



Community Development Corporation Serving Brightwood & Ward 4

THE BEACON CENTER

A mixed-use project in the
Brightwood Community

WARD 4 - Washington, DC

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17964
EXHIBIT NO. 30





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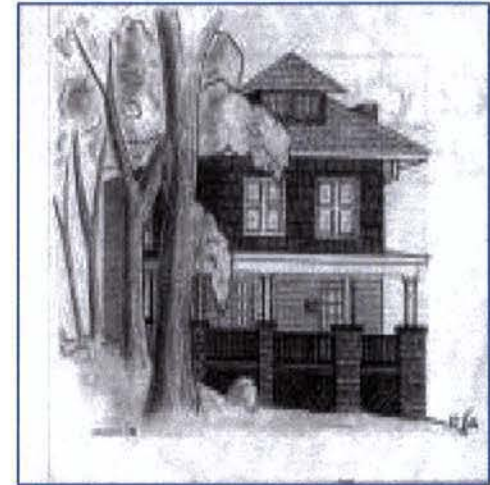
DEVELOPMENT
TEAM



Community Development Corporation Serving Brightwood & Ward 4

DEVELOPER/SPONSOR

The Emory Beacon of Light, Inc. (EBOL) is a not for profit, 501© 3 community development organization. The EBOL was established in 1996 as an outgrowth of the ministries of The Emory United Methodist Church and is a dynamic agent for change in the Brightwood community and the surrounding area. EBOL offers the community a range of services to enhance the economic and social vitality of the neighborhood.





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Programs

- **Transitional Housing**
- **Crime & Drug Prevention**
 - **BBYM(Beacon Brightwood Youth Movement)**
 - **Seniors Education Programming**
- **Food Bank**
- **JFON-Immigration Clinic**
- **Small Business/Commercial Corridor**
 - **Beacon Brightwood Business Alliance**
- **Storefront/Façade Improvement Program**
- **Breast Cancer Awareness**
- **Walk-A-Thon to support the Homeless**
- **Beacon Center: Mixed Use Building Project**



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Development Team

Architect

PGN Architects, PLLC

PGN Architects, PLLC was incorporated in June 2004. Since that time, PGN has grown to 11 employees forming a diverse organization with vast experience. PGN is a full service architectural firm with experience in commercial and residential architecture. Their services include Predesign, Programming, Planning, Architectural Design, Interior Design, Contract Administration and Computer Graphics.



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PGN
FIRM HIGHLIGHTS

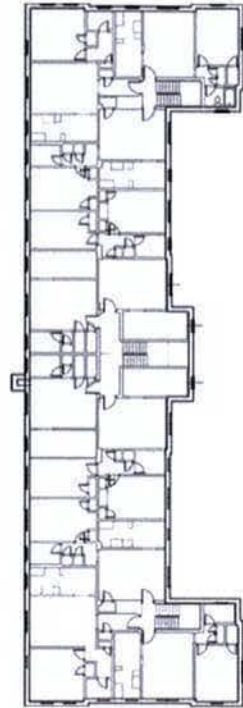
- Service Oriented- We work to understand our client's needs to establish project goals.
- Collaboration- We believe in a collaborative effort among owner, architect, contractor to achieve a successful project.
- Experience- Successful track record navigating projects through the DC approval process.



Community Development Corporation Serving Brightwood & Ward 4

PGN
PROJECT
PROFILES

■ Fort Stevens Place Apartments



f o r t s t e v e n s d r , n w & 1 3 t h p l , n w

- Owner: THC Inc.
- Construction Cost: \$4,000,000
- Square Footage: 35,000

The project consists of 30,000 SF and 32 units of affordable housing. The project was design to meet DHCD standards and Green Communities design standards. Estimated project budget totals \$4.5 million.

■ East Capitol Street



1 7 0 0 e a s t c a p i t o l s t r e e t , s e

- Owner: The Merion Group
- Construction Cost: \$30,000,000
- Square Footage: 180,000

Located within the architecturally rich Capitol Hill neighborhood the design incorporates vernacular Capitol Hill architecture while responding to input from the Office of Planning, the Zoning Commission and the community. The project sought to redevelop several lots of dilapidated housing into a consolidated PUD of more than 140 units of affordable market rate housing. PGN's design and participation in a series of community meetings was critical in winning unanimous ANC support and a successful PUD order

■ Martin Luther King Latino Cooperative

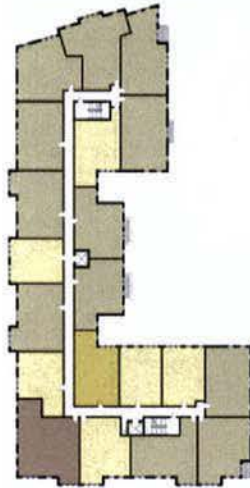


1 1 t h s t r e e t , n w & m s t r e e t , n w

- Owner: MLK Latino Coop
- Construction Cost: \$4,600,000
- Square Footage: 40,000

The project consists of 40,000 SF and 74 units of affordable housing. The project is a Historic Renovation involving in-place tenant rehab. PGN worked with the tenant association to plan, design and renovate while continuously occupying their property. The project was designed to meet DHCD standards and maintain affordable housing. Estimated project budget totals \$4.6 million.

■ Matthews Memorial Church



2 6 1 6 M a r t i n L u t h e r K i n g J r A v e

- Owner: Matthews Memorial
- Construction Cost: \$25,000,000
- Square Footage: 130,000

Mathews Memorial Church is a free-standing structure currently located on a prominent hillside overlooking Suitland Parkway. PGN has helped the church and it's development partner The Community Builders realize it's vision to revitalize the Anacostia neighborhood where it currently exist. The project will provide 99 housing units including senior and affordable housing. A three-story community building will be constructed adjacent and connected by an inviting courtyard.



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THE BEACON CENTER

SITE MAP



THE BEACON CENTER

proposed solution existing conditions

elevations | 3D rendering | zoning analysis | floorplans | siteplan | street views | model | site photographs | **site map**



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SITE CONDITIONS

- Existing 13 ft hillside (berm)
- Existing church establishes measuring point
- Old Piney Branch Road existing grades

SITE PHOTOGRAPHS



VIEW FROM GEORGIA AVE LOOKING SW

THE BEACON CENTER



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SITE PHOTOGRAPHS



VIEW FROM GEORGIA AVE LOOKING W

THE BEACON CENTER

SITE PHOTOGRAPHS



VIEW FROM GEORGIA AVE LOOKING NW

THE BEACON CENTER INTERSECTION OF QUACKENBOS STREET, NW AND GEORGIA AVE, NW

SITE PHOTOGRAPHS



VIEW FROM QUACKENBOS ST LOOKING NE

THE BEACON CENTER

SITE PHOTOGRAPHS



VIEW FROM QUACKENBOS ST AND 13TH LOOKING NE

THE BEACON CENTER



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proposed solution **existing conditions**

PG Archival Print





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THE PROCESS

- Collaborative process with OP and HPO beginning in October 2008
 - Decision to retain the Church
 - Established floor levels
 - Influenced the project massing
-
- Desire to retain imagery of the hillside (curved green roof)
 - Created need for relief (MOR project on level, clear site)



