

2010 SEP 22 PM 2: 30

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

SUPPLEMENTAL INFORMATION

In Re: Application of the District of Columbia and Washington Metropolitan Community Development Corporation for variances from: (i) the Floor Area Ratio requirements of Section 771.2, (ii) the limitations on the enlargement of a nonconforming structure under Section 2100.3(b) and a special exception from the parking requirements for a historic resource under Section 2120.6 in a C-1 Zoning District

Subject Property:

**Lots 801 and 805, Square 5196
5127-5131 Nannie Helen Burroughs Avenue, N.E.**

JORDAN & KEYS, PLLC
George R. Keys, Jr.
1400 16th Street, N.W., Suite 710
Washington, D.C. 20036

Dated: September 21, 2010

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 18109
EXHIBIT NO. 25

BZA Application No. 18109

Pursuant to § 3113.8 of the Board of Zoning Adjustment Supplemental Rules of Practice and Procedure, the District of Columbia and the Washington Metropolitan Community Development Corporation ("WMCDC"), the fee owners of Lots 801 and 805, respectively, known as 5127-5131 Nannie Helen Burroughs Avenue, N.E. (the "subject property") (collectively, the "Applicant") herewith submit the enclosed information as a supplement to their application for variances from: (1) the Floor Area Ratio requirements of § 771.2 of the District of Columbia Zoning Regulations, 11 DCMR Zoning (February 2003)(the "Zoning Regulations"), (2) the limitations on the enlargement of a nonconforming structure under Section 2100.3(b) and (3) a special exception from the parking requirements for a historic resource under Section 2120.6 in order to construct and develop a retail and commercial office project in the C-1 Zoning District.

A. Special Exception Standards for Parking for Historic Buildings (§ 2120.6)

The Applicant's decision to consolidate the two buildings will result in the enlargement of the Strand Theater in excess of 50% of the existing gross floor area. In order to obtain special exception relief the Applicant must address the four criteria referred to in § 2120.6(a) thru (d).

(A) Number of Employees, Customers, etc.

The possible retail and office occupants of the project are unknown at this time and could vary considerably depending upon the nature of the tenants. One configuration of the project showing retail, office and assembly use is shown on the Building Use Plan attached hereto as an exhibit.

(B) Amount of Traffic Congestion, Existing and Projected

The immediate vicinity of the project is lightly trafficked. The Applicant consulted a

Traffic Impact Study, prepared by Gorove/Slade Associates, Inc., dated April 28, 2010, filed with the D.C. Zoning Commission in connection with a Planned Unit Development application for the 4800-block of Nannie Helen Burroughs Avenue, NE. As part of that study, the traffic engineers examined conditions at the intersection of Nannie Helen Burroughs Avenue NE and Division Avenue NE, directly in front of the Strand Theater project. This intersection operates at a "B" level of service with indicates acceptable capacity. That was also the conclusion after future developments in the area were factored in.

(C) Availability of Parking

The Applicant conducted its own survey of parking in the vicinity of the Strand Theater and identified on-street parking spaces within 200-feet of the subject property. The result is depicted on the area map attached as an exhibit hereto and it shows that there are 36 on-street parking spaces. The Applicant further documented conditions by photographing the streets shown on the area map at 9:00 am and 5:00 pm during a weekday. The photographs are also attached as an exhibit hereto. The photographs demonstrate that there are few automobiles occupying the identified parking spaces.

The Applicant has a close relationship with the Holy Christian Missionary Baptist Church for All People, which is located directly across Nannie Helen Burroughs Avenue NE from the Strand Theater. The church has a large parking lot which is generally not used during normal weekday business hours and the Applicant would consider developing an arrangement for patrons of the Strand Theater project to use the church parking lot, if such an eventuality became necessary.

(D) Proximity to Public Transportation

The project is probably within one mile of three Metrorail Stations: Deanwood, Minnesota Avenue and Benning Road. There are Metrobus routes along both Nannie Helen Burroughs Avenue (U8) and Division Avenue (W4). In fact, the U8 bus stop is directly in front of the project.

