

AAMC HEADQUARTERS

BOARD OF ZONING ADJUSTMENT APPLICATION DRAWINGS

NOVEMBER 15, 2011

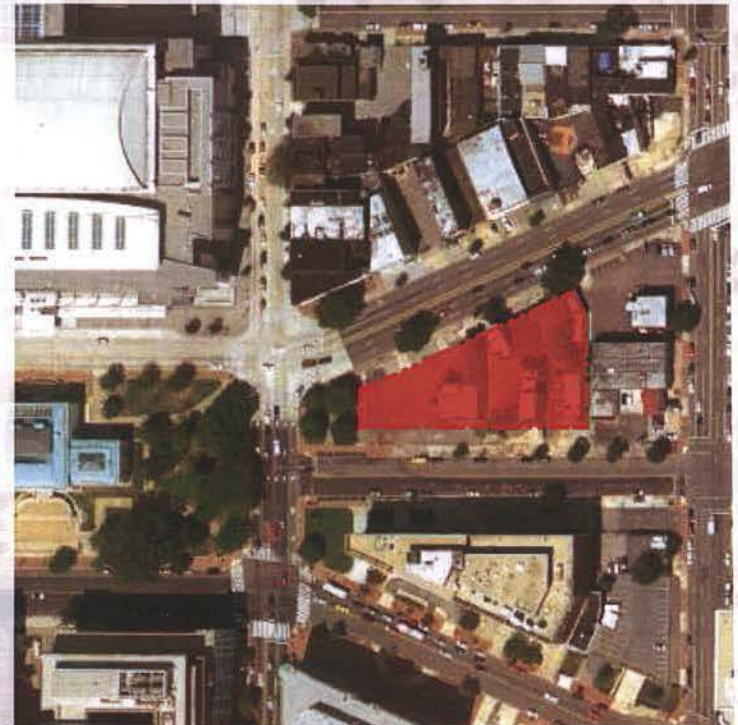
APPLICANT: ASSOCIATION OF AMERICAN MEDICAL COLLEGES
JMZELL PARTNERS
HINES

ARCHITECT: SHALOM BARANES ASSOCIATES, PC

LAND USE COUNSEL: GOULSTON & STORRS

LIST OF SHEETS:

COVER SHEET	
PROJECT DESCRIPTION	1
ZONING DATA SUMMARY	2
SITE DEVELOPMENT PLAN	3
PRESERVATION PLAN	4
BUILDING PLAT	5
VIEW LOOKING EAST DOWN K STREET, NW	6
VIEW LOOKING EAST DOWN NEW YORK AVENUE, NW	7
LEVEL 1 / SITE PLAN	8
LEVEL 1 / ZONING DIAGRAM	9
VIEW LOOKING WEST DOWN K STREET, NW	10
VIEWS OF THE LOBBY	11
UPPER OFFICE FLOOR LEVELS	12
BELOW-GRADE PARKING LEVELS	13
ROOF LEVEL	14
ROOF LEVEL ZONING DIAGRAM	15
SOUTH / WEST ELEVATIONS	16
EAST / NORTH ELEVATIONS	17
BUILDING SECTIONS	18





PROJECT DESCRIPTION

THE **ASSOCIATION OF AMERICAN MEDICAL COLLEGES** IS PROPOSING TO BUILD A NEW HEADQUARTERS BUILDING ON SQUARE 451, OVERLOOKING MOUNT VERNON SQUARE, IN NORTHWEST WASHINGTON, DC. THE 30,238 SQUARE FOOT BUILDING SITE IS ZONED C-2-C AND IS INCLUDED IN THE DOWNTOWN DEVELOPMENT AND THE MOUNT VERNON TRIANGLE DISTRICTS. THE BUILDING WILL INCLUDE A MAXIMUM OF 290,500 SQUARE FEET OF GROSS FLOOR AREA, INCLUDING A MINIMUM OF 13,860 SQUARE FEET OF GROUND FLOOR RETAIL. THREE LEVELS OF BELOW-GRADE PARKING ARE PROPOSED.