HISTORIC SIGNIFICANCE
Built 1922 Design by Frank Milburn



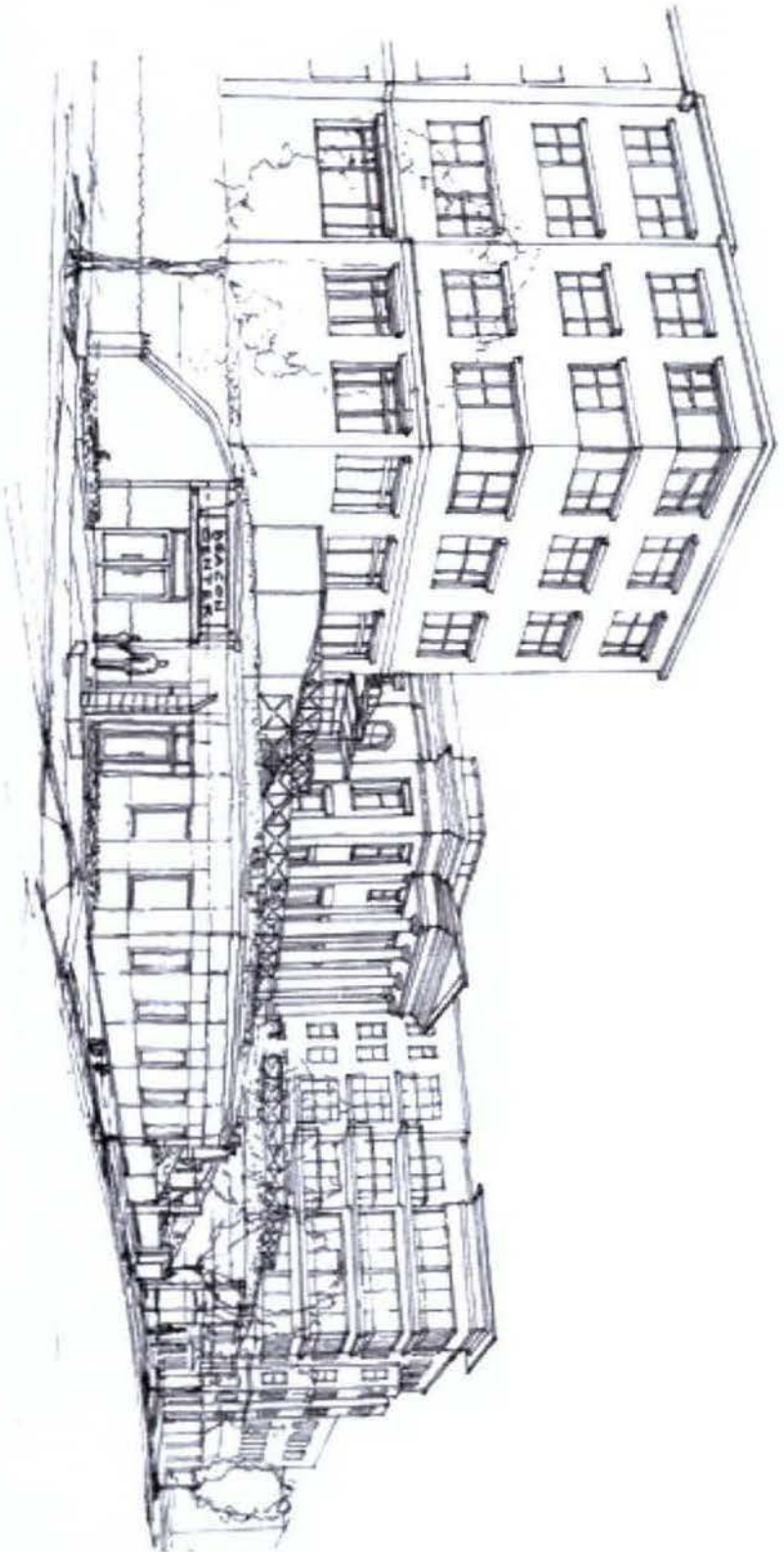
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Project Design

The Beacon Center has been design to be a beacon for the Brightwood neighborhood. The project draws its inspiration from the existing church as the new development delicately wraps itself around framing the church's prominent views. Preserving the church's imagery atop the hillside was a key design objective. The ground level elements reinforce the street edge and gently curve back with green rooftops to the open courtyards. The main building mass frames the exist church and main courtyard with façade articulation focused at the streets and courtyards.

The Beacon Center is a holistic approach to housing anchored by the church. This facility will provide much needed benefit to the surrounding neighborhood and the community at-large.

VIEW FROM CORNER OF GEORGIA AVE AND QUACKENBOS ST



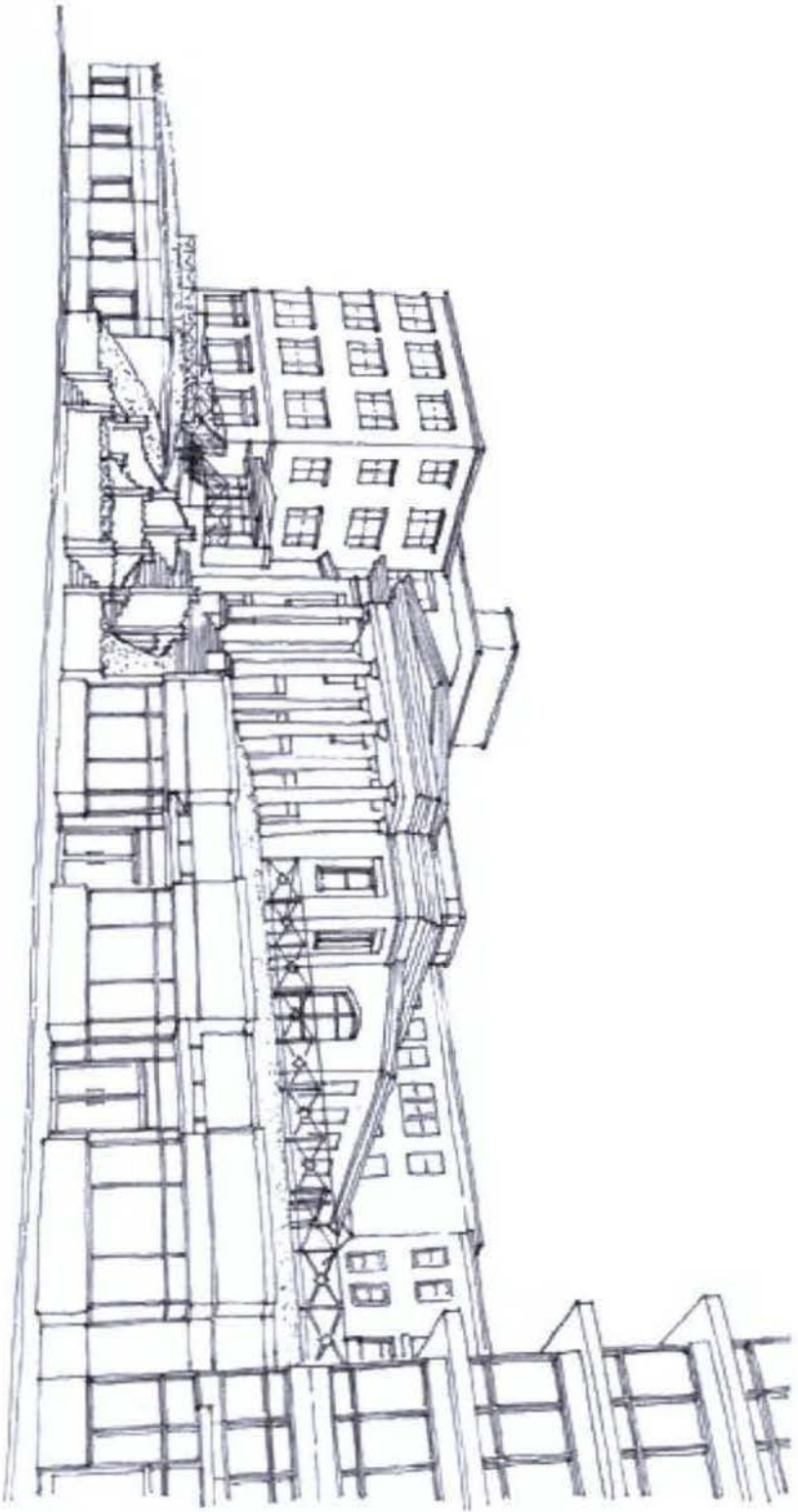
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VIEW FROM GEORGIA AVE