B. Witnesses for the Applicant

The Applicant intends to present its case through three witnesses: (1) Rev. Stephen E. Young, Sr., the Executive Director of WMCDC , (2) Warren C. Williams, Jr., Managing Partner of the Warrenton Group LLC, the developer of the Strand Theater project; and (3) Ronnie McGhee, AIA of R. McGhee & Associates. The Applicant intends to offer Mr. McGhee as an expert witness in their field of architecture and historic preservation and submit herewith a copy of his professional resumes for consideration by the Board. Mr. McGhee has testified as an expert witness before the D.C. Board of Zoning Adjustment in other cases.

C. Community Contacts.

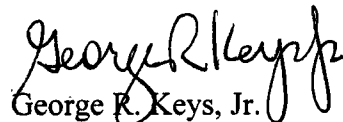
The Applicant and its architect appeared before Advisory Neighborhood Commission 7C at its regularly scheduled meeting on September 9, 2010, where its plans for the Strand Theater received the support of the Commission. We were informed that a letter communicating to the Board the ANC's resolution would be filed.

The Applicant wishes to clarify a statement made in its initial submission to the Board. On page 11, the application narrative refers to the "execution of the community benefits agreement" and that is probably an overstatement of what occurred. The Applicant has presented the Strand Theater project to various community groups and has received their support. In these

meetings, the Applicant was requested and agreed to provide community meeting space as part of the project.

The Applicant received support for the project from the Development Committee of the Lincoln Heights/Richardson Dwellings New Communities Advisory Council in a letter, dated October 2009, which was submitted to the Historic Preservation Review Board. A copy of this letter is attached hereto.

Respectfully submitted,


George R. Keys, Jr.
Counsel for the Applicant

Exhibits

Building Use Plan

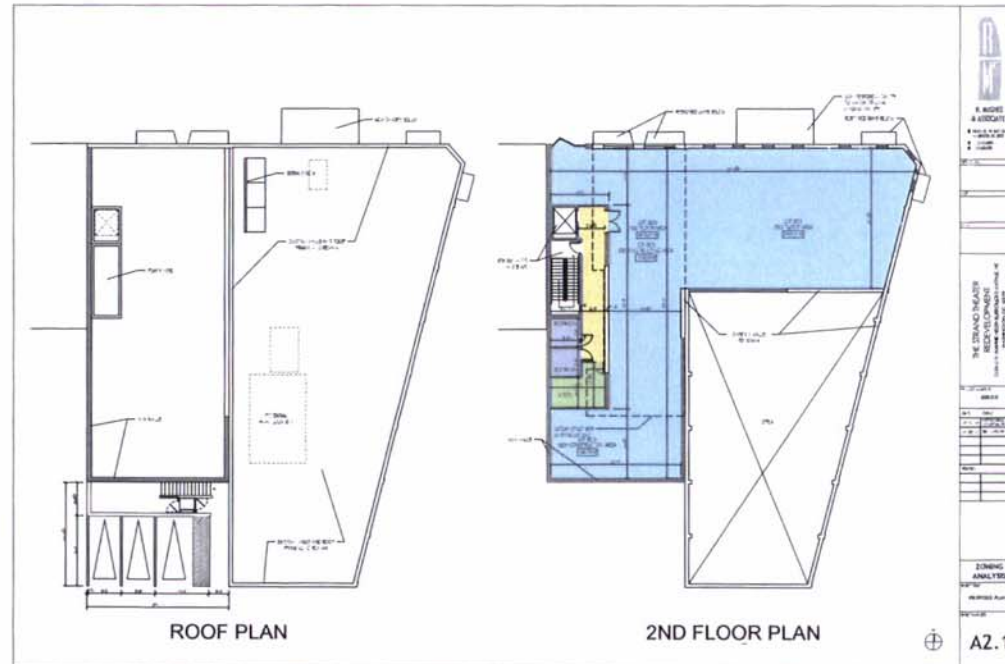
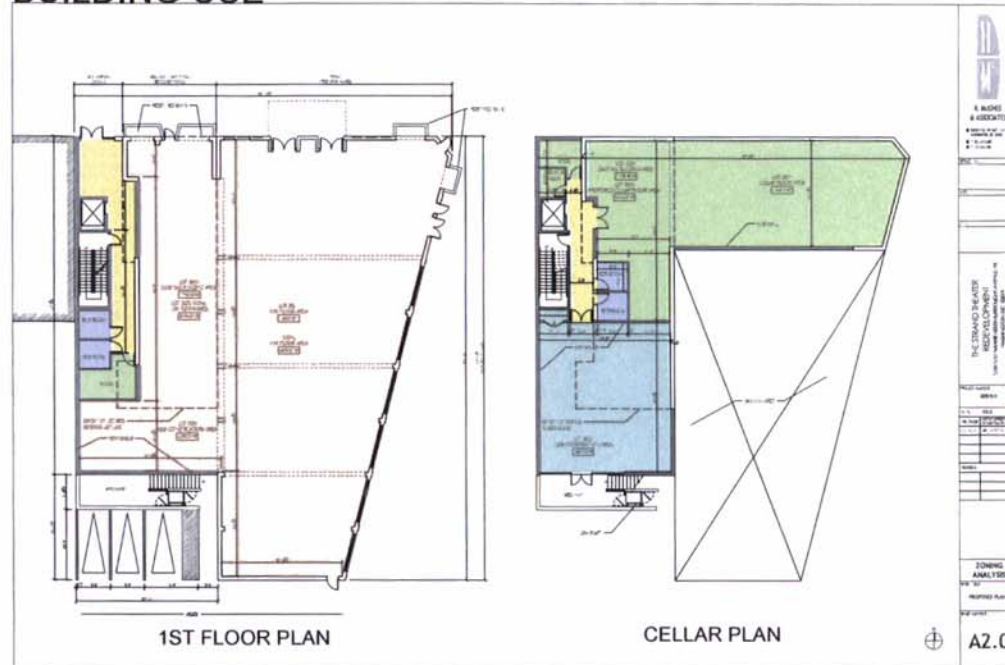
Street Parking Map