SITUATED BETWEEN THE EAST-WEST RUNNING K STREET, NW AND NEW YORK AVENUE, NW, A DIAGONAL STREET IN L'ENFANT'S GRID, THE TRAPEZOIDAL BUILDING SITE IS ALMOST TRIANGULAR, WITH A NARROW DIMENSION OF APPROXIMATELY 40 FEET DEFINING ITS WESTERN BOUNDARY. THE SITE IS CURRENTLY IMPROVED WITH A NUMBER OF 2-3 STORY BUILDINGS, MOST OF WHICH WILL BE DEMOLISHED TO MAKE WAY FOR THE HEADQUARTERS BUILDING. AS A RESULT OF A PRESERVATION AGREEMENT BETWEEN THE DC PRESERVATION LEAGUE AND THE OWNERS OF THE BUILDING SITE, PORTIONS OF FOUR EXISTING BUILDINGS WILL BE RETAINED. IN ORDER TO CREATE AN EFFICIENT BUILDING FOOTPRINT, THOSE RETAINED STRUCTURES, WHICH ARE CURRENTLY SCATTERED ACROSS THE PROPERTY, WILL BE RELOCATED AND CONSOLIDATED TO THE SOUTHEAST CORNER OF THE SITE. THEY WILL ALSO BE INCORPORATED INTO THE NEW BUILDING DESIGN. THE UPPER FLOOR LEVELS OF THE PROPOSED NEW CONSTRUCTION ARE CARVED AWAY BEHIND THE EXISTING STRUCTURES, GIVING THEM THREE-DIMENSIONAL INTEGRITY, WHILE CREATING A SYMPATHETIC BACKDROP.

UNDERSTANDING THE IMPLICATIONS OF BUILDING ON A TRIANGULAR SITE, AS WELL AS THE CONSTRAINT OF WORKING AROUND EXISTING STRUCTURES, IS IMPORTANT TO UNDERSTANDING THE NEED FOR THE REQUESTED ZONING RELIEF. THE SITE CONFIGURATION AND THE RETENTION OF STRUCTURES IMPOSE

THIS APPLICATION TO THE BOARD OF ZONING ADJUSTMENT IS SEEKING RELIEF FROM THREE ZONING REQUIREMENTS:

1. RELIEF FROM §770.6(B), WHICH REQUIRES ALL ROOF STRUCTURES TO BE SETBACK FROM ALL EXTERIOR WALLS A DISTANCE EQUAL TO THE HEIGHT ABOVE THE ROOF. DUE TO BUILDING SETBACKS BEHIND THE RETAINED EXISTING BUILDINGS, THE PROPOSED ROOF STRUCTURE DOES NOT MEET THIS REQUIREMENT IN A LIMITED AREA.
2. RELIEF FROM §2201.1, WHICH REQUIRES A MINIMUM NUMBER OF PARKING SPACES. THE APPLICANT WISHES TO LIMIT THE EXTENT OF BELOW-GRADE EXCAVATION TO THREE LEVELS. DUE TO THE INEFFICIENT TRIANGULAR SHAPE OF THE SITE, COUPLED WITH THE INABILITY TO BUILD PARKING SPACES DIRECTLY BELOW THE EXISTING STRUCTURES ON THE FIRST BELOW-GRADE LEVEL, THE PROPOSED NUMBER OF PARKING SPACES FALLS JUST SHORT OF MEETING THIS REQUIREMENT.
3. RELIEF FROM §1701.7, WHICH REQUIRES A BUILDING FRONTING ON MOUNT VERNON SQUARE BE DESIGNED AND BUILT SO THAT NO PART OF THE BUILDING SHALL PROJECT ABOVE A PLANE DRAWN AT A 45-DEGREE ANGLE FROM A LINE LOCATED 110 FEET ABOVE THE PROPERTY LINE ABUTTING MOUNT VERNON SQUARE. THE SETBACKS BEHIND THE RETAINED EXISTING STRUCTURES RESULT IN A NEED TO PROVIDE OPEN SPACE IN AN AREA NOT OTHERWISE REQUIRED BY ZONING, WHICH LIMITS THE ACHIEVABLE DENSITY ON THE SITE. WHILE THE PROPOSED BUILDING EXCEEDS THE SETBACK ABOVE 110 FEET ALONG MUCH OF THE MOUNT VERNON SQUARE FRONTAGE, A LIMITED ENCROACHMENT DOES NOT MEET THIS REQUIREMENT.