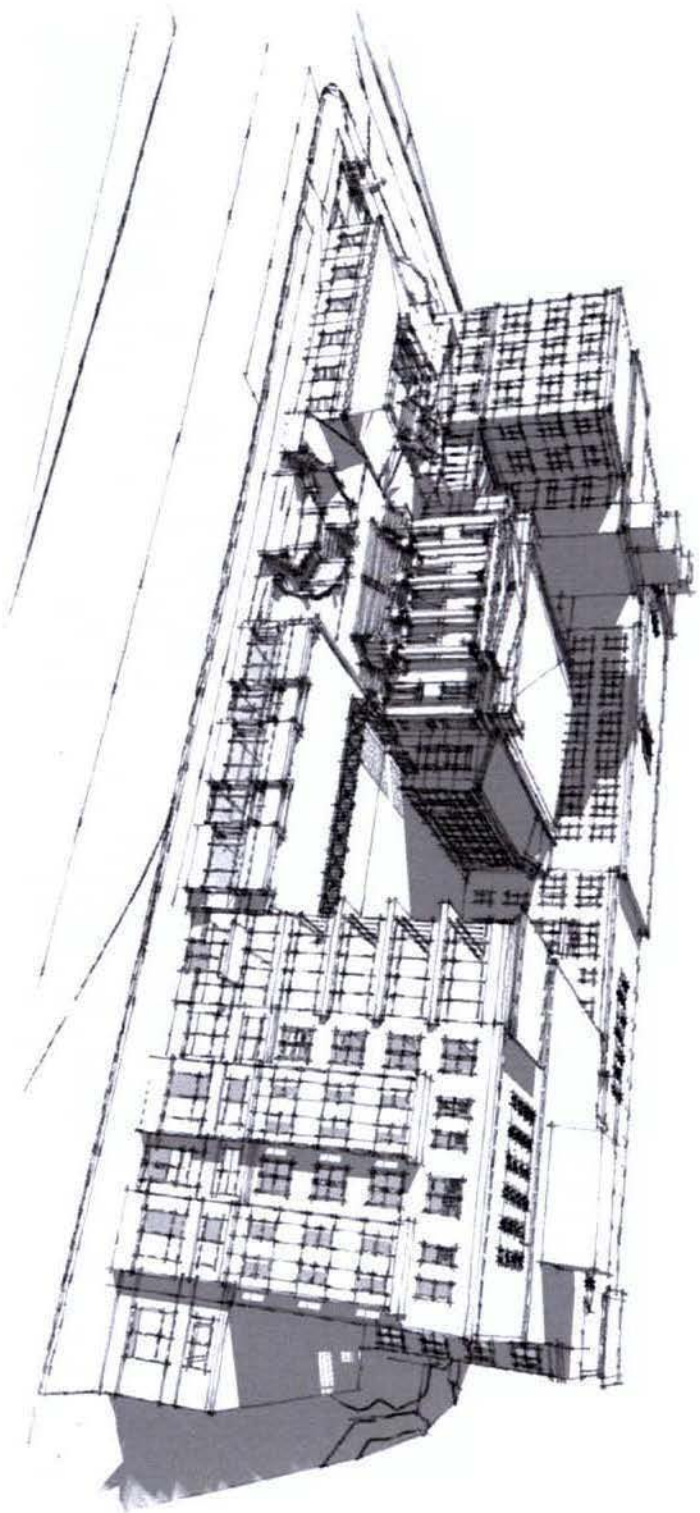
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MODEL



THE BEACON CENTER

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Project Description

The Beacon Center Project Encompasses:

51 senior rental units

16 affordable rental units

9 Transitional Housing units

15 units of permanent supportive housing

Gymnasium/Recreational Center, computer center and classrooms

Retail and office space

The new uses will impact the community by providing affordable housing units to low and moderate households, senior citizens, homeless individuals and temporarily homeless families. Within proximity to the units, social programs will be available to assist residents in the life skills training to achieve self-sufficiency.