Photographs of Street Parking Conditions

Ronnie McGhee AIA Resume

Dennis Chestnut letter, October 2010

BUILDING USE



NOT TO SCALE

LEGEND

- CIRCULATION
- RETAIL
- RESTROOMS
- STORAGE/UTILITY
- ASSEMBLY
- OFFICE

REFER TO PLANS AND ZONING ANALYSIS FOR MORE INFORMATION.

EXISTING:

LOT 801 AREA: 5936 SQFT
EXISTING BUILDING AREA: 5902 SQFT

LOT 805 AREA: 4560 SQFT
EXISTING BUILDING AREA: 1793 SQFT

PROPOSED:

CELLAR FLOOR GROSS AREA: 5336.07 SQFT

USES:

CIRCULATION:	464.38	SQFT
RESTROOMS:	123.67	SQFT
STORAGE/UTILITY:	2767.51	SQFT
ASSEMBLY:	1478.12	SQFT

FIRST FLOOR GROSS AREA: 9376.64 SQFT

USES:

CIRCULATION:	695.73	SQFT
RETAIL:	7930.00	SQFT
RESTROOMS:	123.67	SQFT
STORAGE/UTILITY:	148.03	SQFT

SECOND FLOOR GROSS AREA: 5881.68 SQFT

USES:

CIRCULATION:	496.12	SQFT
RESTROOMS:	123.67	SQFT
STORAGE/UTILITY:	147.03	SQFT
OFFICE:	4579.48	SQFT

R. McGhee & Associates
740 6th Street, NW - Suite 302
Washington, DC 20001
Phone: 202 626 0690
Fax: 202 626 0004
www.rmc-architects.com



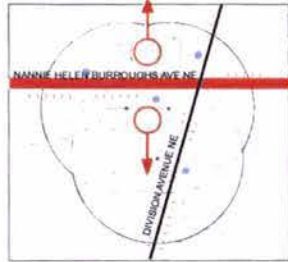
THE ANALYSIS AREA BOUNDARY IS A 200' RADIUS CENTERED FROM THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF THE 5129 NANNIE HELEN BORROUGHS AVENUE, NE.