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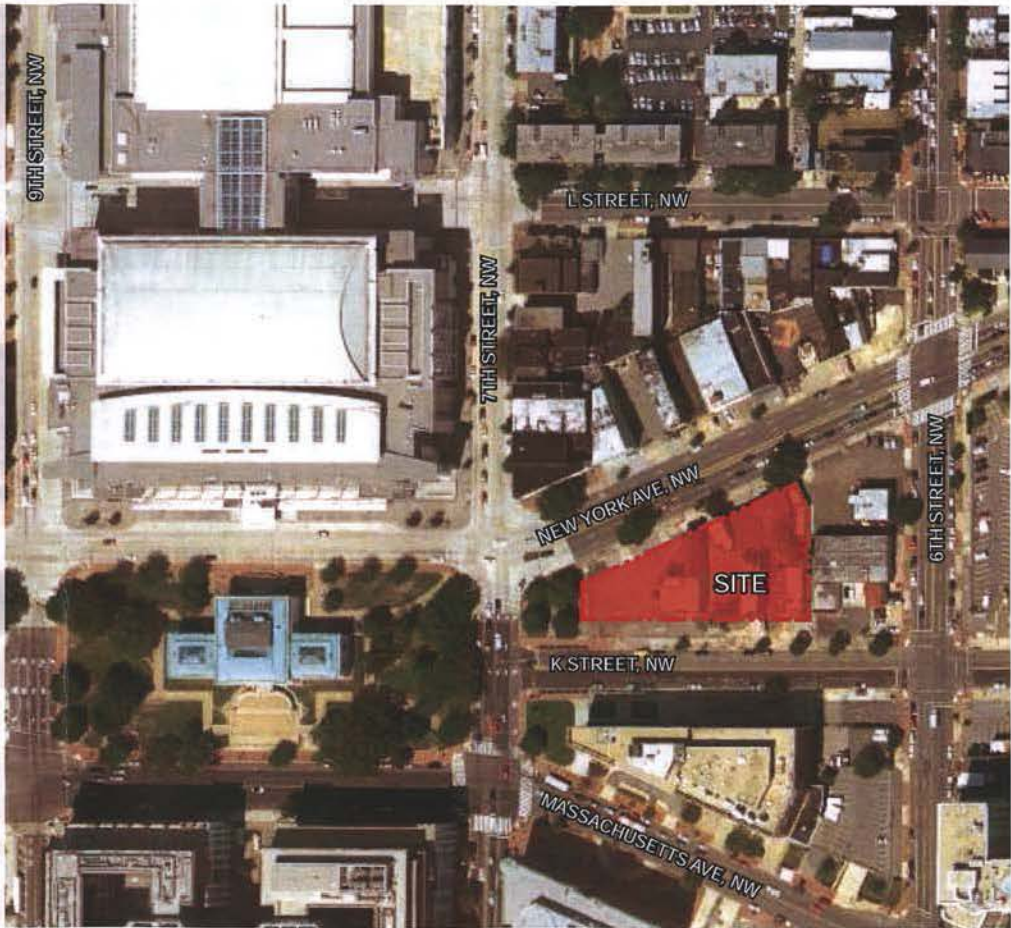
BOARD OF ZONING ADJUSTMENT APPLICATION