SITEPLAN

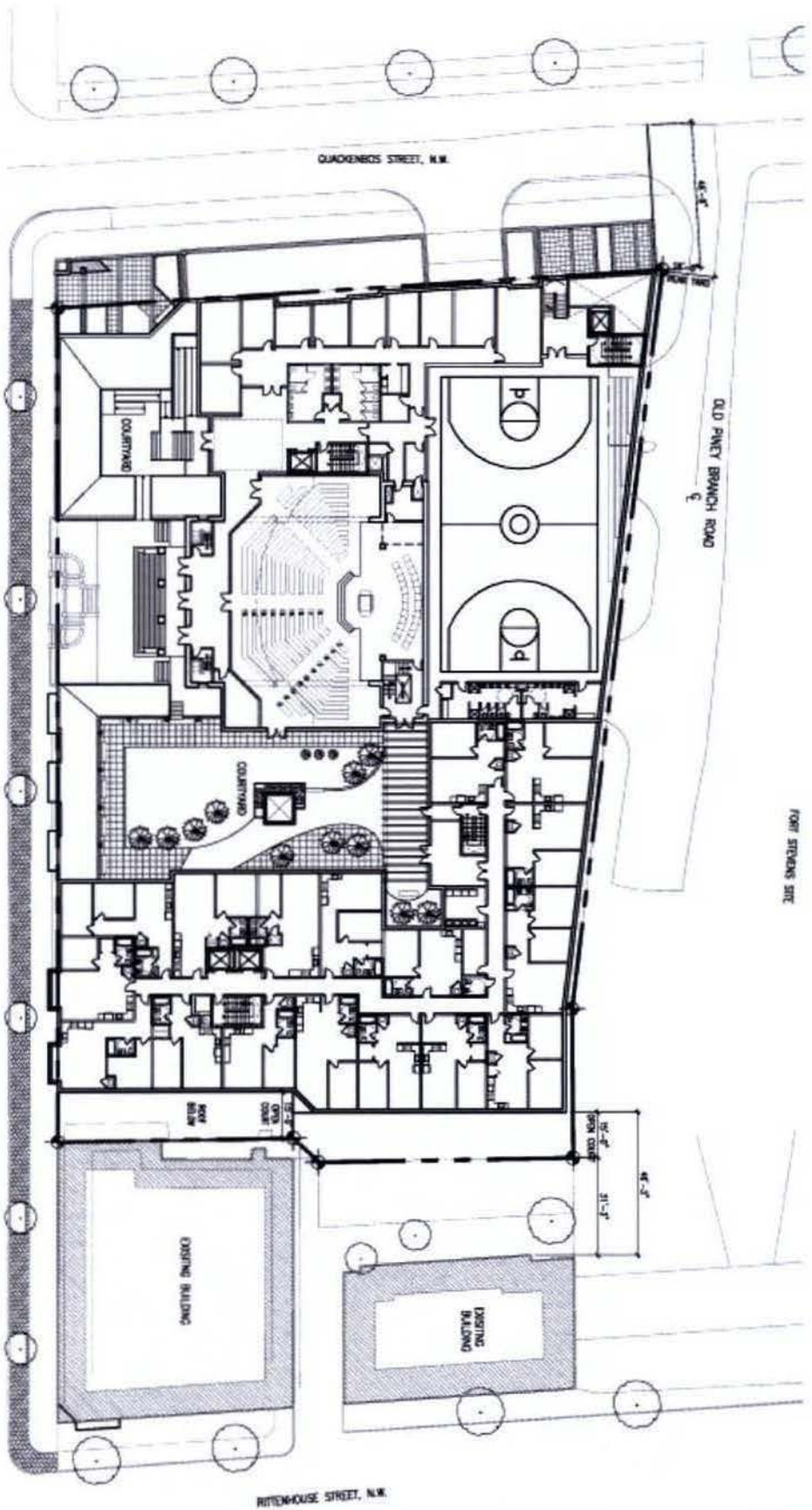


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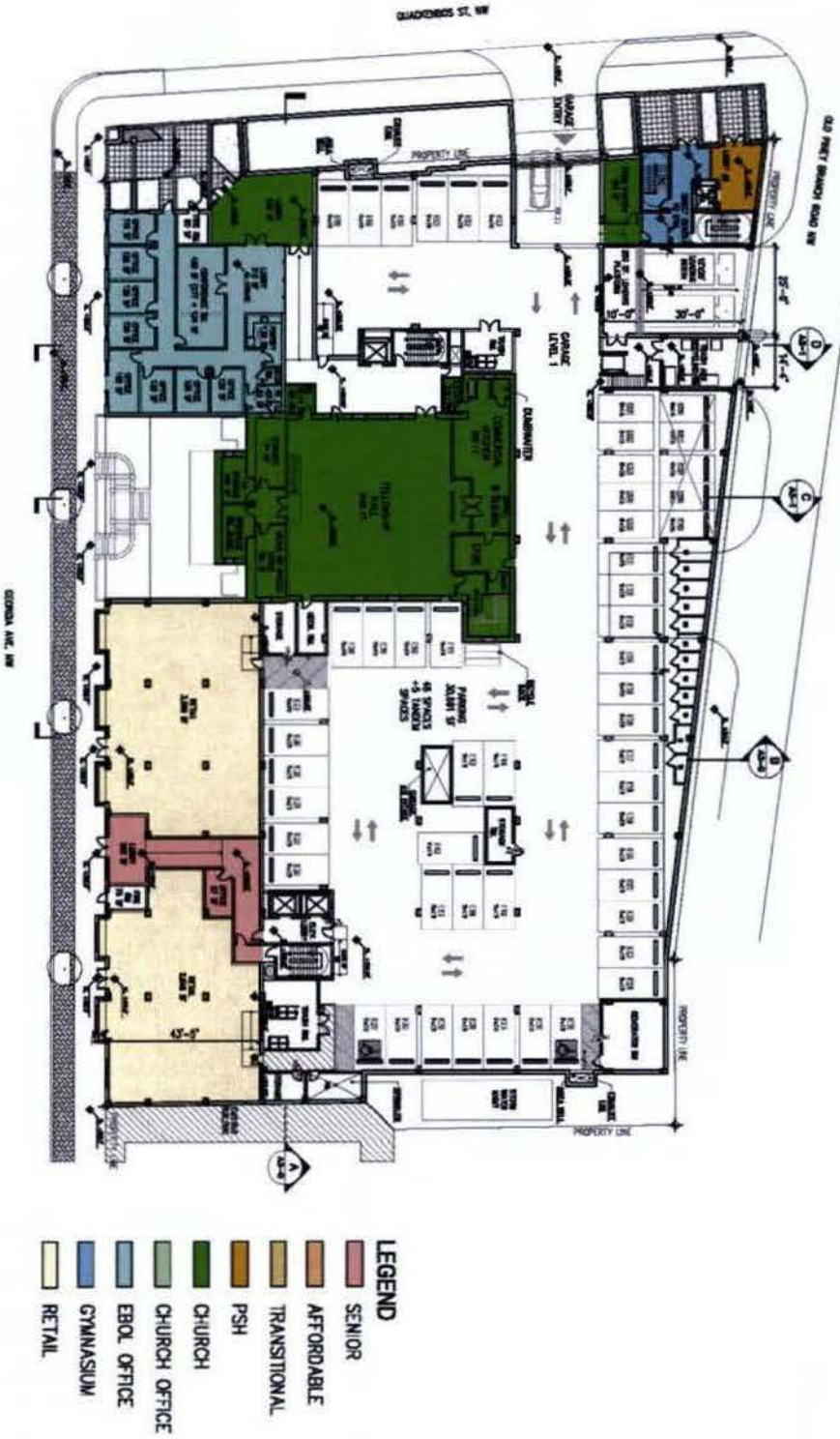
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GROUND FLOOR PLAN