APPROXIMATELY 36 ON-STREET PARKING SPOTS WITHIN 200' OF THE BUILDING.

- ANALYSIS AREA BOUNDARY
- PRIVATE PARKING
- METROBUS STOP



PARKING ON NANNIE HELEN BURROUGHS AVENUE NE AM



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VIEW TO THE NORTH



SEGMENT WEST OF DIVISION AVE NE



SEGMENT EAST OF DIVISION AVE NE

VIEW TO THE SOUTH

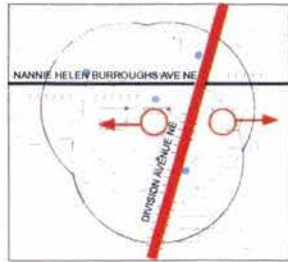


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SEGMENT NORTH OF NANNIE HELEN BURROUGHS AVENUE NE



SEGMENT SOUTH OF NANNIE HELEN BURROUGHS AVENUE NE

VIEW TO THE WEST

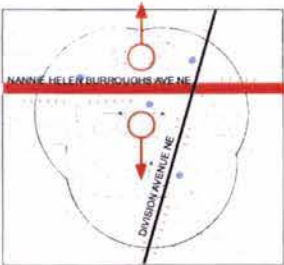


SEGMENT SOUTH OF NANNIE HELEN BURROUGHS AVENUE NE



SEGMENT NORTH OF NANNIE HELEN BURROUGHS AVENUE NE

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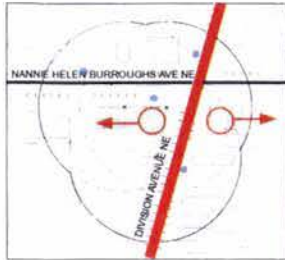


SEGMENT WEST OF DIVISION AVENUE NE



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VIEW TO THE WEST



SEGMENT SOUTH OF NANNIE HELEN BURROUGHS AVENUE NE



SEGMENT NORTH OF NANNIE HELEN BURROUGHS AVENUE NE



Ronnie W. McGhee, Principal, AIA, LEED AP:

Mr. McGhee has thirty years of professional practice in architecture including fifteen years as partner-in-charge and owner of a Washington D.C. based architectural firm specializing in urban design, adaptive reuse and existing building rehabilitation and restoration. He has designed and completed work on numerous DC Landmark and US Park Service (USPS), National Register Listed properties, served on the DC Historic Preservation Review Board for six years and he is listed with both the DC Historic Preservation Review Branch and US Park Service as a Historic Architect.

Mr. McGhee believes that architects have a responsibility and a role to play in defining the direction and future of their communities. Mr. McGhee has concentrated his recent work on the design of sustainable new and existing libraries, offices, residences and retail spaces that reflect good construction and urban design practices and foster neighborhood development.

Mr. McGhee's experience includes over 160 projects executed including five years as the Chief of Architecture & Engineering at Bolling Air Force Base, responsible for a 45-person planning, design, and construction management department that managed 607 acres, 108 facilities and 1300 housing units valued over \$1 billion.

Mr. McGhee is also an Associate Professor at Howard University's School of Architecture and Design (2001 to present).

AWARDS

Unbuilt Award	2009 Anacostia Public Library AIA North Carolina Merit Award Unbuilt Category. The Freelon Group in association with R. McGhee & Associates
Best Renovation:	2004 National Assn of Industrial & Office Properties: Potomac Center – Office Building
First Award	1998 American Planning Association Outstanding Federal Planning Project of the Year: Bolling Air Force Base General Plan
Citation	1998 US Air Force Design Award: USAF Honor Guard Complex Area Development Plan
Citation	1998 US Air Force Design Award: Bolling Air Force Base General Plan
Honorable Mention	1996 US Air Force Design Award: USAF Honor Guard Operations Building National Historic Trust
Preservation Award	1993 Whitelaw Hotel/Apartment Restoration (Nominated)
First Design Award	1986 Masonry Institute: The Castle
Honorable Mention	1986 Washington Chapter AIA Historic Preservation Award: The Castle
Honorable Mention	1986 Building Design & Construction Magazine Reconstruction Award: The Castle

