



Community Development Corporation Serving Brightwood & Ward 4

THE BEACON CENTER

Rec'd.
12/15/09

A mixed-use project in the
Brightwood Community

WARD 4 - Washington, DC

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17964
EXHIBIT NO. 49



Board of Zoning Adjustment
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CASE NO. 17964
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Community Development Corporation Serving Brightwood & Ward 4

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.





Community Development Corporation Serving Brightwood & Ward 4

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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PGN FIRM HIGHLIGHTS

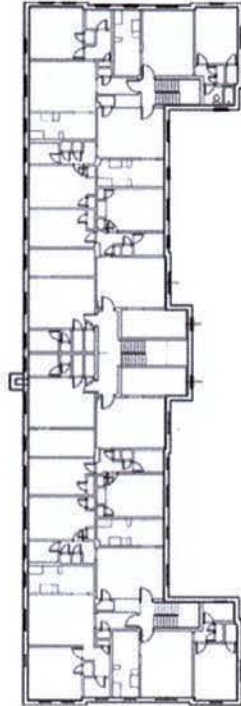
- Service Oriented- We work to understand our client's needs to establish project goals.
- Collaboration- We believe in a collaborative effort among owner, architect, contractor to achieve a successful project.
- Experience- Presented several projects to Zoning Commission, HPRB and BZA.



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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

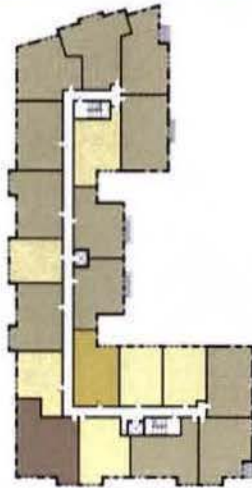


1 1 t h s t r e e t , n w & m s t r e e t , n w

- 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

- Surrounding Context
- Site Conditions
- The Process
- Project Design
- Project Program
- Summary

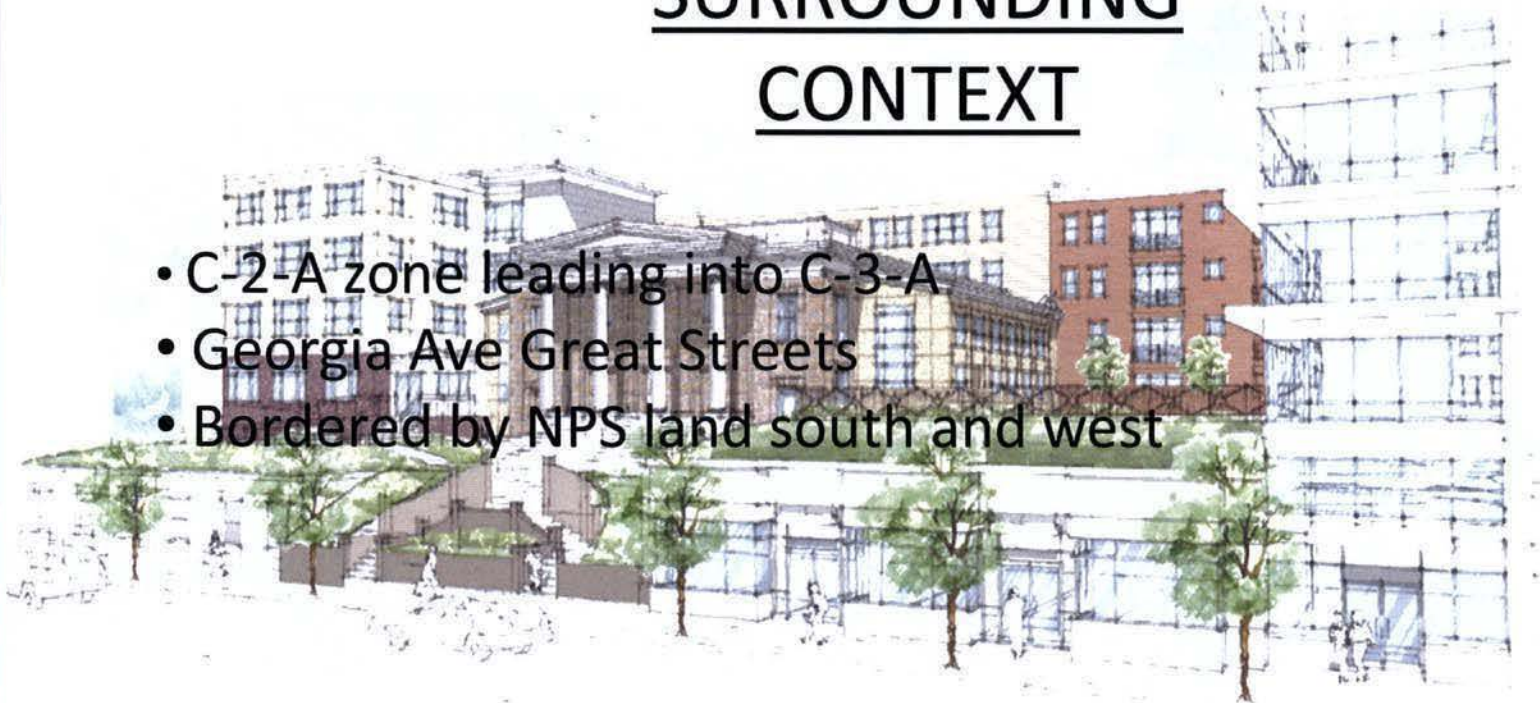




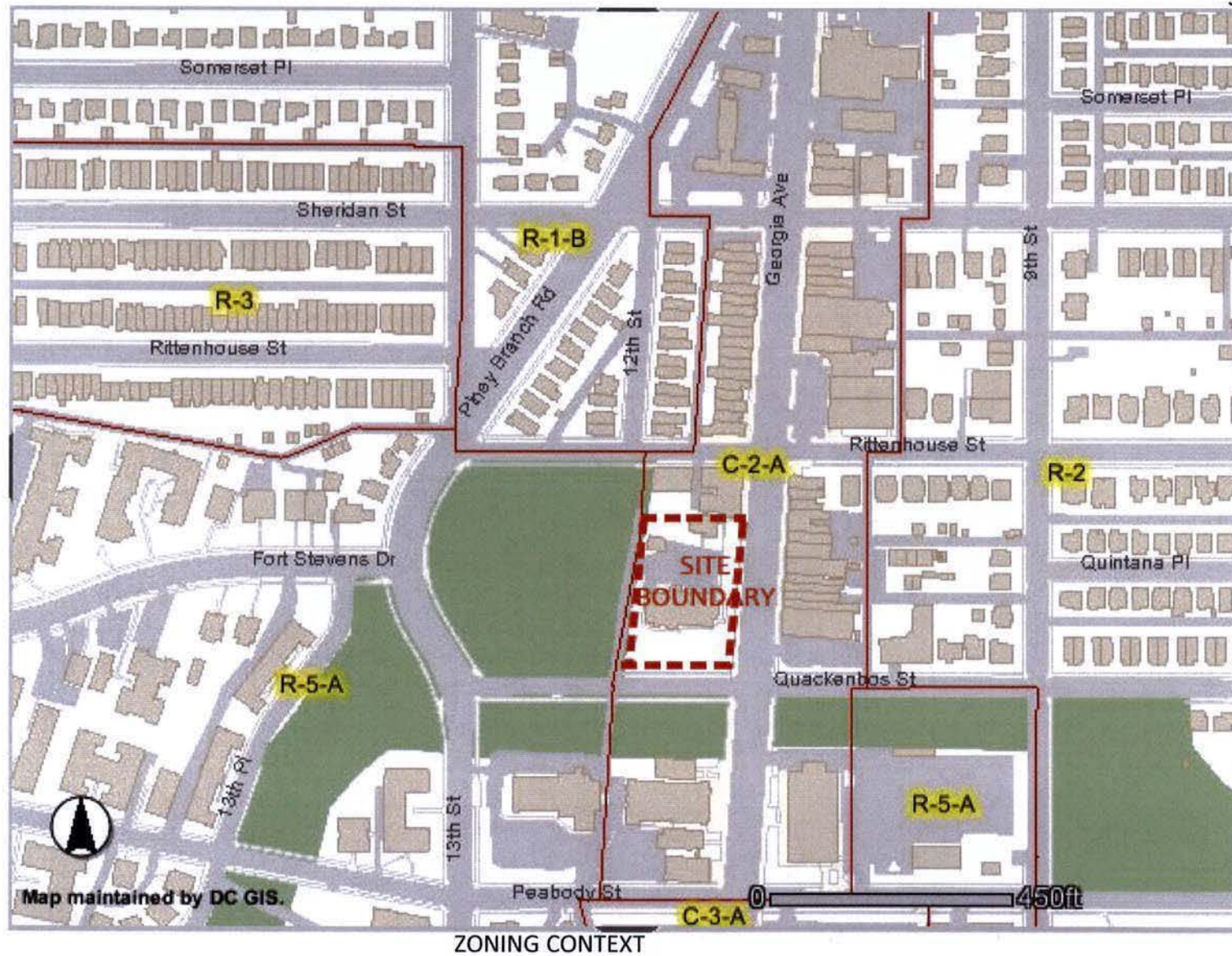
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SURROUNDING CONTEXT

- C-2-A zone leading into C-3-A
- Georgia Ave Great Streets
- Bordered by NPS land south and west