THE BEACON CENTER

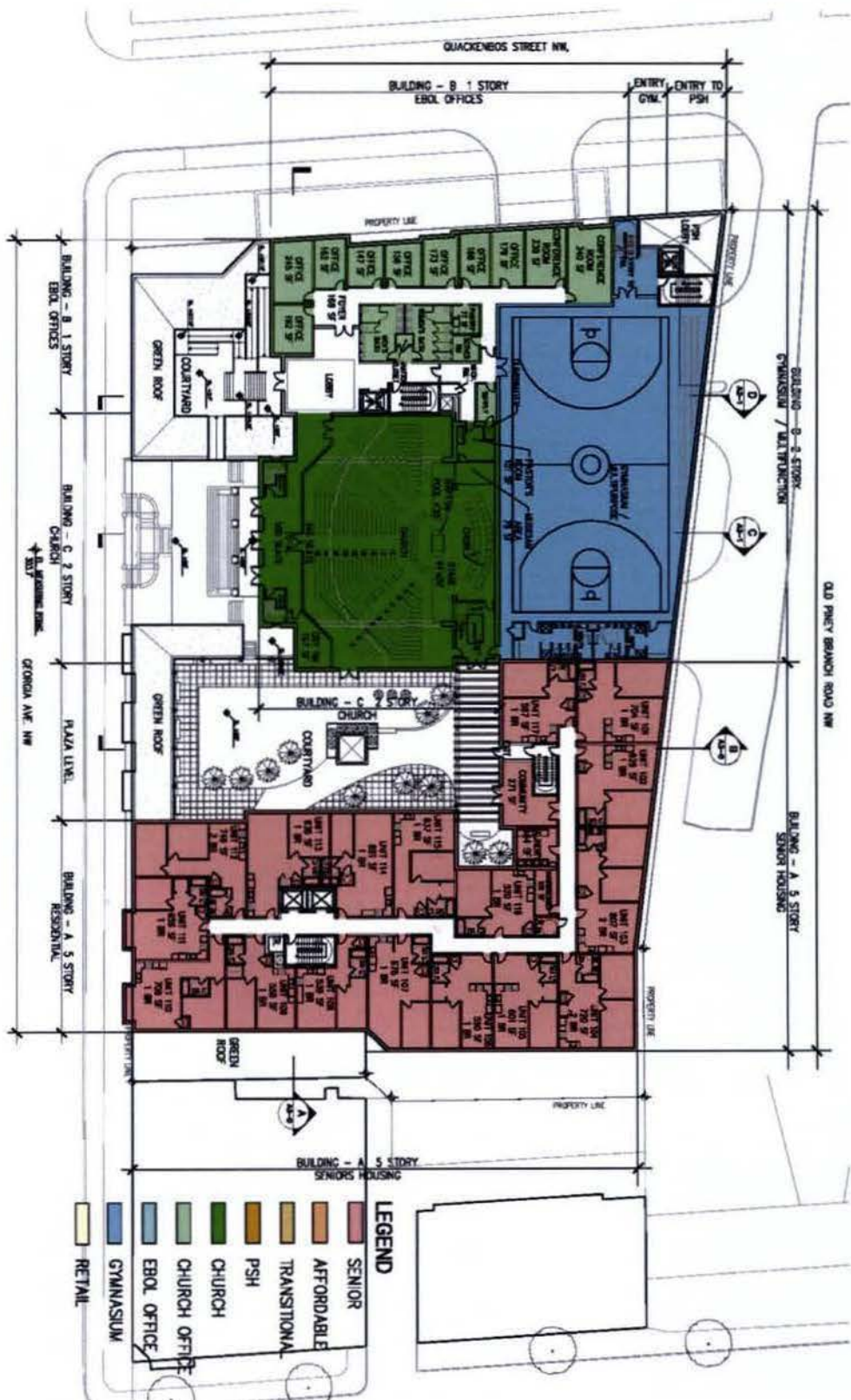
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PG
Architects PLLC



FIRST FLOOR PLAN



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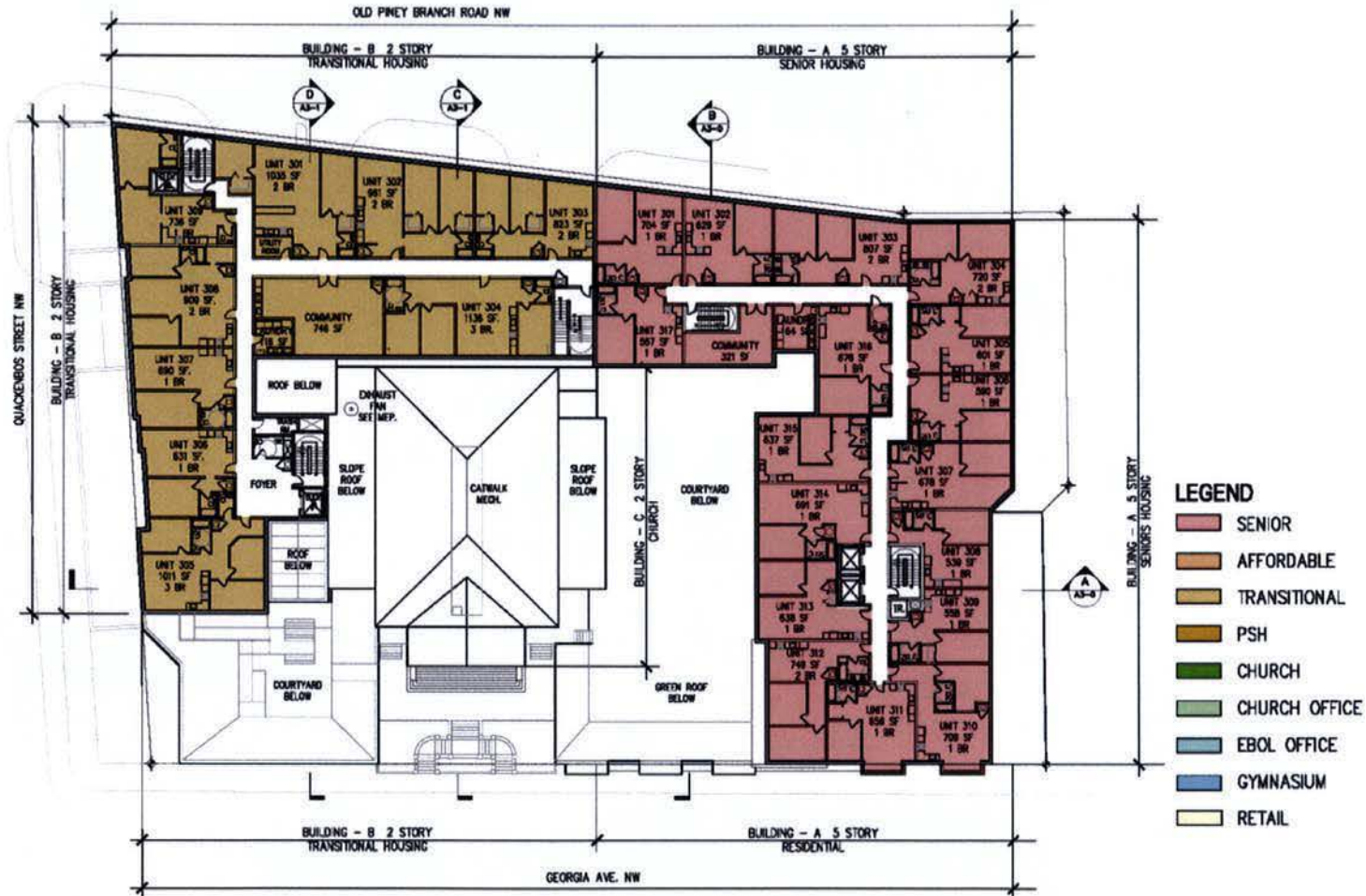
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PG Architectural Plc