1

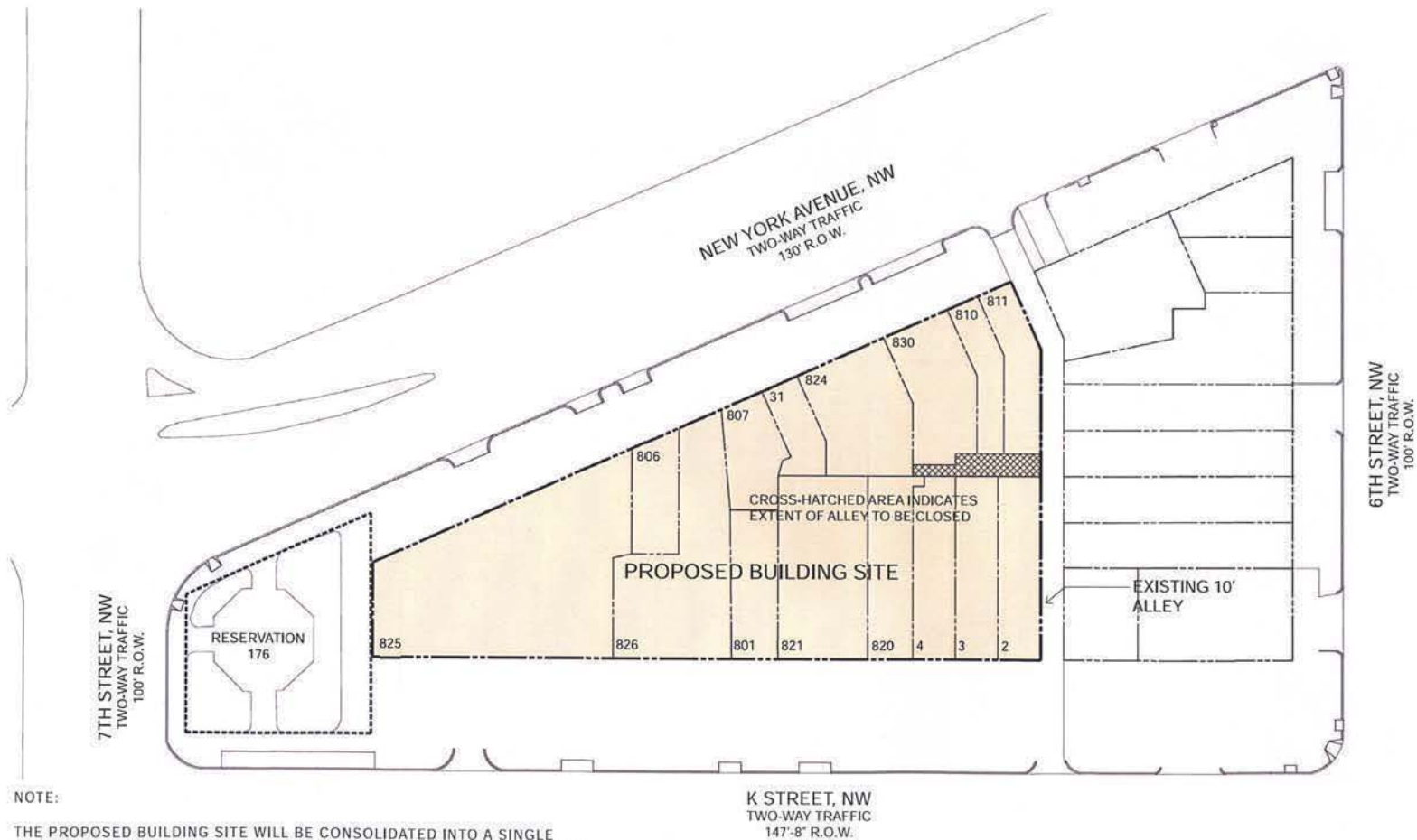
ZONING TABULATIONS		
	PERMITTED/REQUIRED	PROVIDED
BUILDING HEIGHT (§1701.7)	130' ¹	130'
FLOOR AREA RATIO (§1706 & 1708)		
MATTER-OF-RIGHT COMMERCIAL	3.5	3.5
COMBINED LOT DEVELOPMENT RIGHTS	NO LIMIT	6.1
TOTAL	NO LIMIT	9.6
GROSS FLOOR AREA		
OFFICE	NO LIMIT WITH CLD RIGHTS	
RETAIL "PREFERRED USES" (§1733)	50% OF THE GFA OF THE GROUND FLOOR	13,860 SF MIN
TOTAL	NO LIMIT	290,500 SF MAX
LOT OCCUPANCY (§772.1)	100%	UP TO 100%
REAR YARD (§774)	15'	15' MINIMUM ²
SIDE YARD (§775)	NOT REQUIRED	NOT PROVIDED
MT VERNON SQUARE SETBACK (§1701.7)	1:1 ABOVE 110'	REFER TO SHEETS #15&18
ROOF STRUCTURE (§411)		
AREA	0.37 FAR	0.37 FAR MAX
HEIGHT	18'-6"	18'-6"
SETBACK	1:1 MIN	REFER TO SHEETS #15&18
PARKING (§2101)		
OFFICE ³	IN EXCESS OF 2,000 SF, 1 PER 1,800 SF = 152 SPACES	
RETAIL ⁴	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 14 SPACES	
TOTAL	166 SPACES	REFER TO SHEET #13
LOADING (§2201)		
OFFICE		
12' x 30' BERTH/100 SF PLATFORMS	3	3
10' x 20' SERVICE/DELIVERY SPACE	1	1
RETAIL		
12' x 30' BERTH/100 SF PLATFORMS	0 ⁴	0