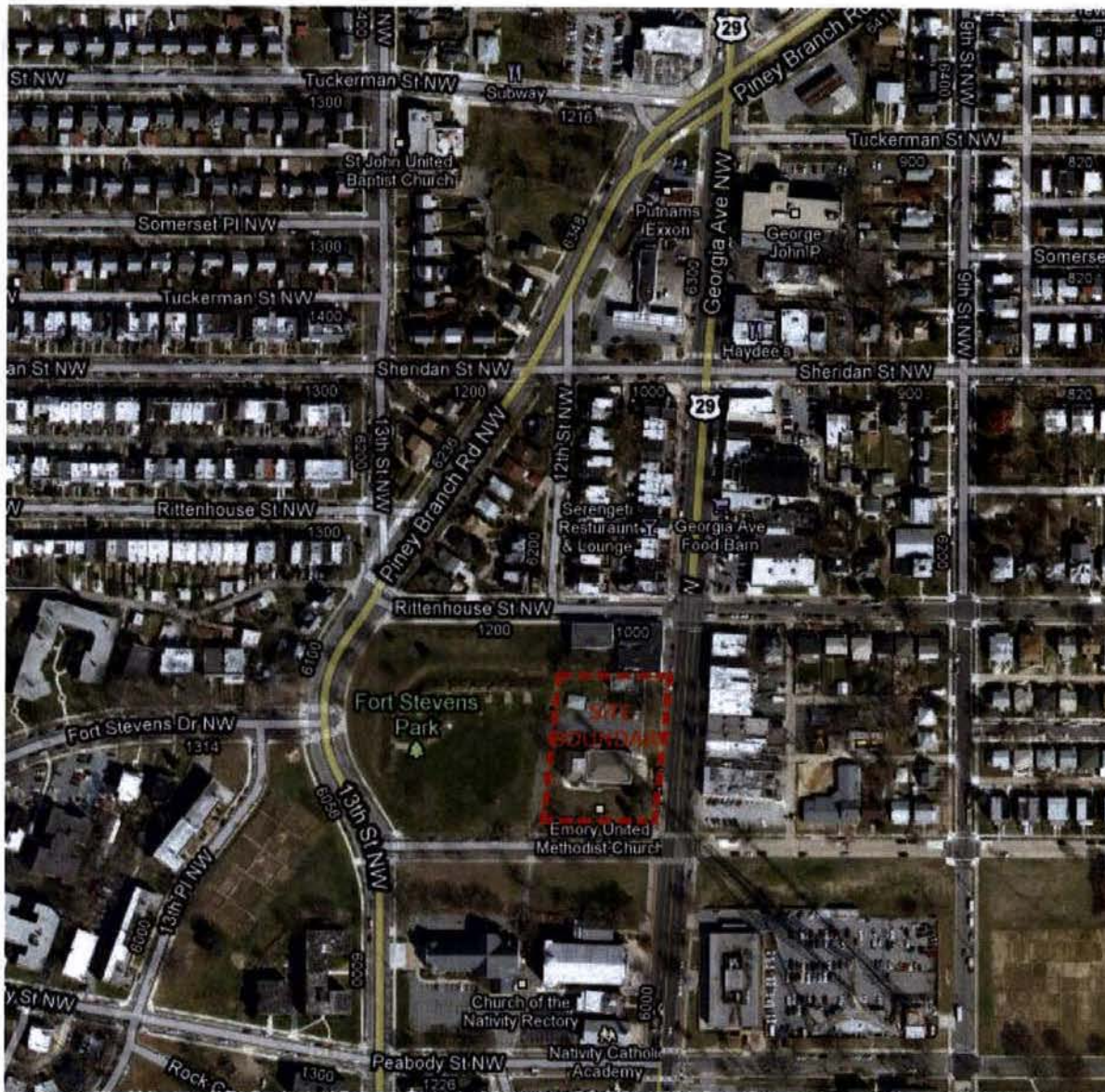


SITE MAP



elevations | 3D rendering | zoning analysis | floorplans | siteplan | street views | model | site photographs | [site map](#)

SITE MAP



THE BEACON CENTER



proposed solution | existing conditions
 elevations | 3D rendering | zoning analysis | floorplans | siteplan | street views | model | site photographs | site map

SITE MAP



[proposed solution](#) | [existing conditions](#)
[elevations](#) | [3D rendering](#) | [zoning analysis](#) | [floorplans](#) | [siteplan](#) | [street views](#) | [model](#) | [site photographs](#) | [site map](#)

THE BEACON CENTER



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SITE CONDITIONS

- Existing 14 ft hillside (berm)
- Existing church establishes measuring point
- Old Piney Branch Road existing grades



SITE PHOTOGRAPHS



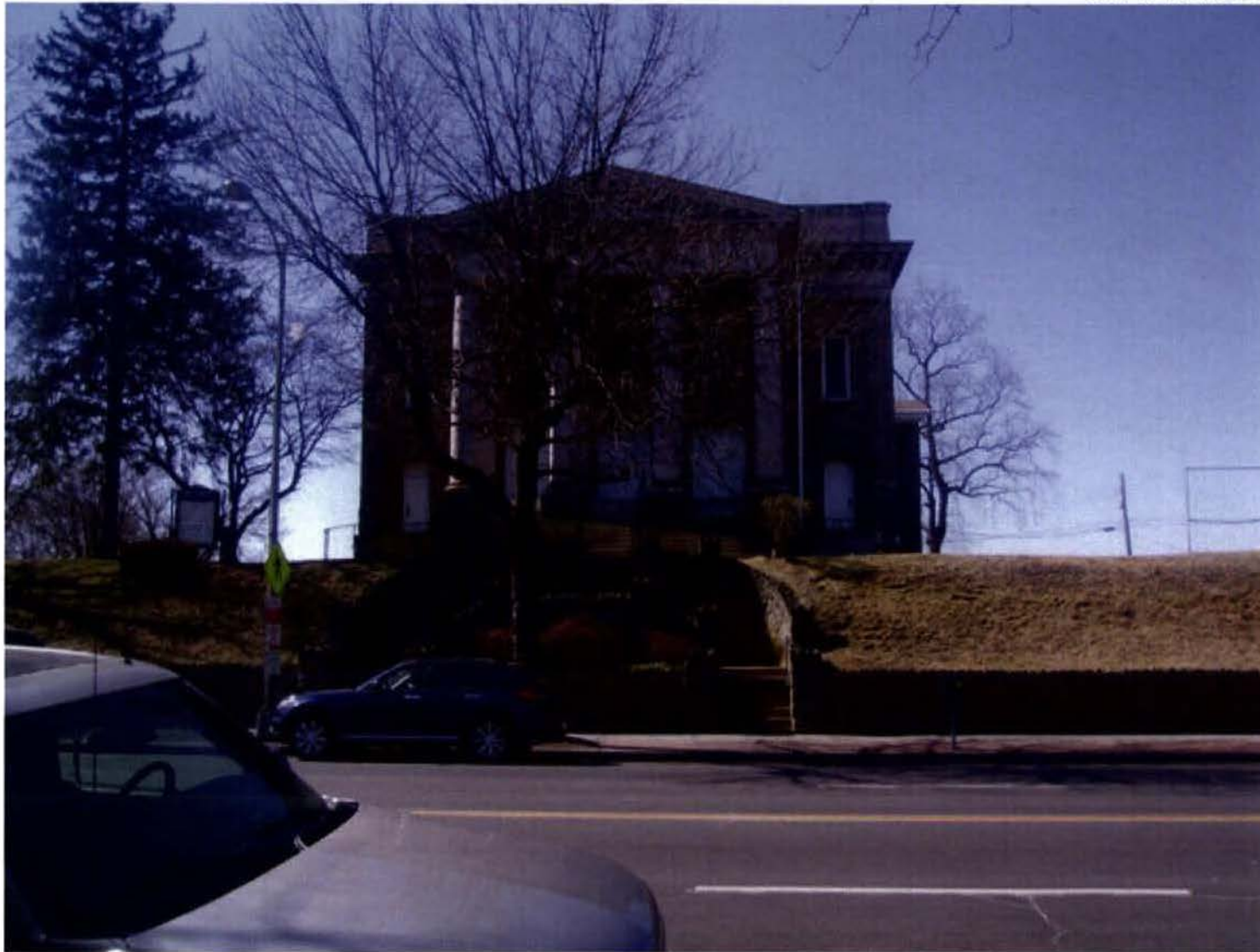
VIEW FROM GEORGIA AVE LOOKING SW

THE BEACON CENTER



proposed solution existing conditions
elevations | 3D rendering | zoning analysis | floorplans | siteplan | street views | model | site photographs | site map

SITE PHOTOGRAPHS



VIEW FROM GEORGIA AVE LOOKING W

THE BEACON CENTER



proposed solution existing conditions
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VIEW FROM GEORGIA AVE LOOKING NW

SITE PHOTOGRAPHS



VIEW FROM QUACKENBOS ST LOOKING NE

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proposed solution existing conditions
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SITE PHOTOGRAPHS