THIRD FLOOR PLAN



PG
Architects Pbc



3D RENDERING



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GEORGIA AVE ELEVATION



QUACKENBOS ST ELEVATION



THE BEACON CENTER

OLD PINEY BRANCH RD ELEVATION

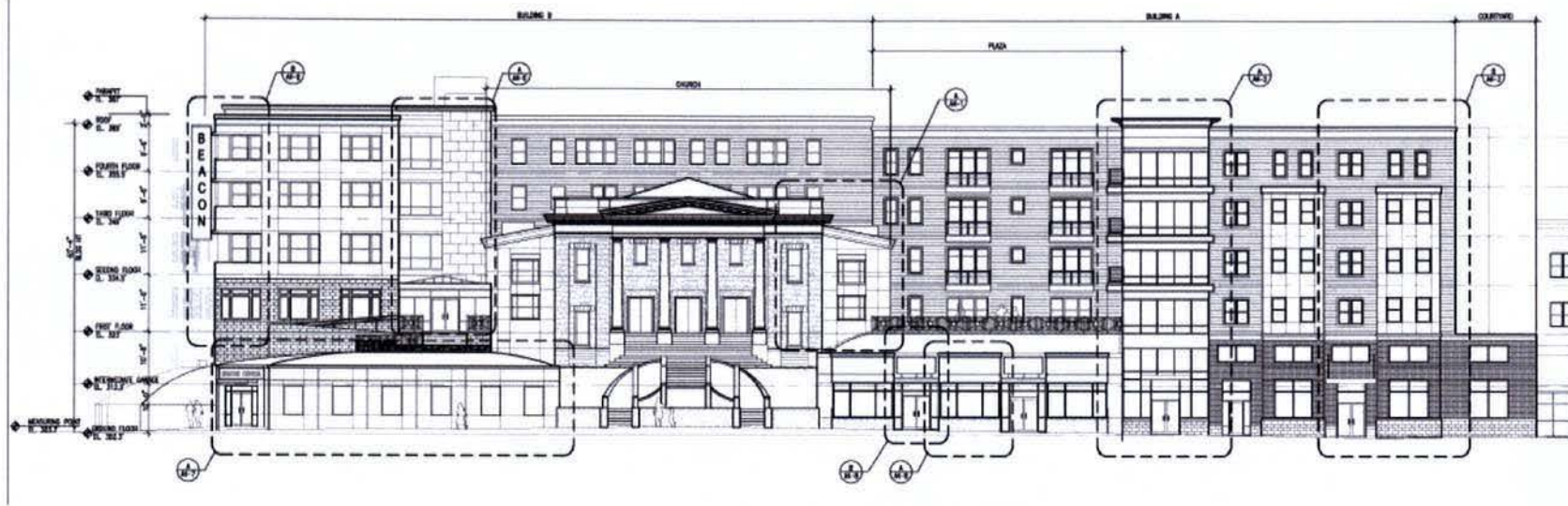


RITTENHOUSE ST ELEVATION



THE BEACON CENTER

GEORGIA AVE ELEVATION



OLD PINEY BRANCH RD ELEVATION



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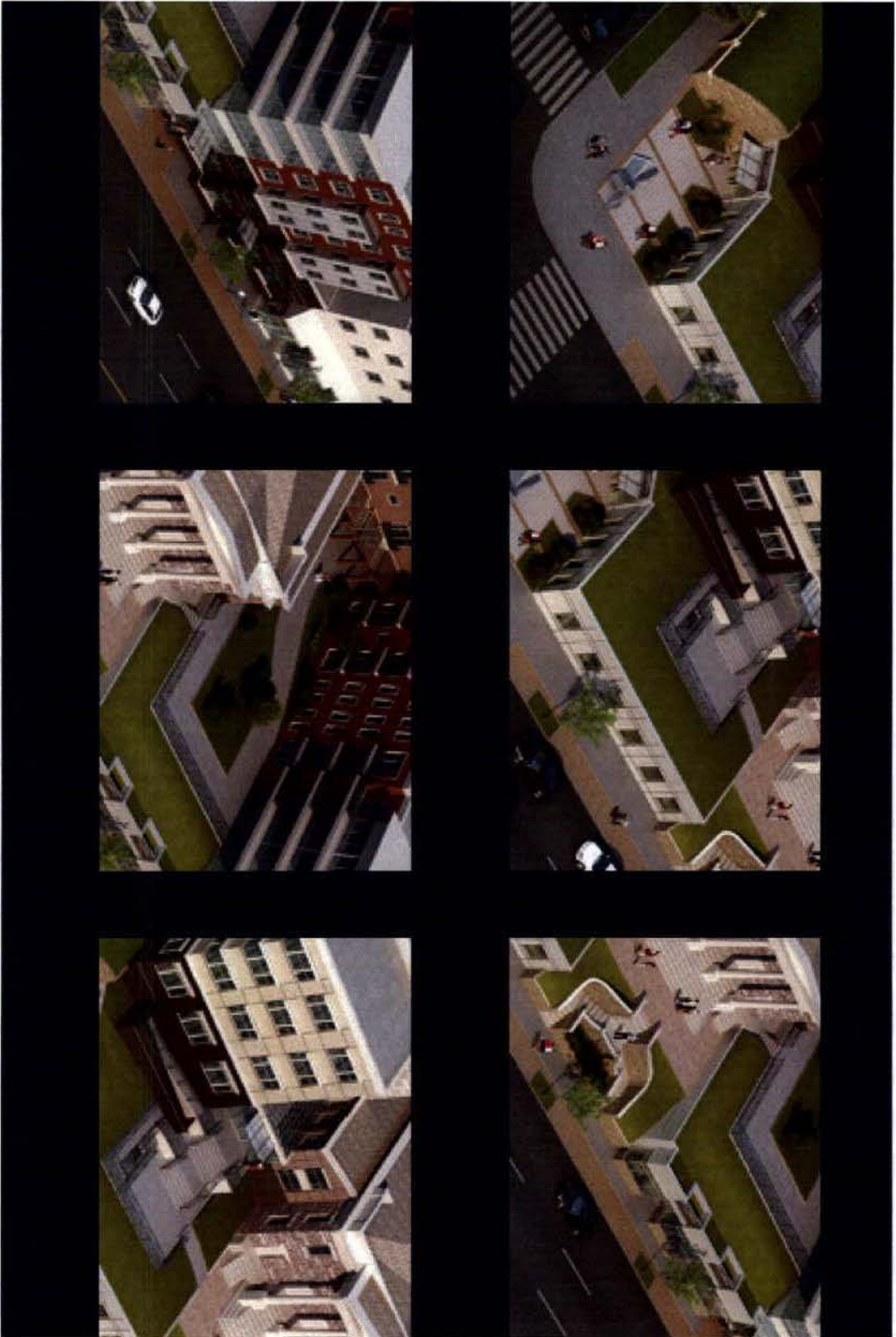
CHURCH ELEVATION