AREAS OF REQUESTED ZONING RELIEF ARE HIGHLIGHTED IN ORANGE

- 1. AS PERMITTED BY THE HEIGHT ACT (§ 1701.1). THE STREET WIDTH OF BOTH NEW YORK AVENUE AND K STREET EXCEED 110 FEET.
- 2. AS A THROUGH LOT, THE REAR YARD IS MEASURED FROM THE CENTER LINE OF K STREET, NW AS PERMITTED IN §774.11
- 3. THE OFFICE AND RETAIL GFA'S USED FOR PARKING TABULATION PURPOSES EXCLUDE LOADING DOCK AREAS AS PERMITTED IN §2118.4
- 4. BECAUSE OFFICE USE OCCUPIES MORE THAN 90% OF THE GROSS FLOOR AREA AND CELLAR FLOOR AREA, RETAIL LOADING ISN'T REQUIRED (§2201.2)



SITE DEVELOPMENT PLAN



SITE AREA	LOT AREA
CONSOLIDATED LOTS	29,787 SF
CLOSED ALLEY	451 SF
TOTAL SITE AREA	30,238 SF

PROPOSED BUILDING GROSS FLOOR AREAS	
RETAIL GROSS FLOOR AREA	13,860 SF
OFFICE GROSS FLOOR AREA	276,640 SF
TOTAL GROSS FLOOR AREA	290,500 SF

FAR = 9.61

ZONING DISTRICT:
DD/MVT/C-2-C

NOTE:

THE PROPOSED BUILDING SITE WILL BE CONSOLIDATED INTO A SINGLE RECORD LOT, ONCE AN ONGOING ALLEY CLOSING PROCESS IS CONCLUDED.

CURB CUTS ALONG NEW YORK AVENUE AND K STREET, WEST OF THE ALLEY, WILL BE ELIMINATED.