VIEW FROM QUACKENBOS ST AND 13TH LOOKING NE

THE BEACON CENTER

SITE PHOTOGRAPHS

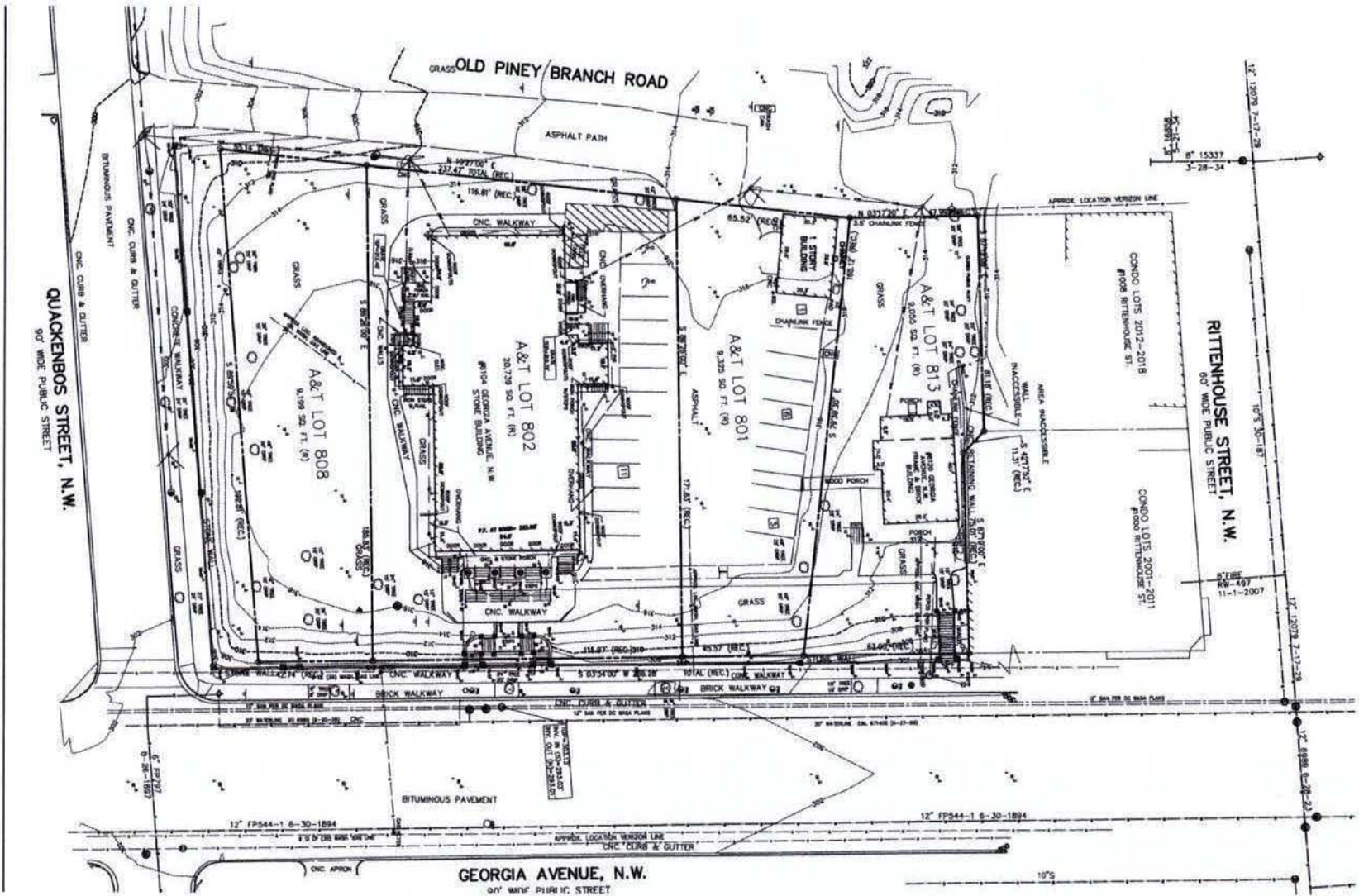


VIEW FROM FORT STEVENS LOOKING TOWARDS GEORGIA AVENUE

EXISTING GRADING PLAN



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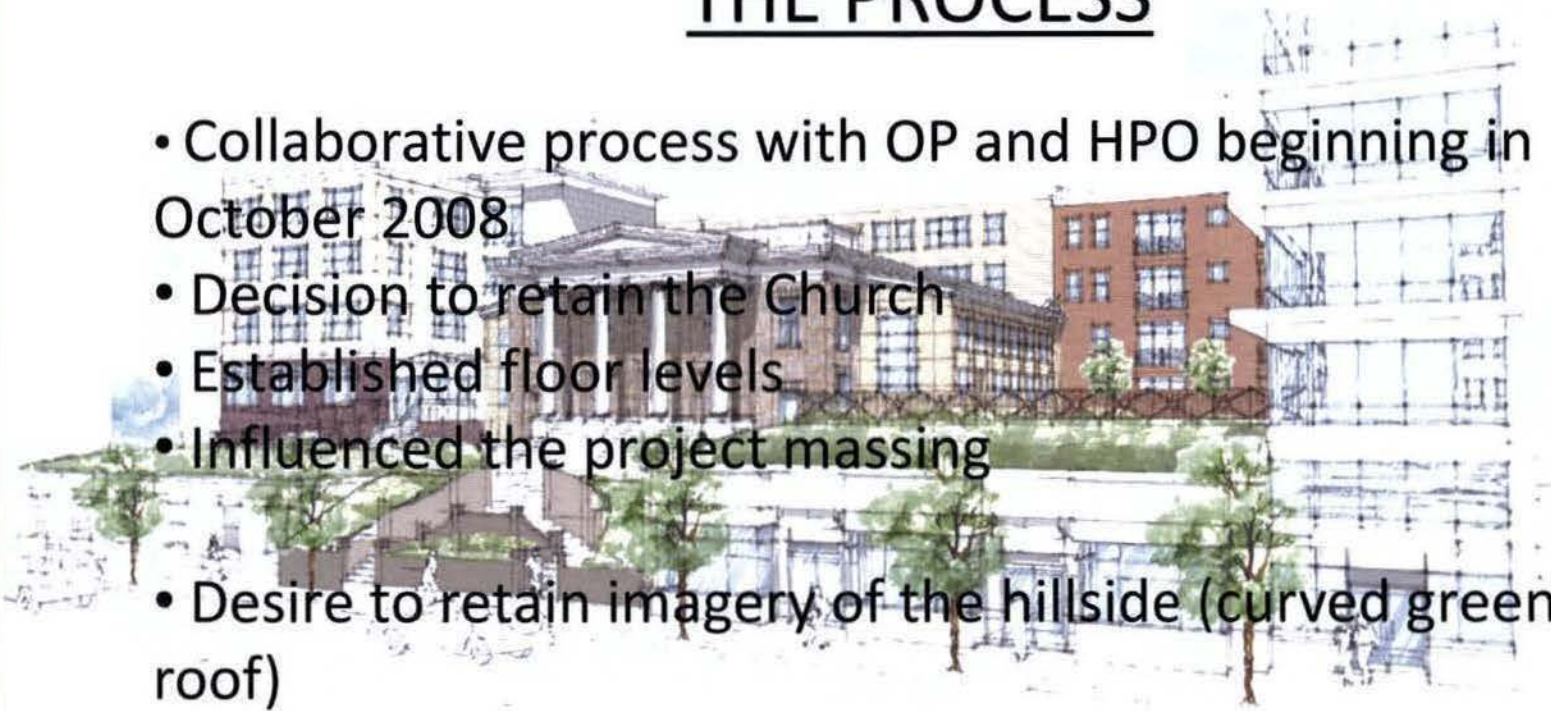




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THE PROCESS

- 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)



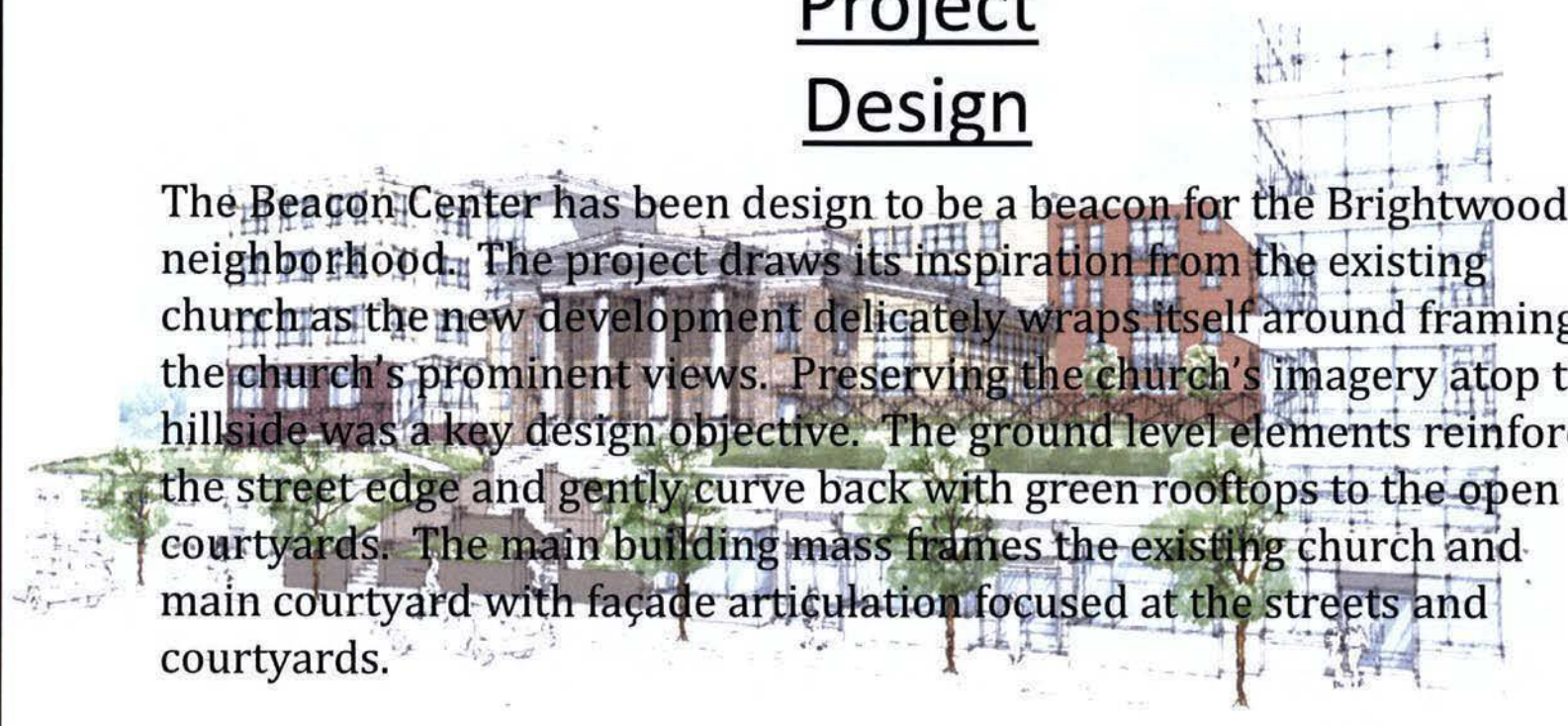


HISTORIC SIGNIFICANCE
Built 1922 Design by Frank Milburn



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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 existing 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



THE BEACON CENTER

VIEW FROM GEORGIA AVE



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MODEL



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Project Program

The Beacon Center Project Encompasses:

