will designate a loading manager to coordinate with vendors, schedule deliveries, monitor truck movements, and work neighbors to resolve potential conflicts.
- All loading will occur from the alley at the rear of the property, with truck access from K Street. Trucks will load and unload in a specified area in the alley behind the building.
- All vendors will be required to schedule deliveries; unscheduled deliveries will have to return at a later date/time to avoid blocking the alley.
- Loading manager will schedule loading activities so they do not overlap.
- Loading manager will monitor inbound truck maneuvers and ensure that trucks do not block vehicular, bike, or pedestrian traffic on K Street;
- Trucks will not be permitted to idle in the alley;
- Loading manager will provide truck routing maps for most efficient routes.

Loading Relief - Compliance with Special Exception Criteria (con't)

11-X DCMR § 901.2

- **11-X DCMR § 901.2: BZA may grant a special exception if three conditions exist:**
 - **1) The request will be in harmony with the general purpose and intent of the Zoning Regulations;**
 - Project is consistent with D-4-R zone and goals of the MVT sub-area.
 - Project will contribute to the vitality of the mixed-use neighborhood, activate the streetscape, and result in a safe and pedestrian-oriented environment.
 - **2) The request will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and**
 - Loading demand management plan will ensure loading is managed appropriately and will not create adverse impacts to the surrounding traffic patterns, pedestrian safety, or surrounding buildings and uses.
 - **3) The request will meet such special conditions as may be specified.**
 - See previous slide.

Loading Relief - Compliance with Area Variance Criteria

11-X DCMR § 1000.1

- **11-X DCMR § 1000.1: BZA may grant an area variance where three conditions exist:**
 - **1) The property is affected by exceptional size, shape, or topography or other extraordinary or exceptional condition or situation;**
 - The exceptional situation results from the Property's irregular shape, mid-block location, lack of any meaningful alley access, curb cut limitations, and ground floor use requirements.
 - **2) The owner would encounter practical difficulties if the zoning regulations were strictly applied; and**
 - Lack of alley access, curb cut limitations, and ground floor use requirements make it practically difficult to provide any on-site loading.
 - **3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.**
 - Loading management plan will ensure no adverse impacts, with loading and trash operations in the alley and pick-up/drop-off on 6th Street, subject to DDOT approval.

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