EDUCATION

Howard University, Washington, DC, Bachelor of Architecture, 1978

Northwestern University, Evanston, Illinois, 1974 Completed Junior year, majoring in Anthropology

BACKGROUND

R. McGhee & Associates, 2001 to present

Hickok Warner Fox Architects, 2000 - 2001

Bolling Air Force Base, 1995 - 2000

Belton-McGhee Associates, 1986 -1992

Oehrlein & Associates, 1984 -1986

Arthur Cotton Moore Associates, 1982 - 1984

Smith Segreti Tepper, 1979 – 1982

MEMBERSHIPS/AFFILIATIONS (Present and Past)

- DC Board of Architecture and Interior Designers(Present)
- American Institute of Architects
- National Organization of Minority Architects (NOMA)
- George Washington Chapter, Lambda Alpha, 2008 - Present
- Associate Professor, Howard University 2001- Present
- Board Member, DC Historic Preservation Review Board (2001-2007)
- Advisor to the National Trust for Historic Preservation Board of Trustees (2004-8)
- Board of Directors, Mt. Carmel House Women's Shelter (1992-1997)
- Historic Preservation League, Washington, D.C. Chapter (Board of Directors 1996-1998)
- American Planning Association

PROFESSIONAL ACTIVITIES

2008 Presentation: *Balancing the Old with the New* - National Organization of Minority Architects

2008 Presentation: *The Role of Historic Preservation in Cultural Heritage Tourism* –
African Diaspora Trail Conference in Bermuda

2008 Presentation: *The Value of Preservation*, National Trust of Trinidad & Tobago – Port of Spain, Trinidad

2007 Presentation: *Historic Preservation and Sustainable Design*, National Trust Conference

2006 Presentation: *Creative Solutions to Providing Affordable Housing in Historic Neighborhoods*,
National Preservation National Trust Conference, Pittsburgh, PA

2005 Authored Article “*The Whitelaw Hotel: Restoring a Community’s Crown Jewel*”, *Homes of Color Magazine*, March issue

2004 Presentation: *New Architecture in Historic Districts*, National Trust for Historic Preservation
National Conference, Louisville, Kentucky

2004 Authored biographical article on Isaiah Hatton published in *A Biographical Dictionary of African-American Architects, 1865-1945*, Derrick Wilson, Editor

2003 Provided Pro Bono Planning and Urban Design for commissioned Kennedy Playground,
Washington, DC

**Development Committee
Lincoln Heights/Richardson Dwellings
New Communities Advisory Council**

**Chairman
Historic Preservation Review Board
2000 14th Street NW, Suite 401
Washington, D.C. 20009**

To Whom It May Concern:

I understand that the Strand Theatre redevelopment project is being presented to the Historic Preservation and Review Board for "Concept Review", and as a result of this upcoming presentation I would like to write in support of the redevelopment of the Strand Theatre. I am the chairman of the Development Committee of the Advisory Council for the Lincoln Heights/Richardson Dwellings New Communities Program Initiative and a 60 year resident of this community. I cannot emphasize enough how important the redevelopment of the Strand Theatre is to the renaissance of the entire Deanwood and northern Ward 7 community. The Strand Theatre was once a center of pride for a thriving commercial district tucked in the center of this community. Although the nature of the businesses that once operated in the building has changed over time, the Strand historically provided retail and services to the community after it ceased to be Theatre

and the redevelopment will allow it to go back to this historic use. The Strand stood as a centerpiece of this neighborhood, and as such has also stood as a centerpiece in its very degraded state for the decades that it has sat vacant. This is why it is very important for this symbol and centerpiece to be revived. The redevelopment of the Strand Theatre into a viable mixed use development will be a catalyst for continued improvement for this corridor and for the lives of the residents of this community.

The LH/RD Development Committee has reviewed and strongly supports the project.

Sincerely,



Dennis Chestnut
Chairman, Development Committee
LH/RD New Communities Advisory Council
202-286-4970

Committee Members:

Dorothy Dinkins, LH/Resident
Josephine Dukes, RD/Resident
Sylvia Brown, ANC 7C Commissioner/Deanwood Resident