51 senior rental units

16 affordable rental units

9 Transitional Housing units

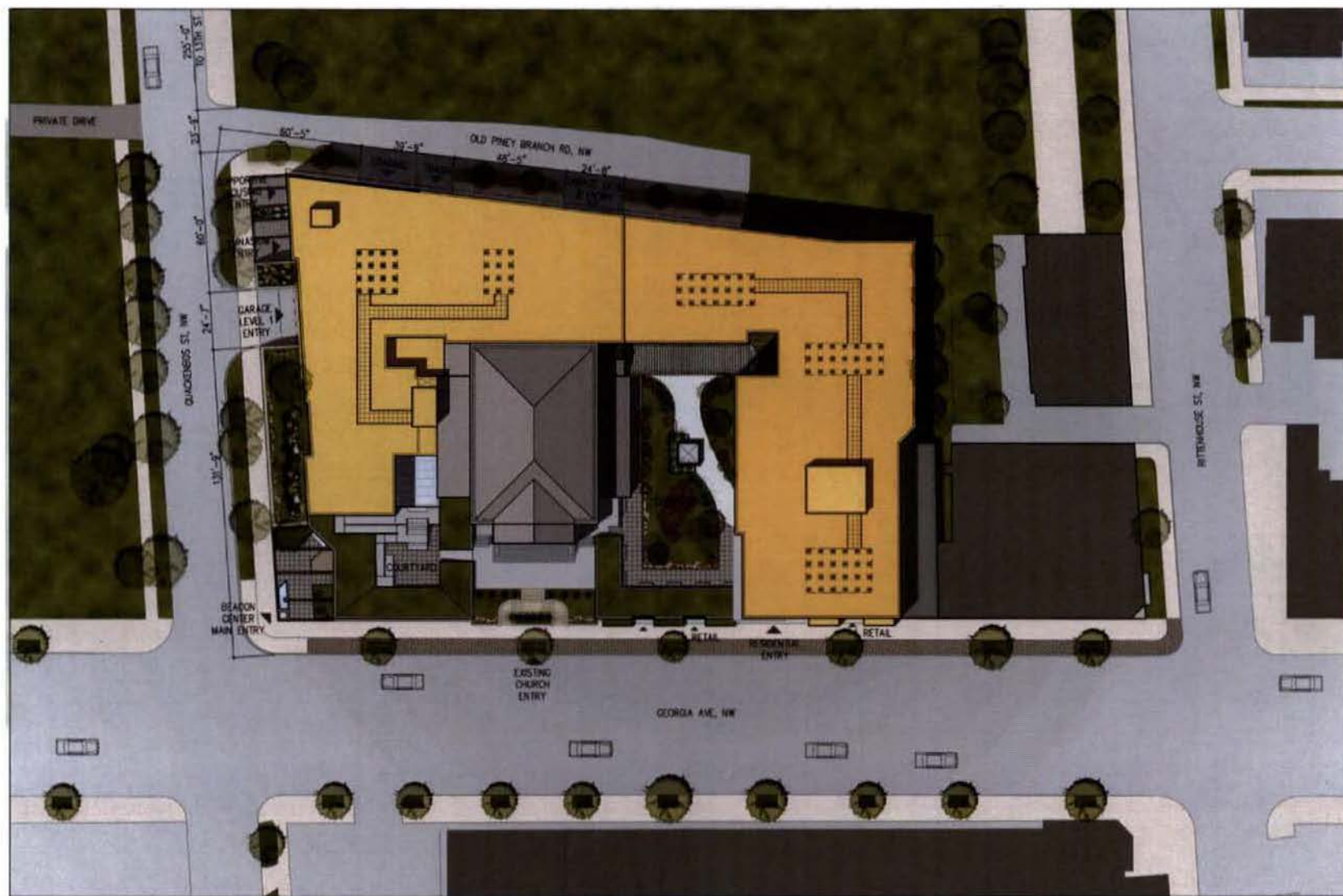
15 units of permanent supportive housing

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.

THE BEACON CENTER

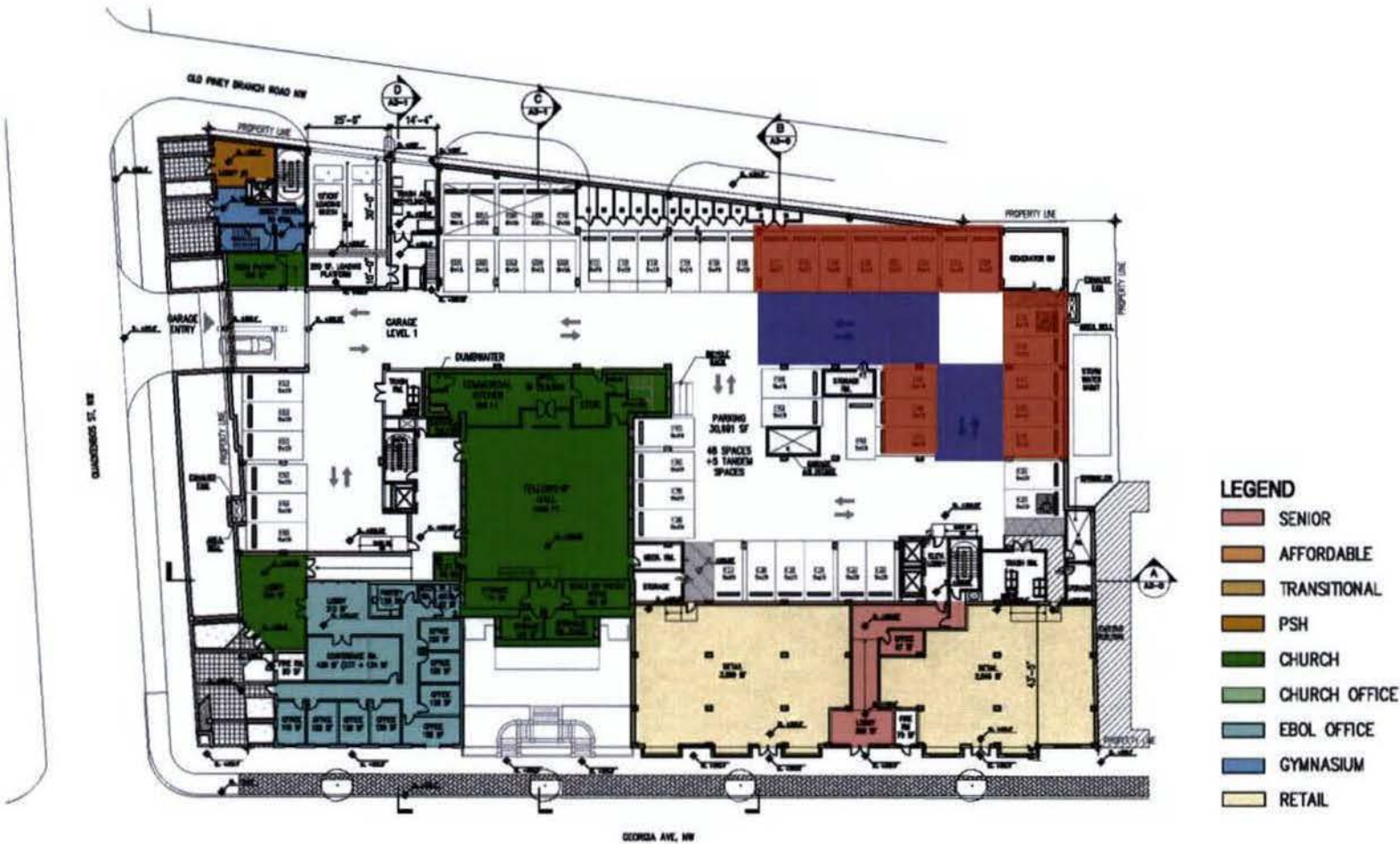


SITEPLAN



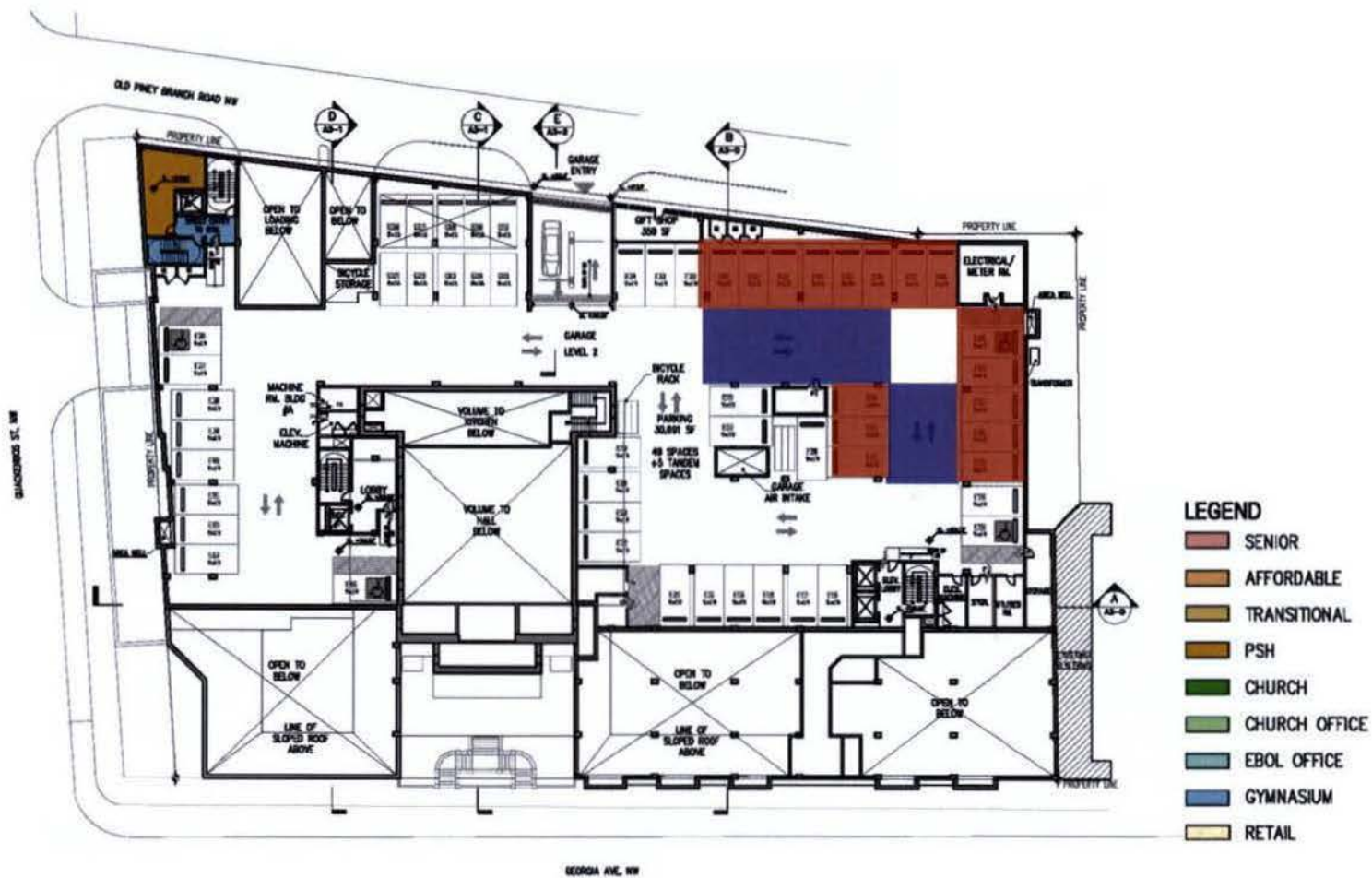
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GROUND FLOOR PLAN