COURTYARD ELEVATION



3D RENDERING

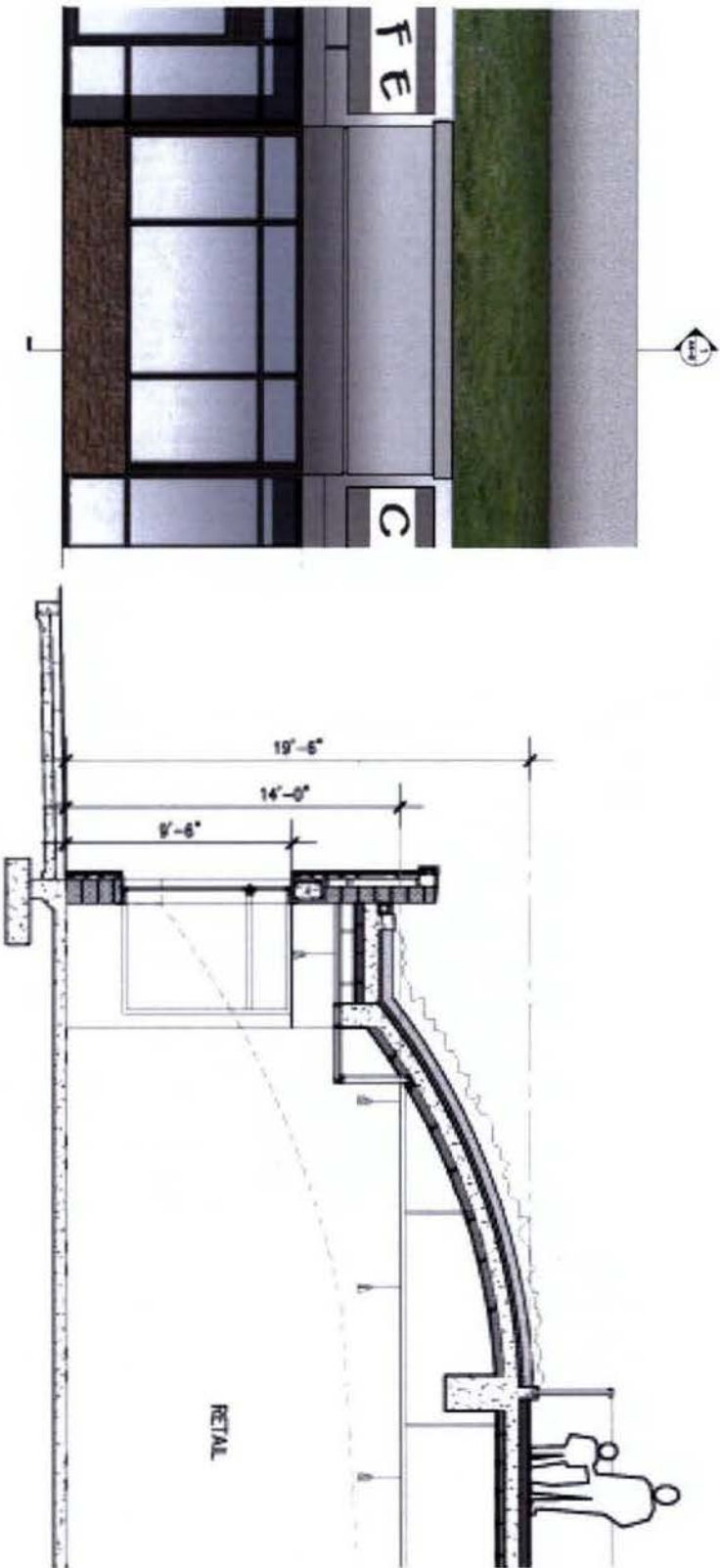


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DETAIL AT RETAIL

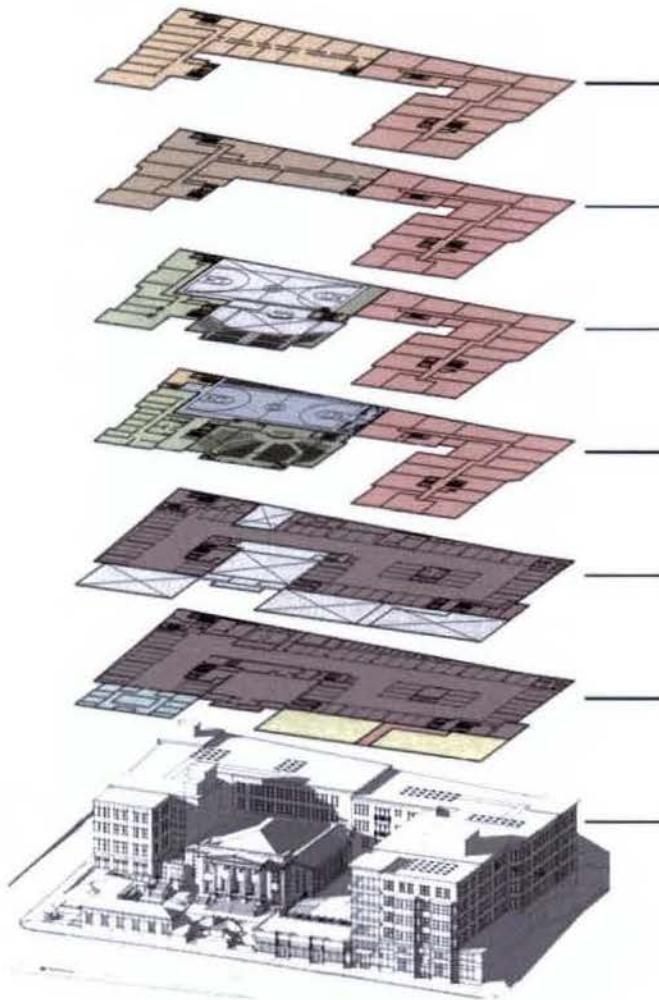


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ZONING ANALYSIS DIAGRAM



RELIEF

FLOOR AREA RATIO

ALLOWED: 2.50
ACTUAL: 2.96
RELIEF REQUESTED: 0.46
RELIEF REQUESTED: 22,000 SF

LOT OCCUPANCY (1ST & 2ND FLOOR)

ALLOWED: 60%
ACTUAL: 68%
RELIEF REQUESTED: 8%

BUILDING HEIGHT

ALLOWED: 50'-0"
ACTUAL: 63'-4"
RELIEF REQUESTED: 13'-4"