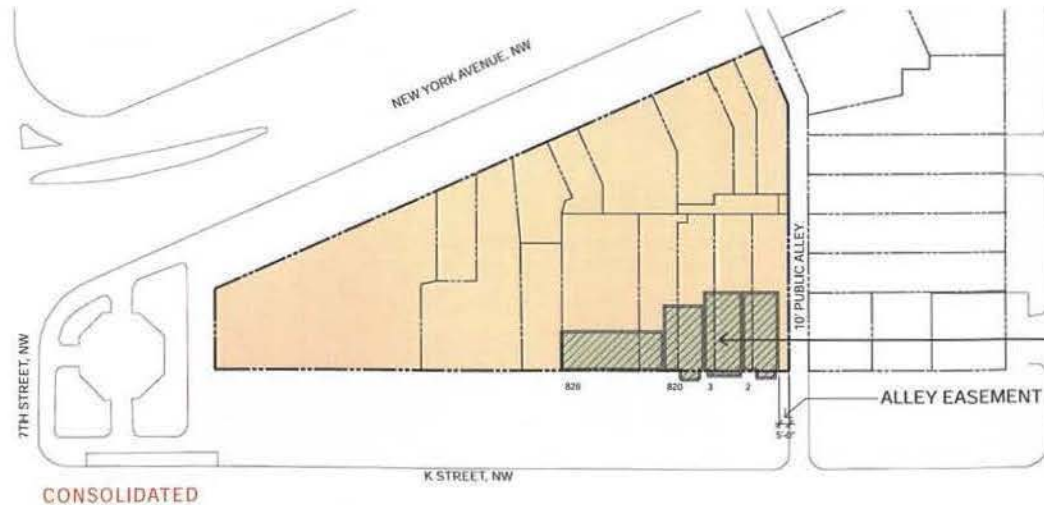
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PRESERVATION PLAN



PER THE REQUIREMENTS OF A PRESERVATION AGREEMENT BETWEEN THE DC PRESERVATION LEAGUE AND THE OWNERS OF THE BUILDING SITE, PORTIONS OF FOUR EXISTING BUILDINGS WILL BE RETAINED. IN ORDER TO CREATE AN EFFICIENT BUILDING FOOTPRINT, THOSE RETAINED STRUCTURES, WHICH ARE CURRENTLY SCATTERED ACROSS THE PROPERTY, WILL BE RELOCATED AND CONSOLIDATED TO THE SOUTHEAST CORNER OF THE SITE. THEY WILL ALSO BE INCORPORATED INTO THE NEW BUILDING DESIGN.

PORTIONS OF THE EXISTING STRUCTURES ON THE SITE THAT ARE TO BE RETAINED, SHOWN IN THEIR EXISTING LOCATIONS.



PRESCRIBED RELOCATION AND CONSOLIDATION OF THE RETAINED EXISTING STRUCTURES.