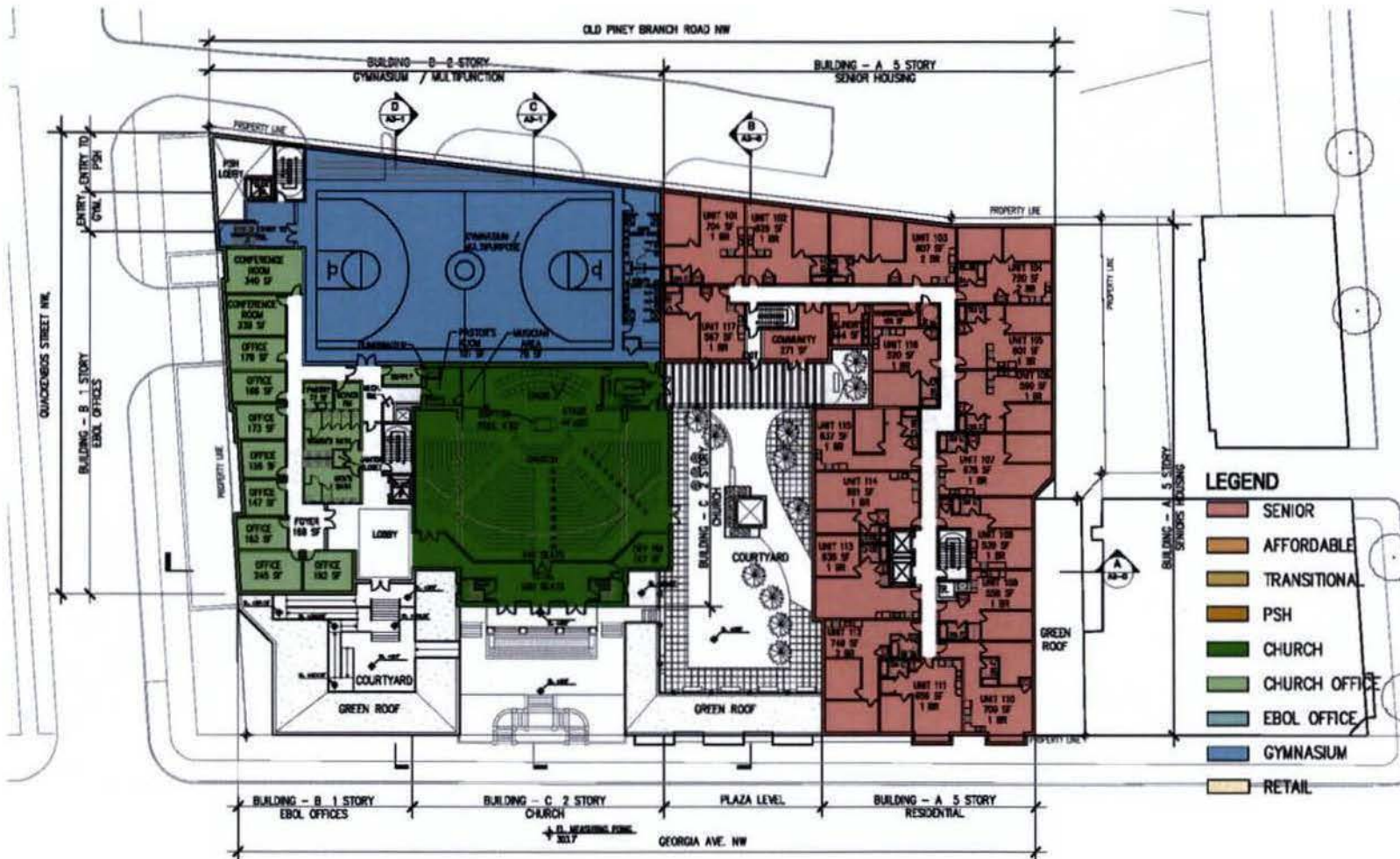
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INTERMEDIATE GARAGE PLAN