LOADING

REQ'D: 1@30 FT, 1@55 FT AND 1@20 FT
ACTUAL: 2@30 FT COMBINED

ROOF STRUCTURES SET BACK

ALLOWED: ONE TO ONE
ACTUAL: 0 FT
MULTIPLE STRUCTURES

PROPOSED SOLUTION



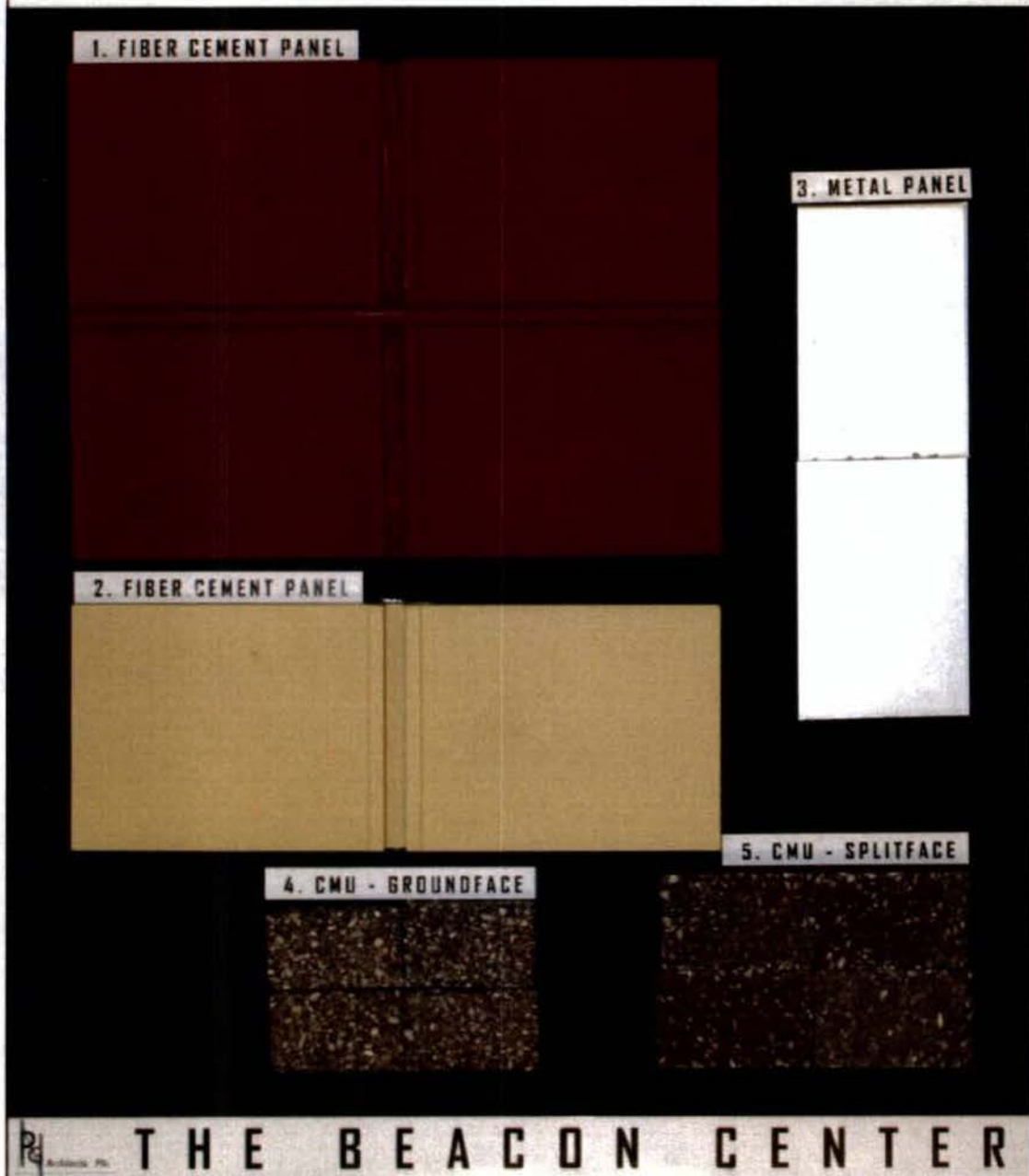
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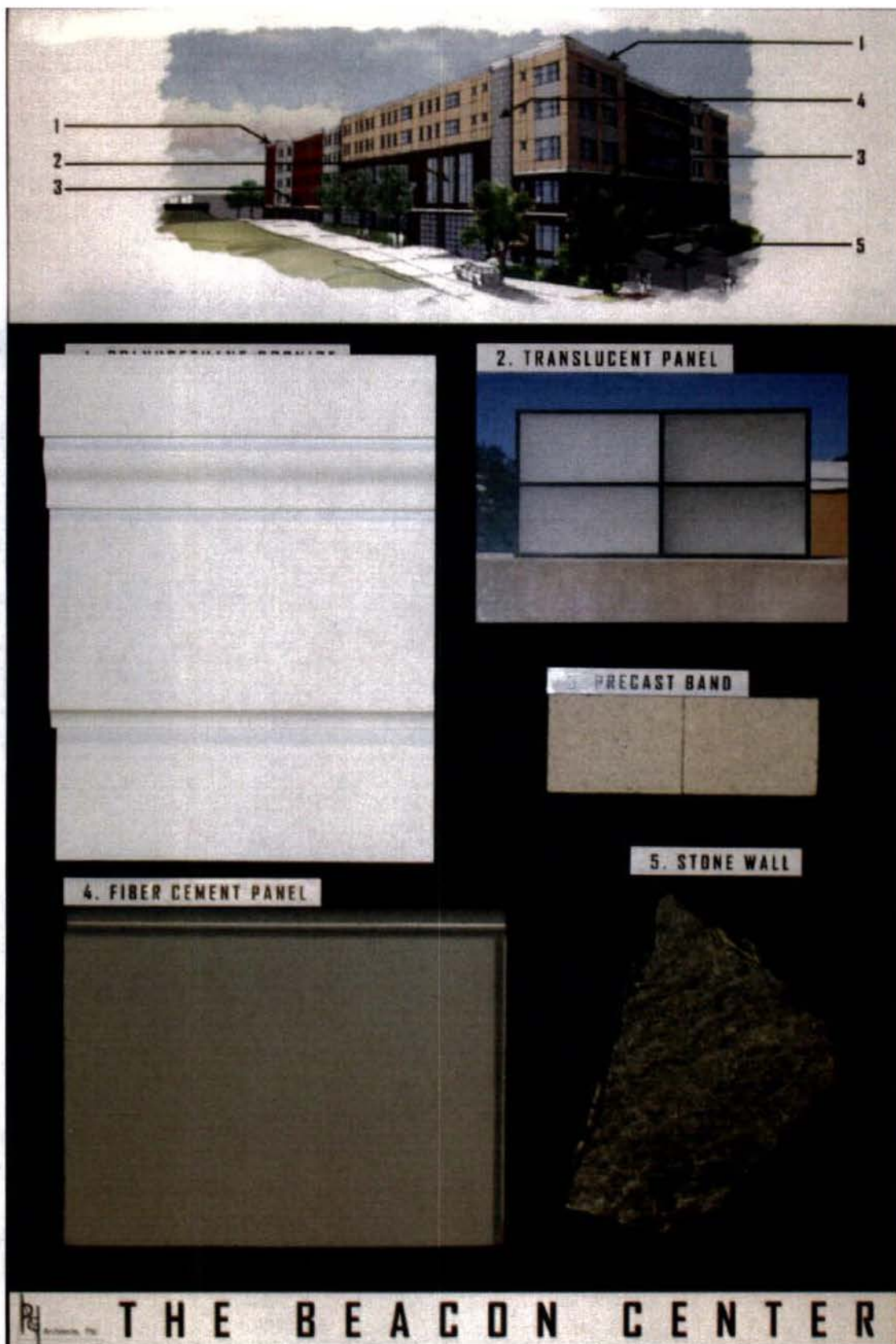
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