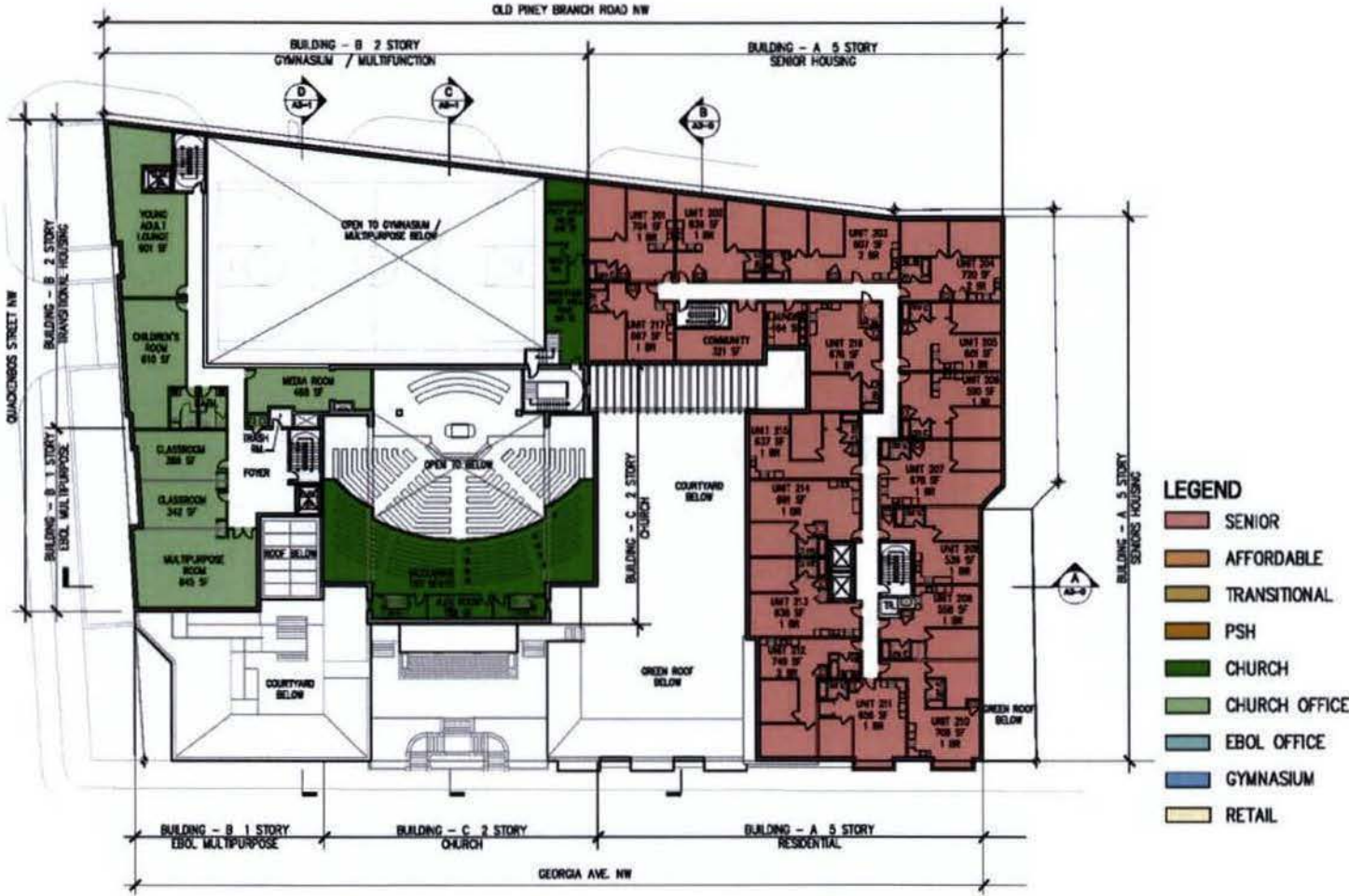


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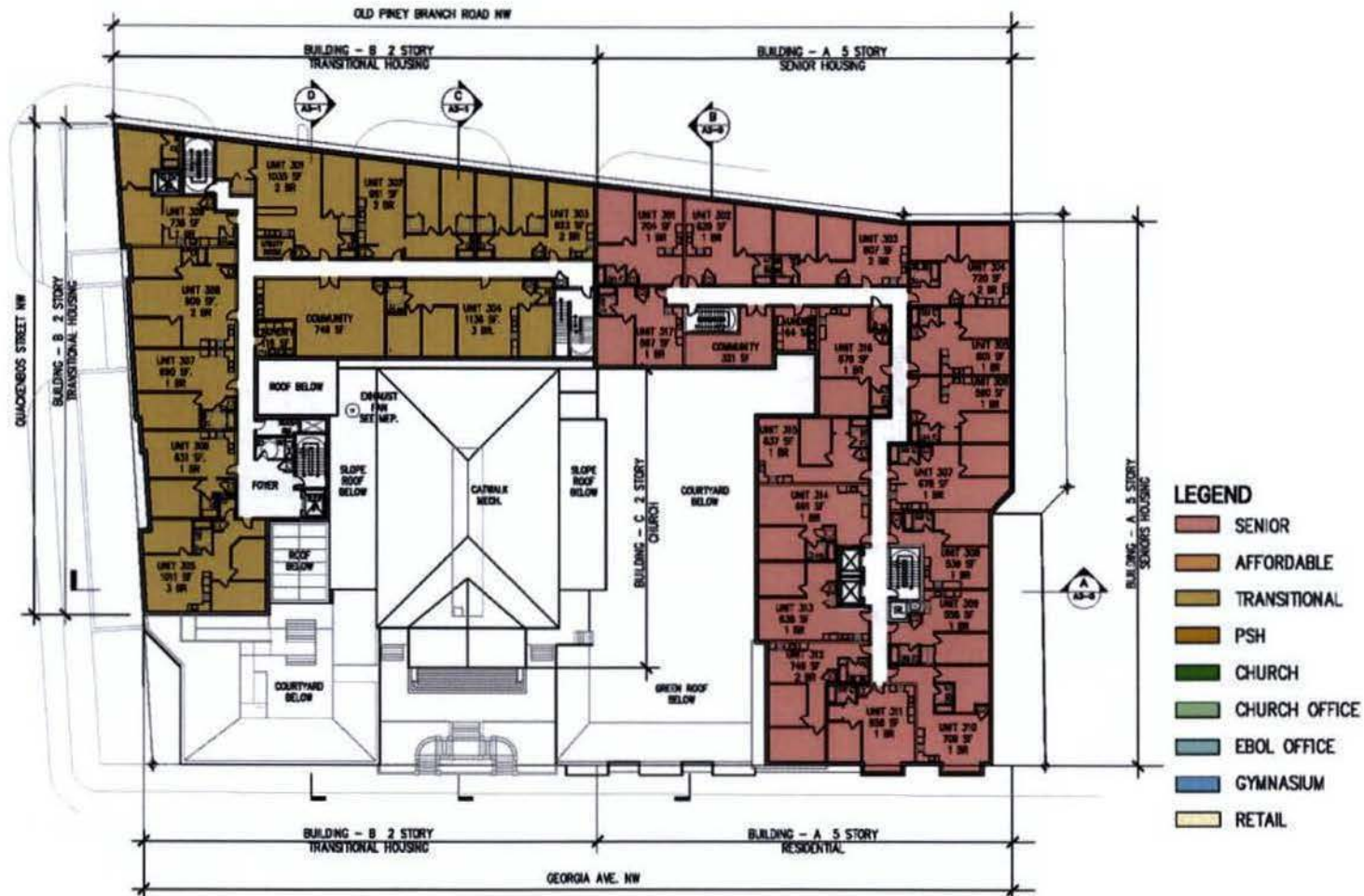
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





3D RENDERING



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3D RENDERING



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3D RENDERING



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THE BEACON CENTER

GEORGIA AVE ELEVATION



QUACKENBOS ST ELEVATION



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OLD PINEY BRANCH RD ELEVATION



RITTENHOUSE ST ELEVATION



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CHURCH ELEVATION



COURTYARD ELEVATION



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OLD PINEY BRANCH ROAD SECTION

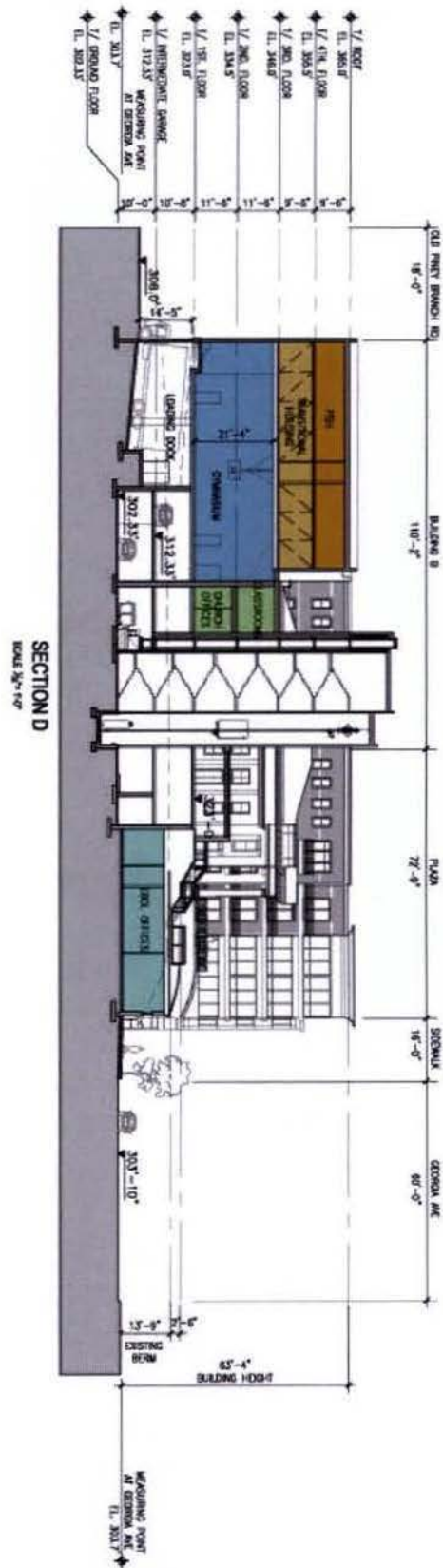
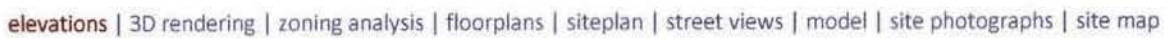


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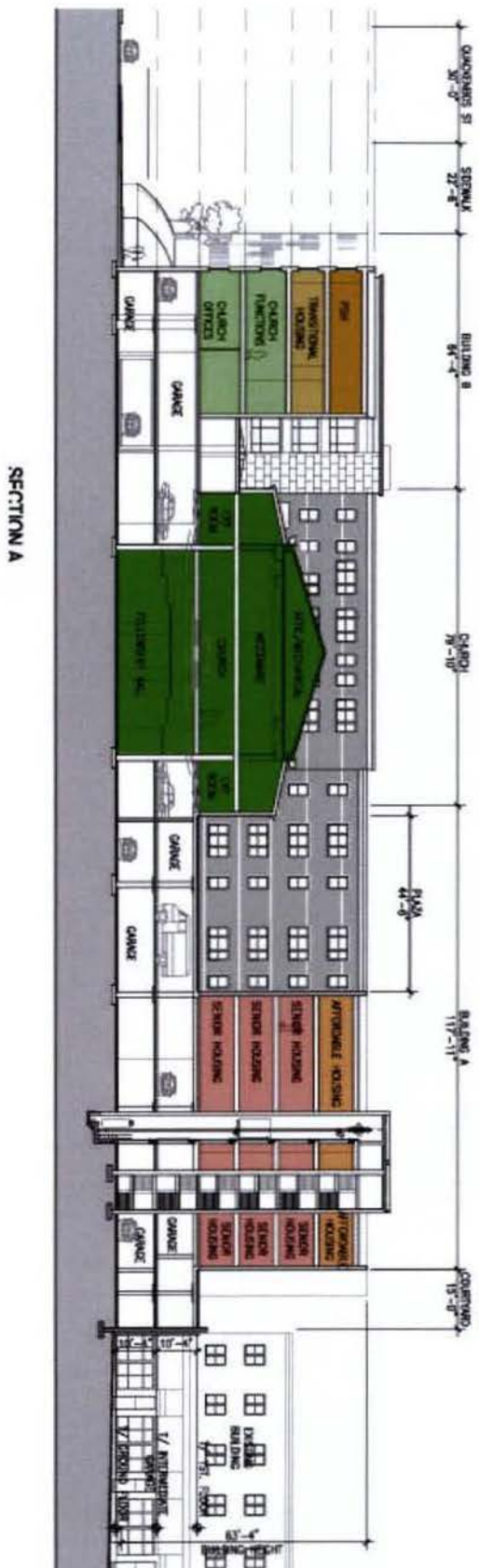
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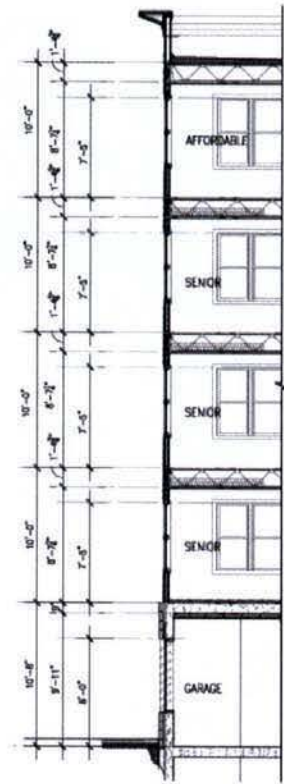


THE BEACON CENTER



proposed solution	existing conditions
1. Proposed Solution: 1.1. Infrastructure: 1.1.1. Highways: Upgrade existing highways and construct new ones to improve connectivity. 1.1.2. Ports: Develop modern ports to facilitate trade and transportation. 1.1.3. Airports: Upgrade existing airports and construct new ones to enhance air travel. 1.2. Urban Planning: 1.2.1. Smart Cities: Implement smart city technologies to optimize resource usage and improve urban infrastructure. 1.2.2. Public Transportation: Develop a comprehensive public transportation system to reduce traffic congestion and improve mobility. 1.2.3. Green Spaces: Create and maintain green spaces to improve the quality of life and environment. 1.3. Education and Healthcare: 1.3.1. Education: Invest in education infrastructure and programs to improve the quality of education. 1.3.2. Healthcare: Develop modern healthcare facilities and programs to improve the quality of healthcare.	2. Existing Conditions: 2.1. Infrastructure: 2.1.1. Highways: Existing highways are outdated and congested. 2.1.2. Ports: Existing ports are outdated and inefficient. 2.1.3. Airports: Existing airports are outdated and congested. 2.2. Urban Planning: 2.2.1. Smart Cities: Existing smart city technologies are outdated and inefficient. 2.2.2. Public Transportation: Existing public transportation system is outdated and inefficient. 2.2.3. Green Spaces: Existing green spaces are outdated and inefficient. 2.3. Education and Healthcare: 2.3.1. Education: Existing education infrastructure and programs are outdated and inefficient. 2.3.2. Healthcare: Existing healthcare facilities and programs are outdated and inefficient.

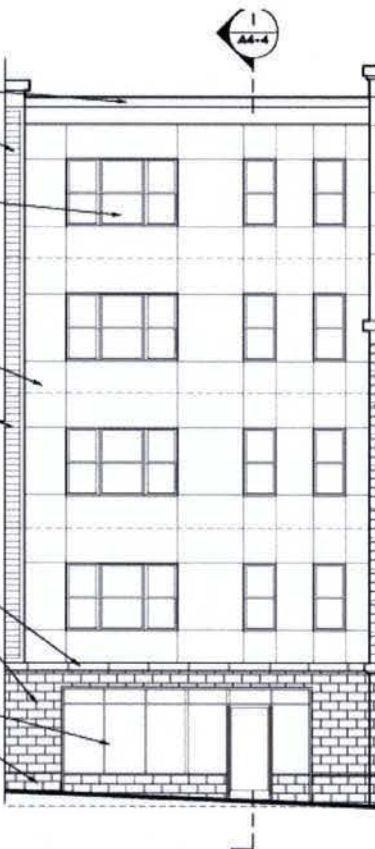
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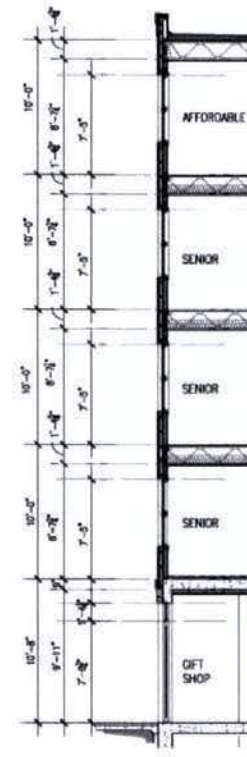
2
A4-4
SECTION @ A4-4B
SCALE: 1/8"=1'-0"



8
A4-4
PARTIAL ELEVATION @ OLD PINEY BRANCH RD
SCALE: 1/8"=1'-0"

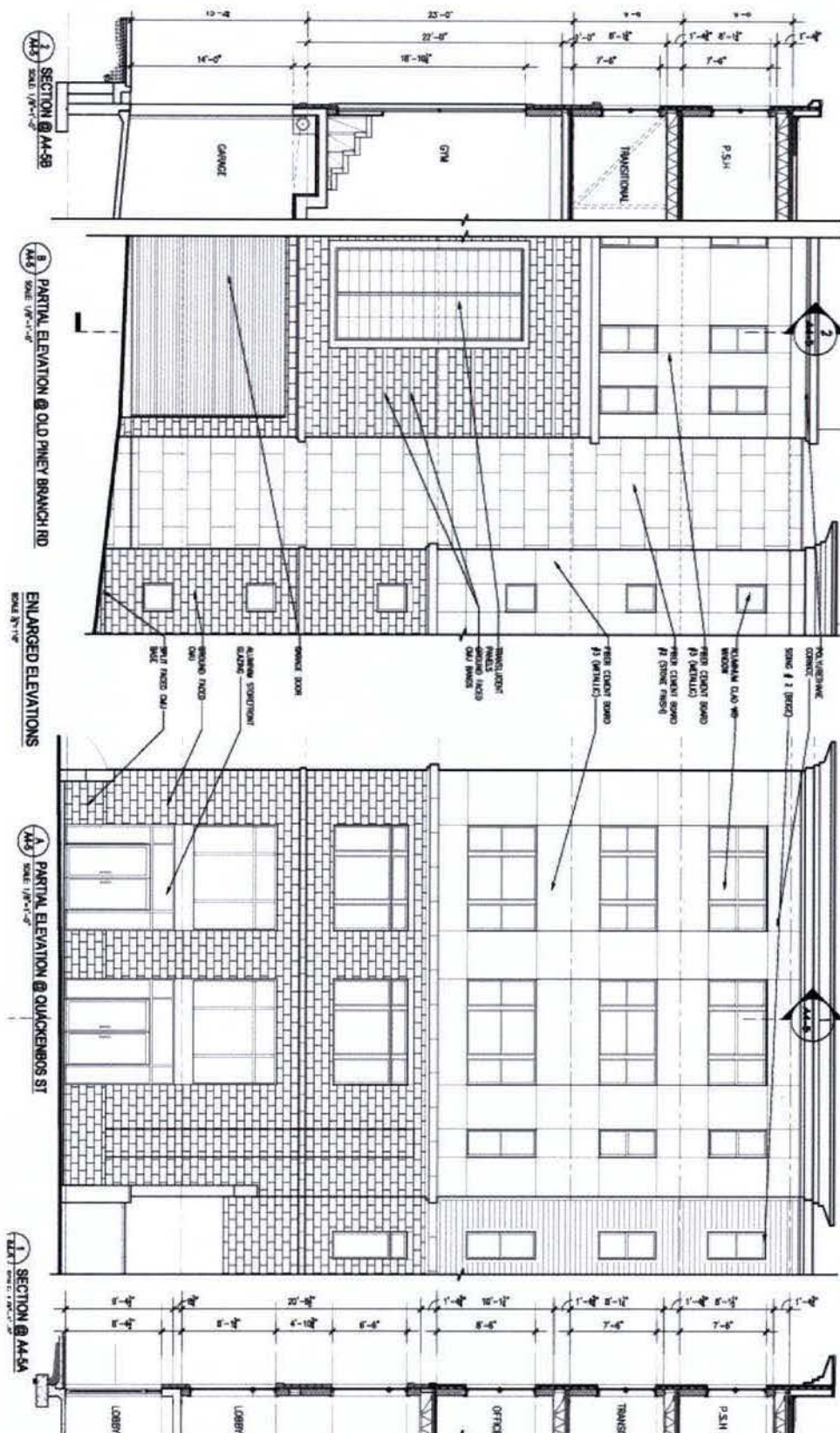


A
A4-4
PARTIAL ELEVATION @ OLD PINEY BRANCH RD
SCALE: 1/8"=1'-0"



1
A4-4
SECTION @ A4-4A
SCALE: 1/8"=1'-0"

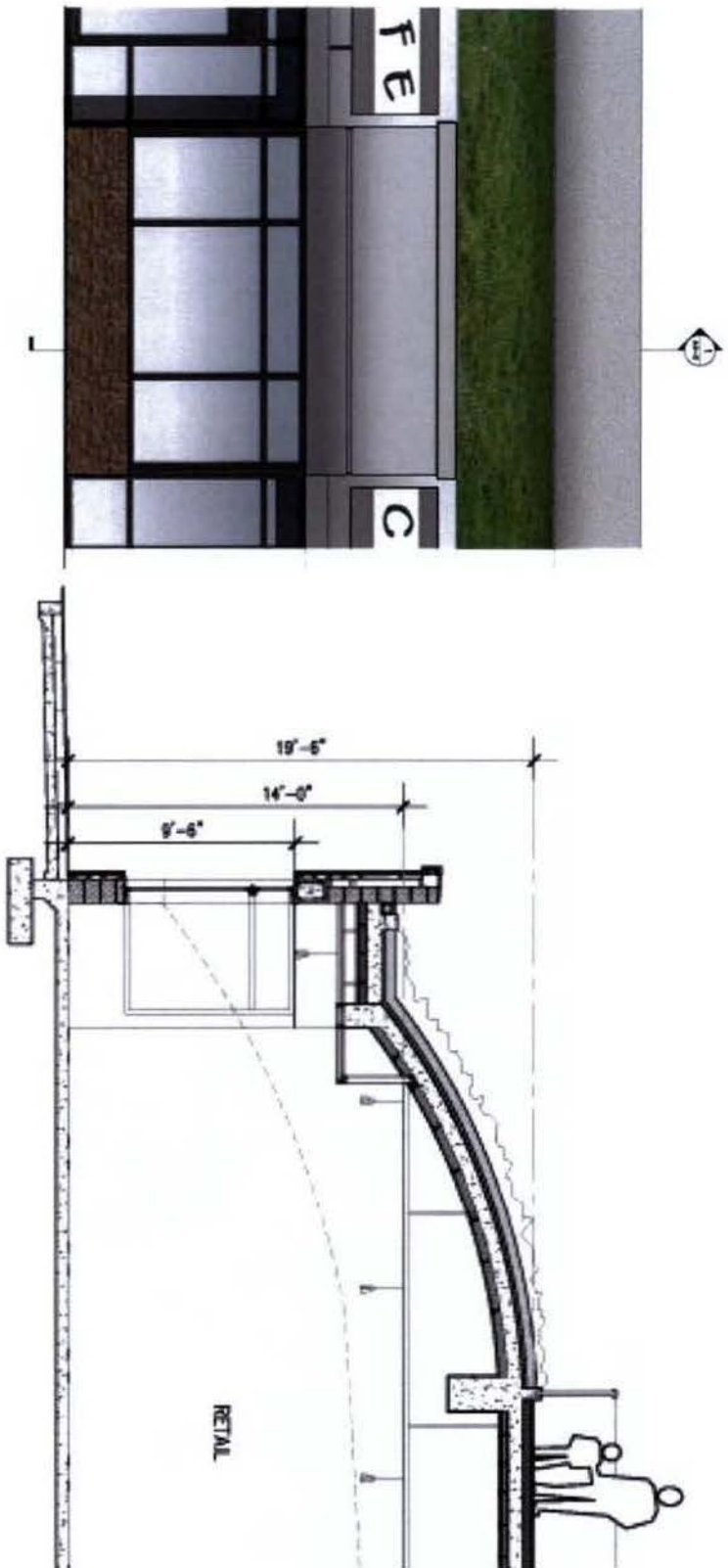
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proposed solution existing conditions

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DETAIL AT RETAIL





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Summary

Relief Requested

- FAR
- Lot Occupancy
- Building Height
- Loading
- Roof Structures



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

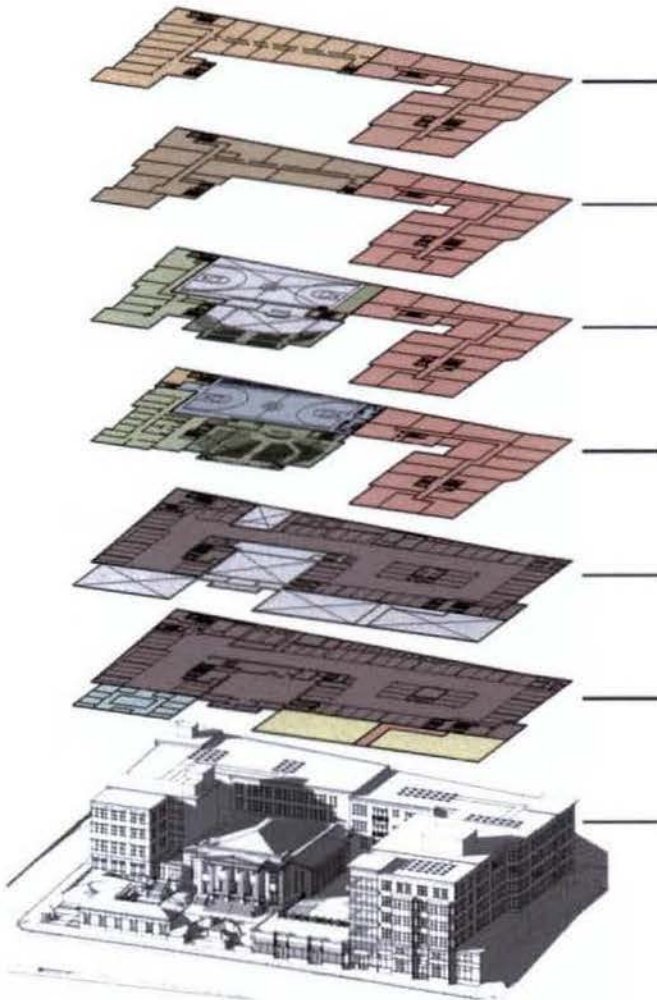
ALLOWED: 50'-0"
ACTUAL: 63'-4"
RELIEF REQUESTED: 13'-4"

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



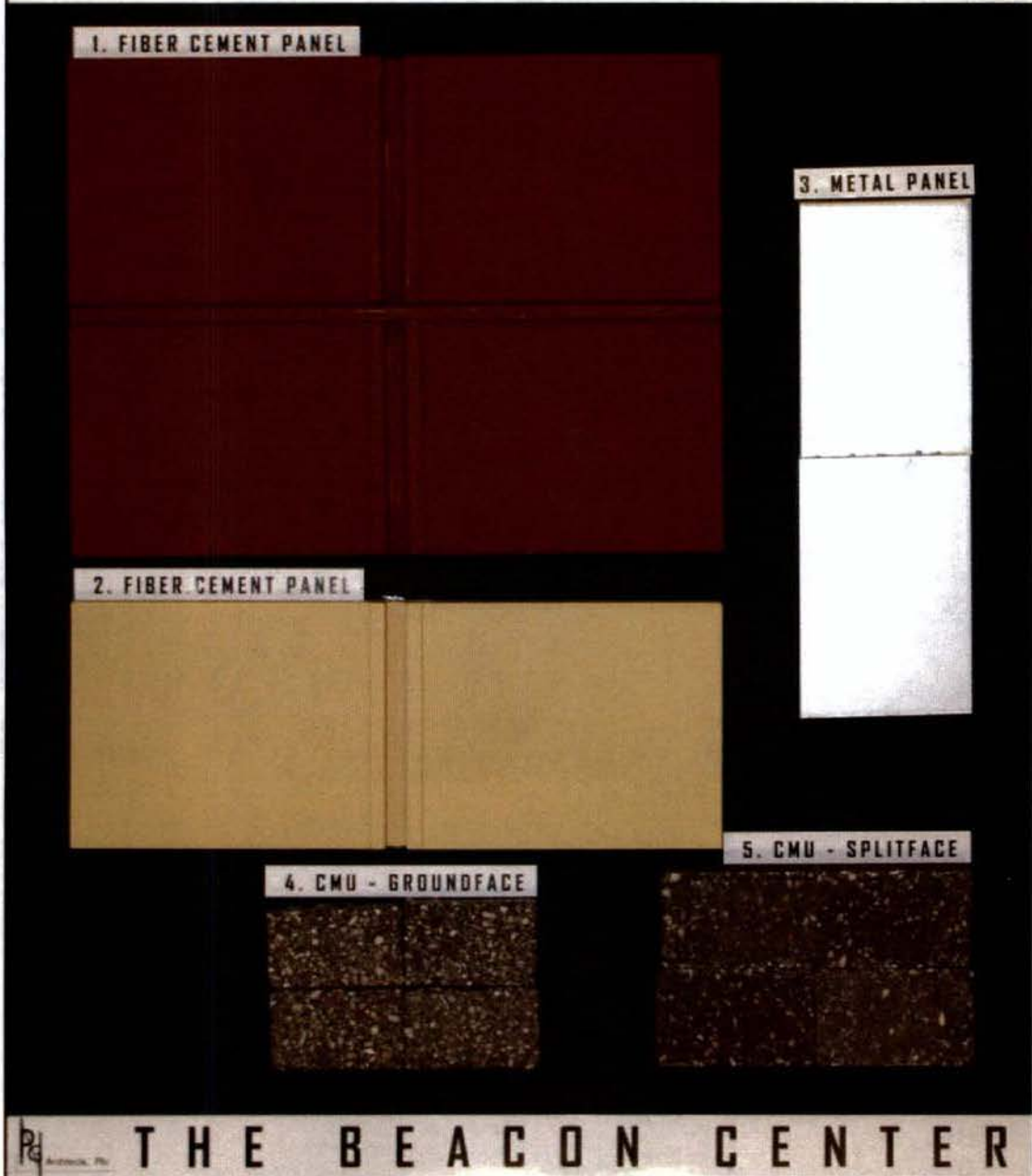
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THE BEACON CENTER



1. DRIVEWAY SIDEWALK

2. GREEN ROOF

3. FIBER CEMENT SIDING

4. FIBER CEMENT SIDING

5. CMU - GROUNDFACE

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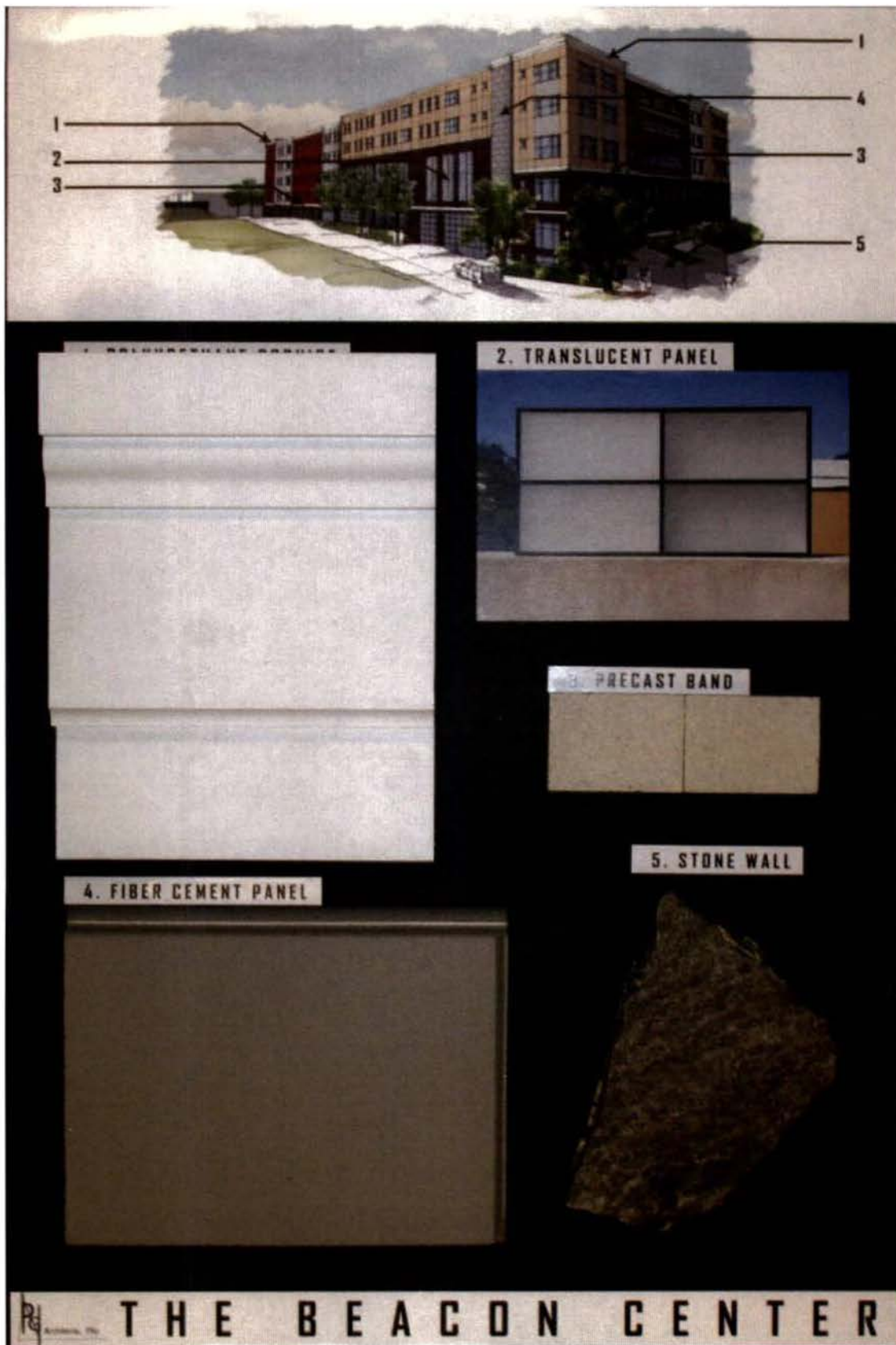
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