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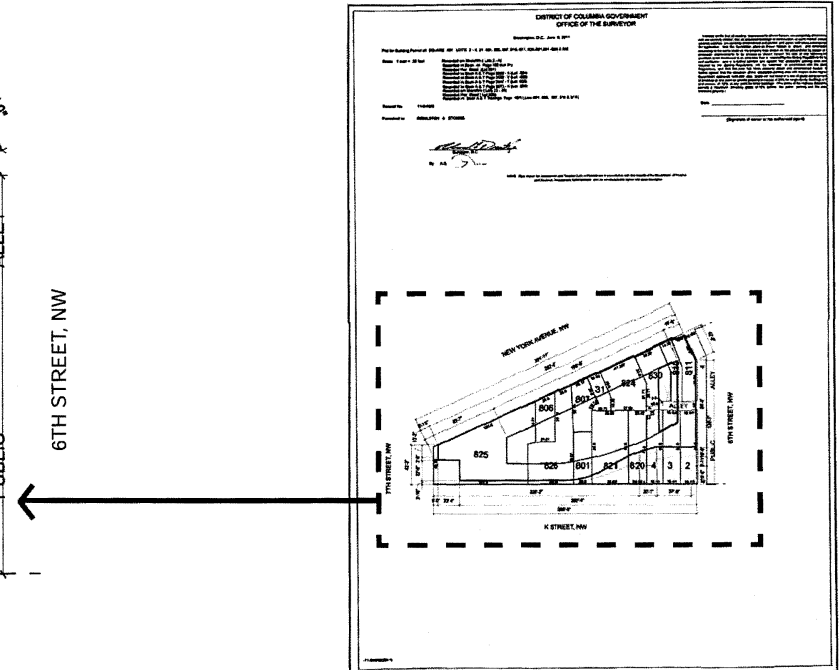
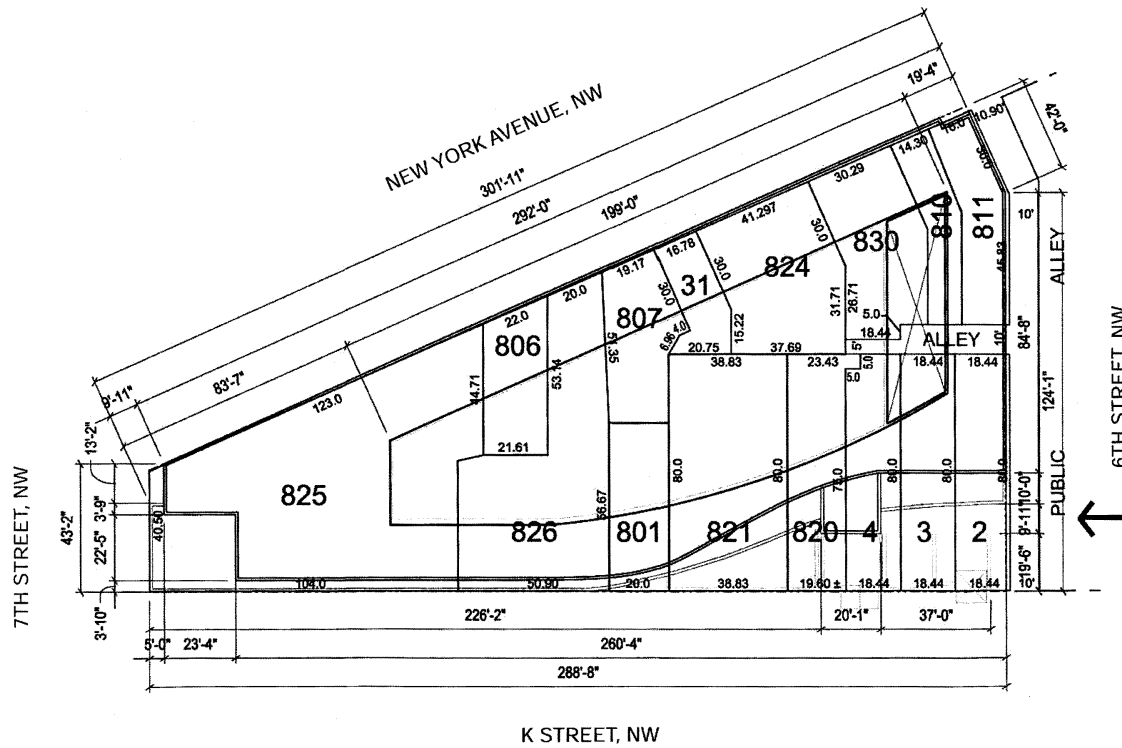
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SCALE 1" = 60'

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BOARD OF ZONING ADJUSTMENT APPLICATION

BUILDING PLAT



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SCALE 1" = 40'

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BOARD OF ZONING ADJUSTMENT APPLICATION

VIEW LOOKING EAST DOWN K STREET, NW



NOTE:
THE EXTERIOR MASSING AND MATERIALS SHOWN IN THIS RENDERING REPRESENT A SCHEMATIC LEVEL OF DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO MASSING AND MATERIALS, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCUR AS THE DESIGN IS ADVANCED.



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BOARD OF ZONING ADJUSTMENT APPLICATION

VIEW LOOKING EAST DOWN NEW YORK AVENUE, NW



NOTE:

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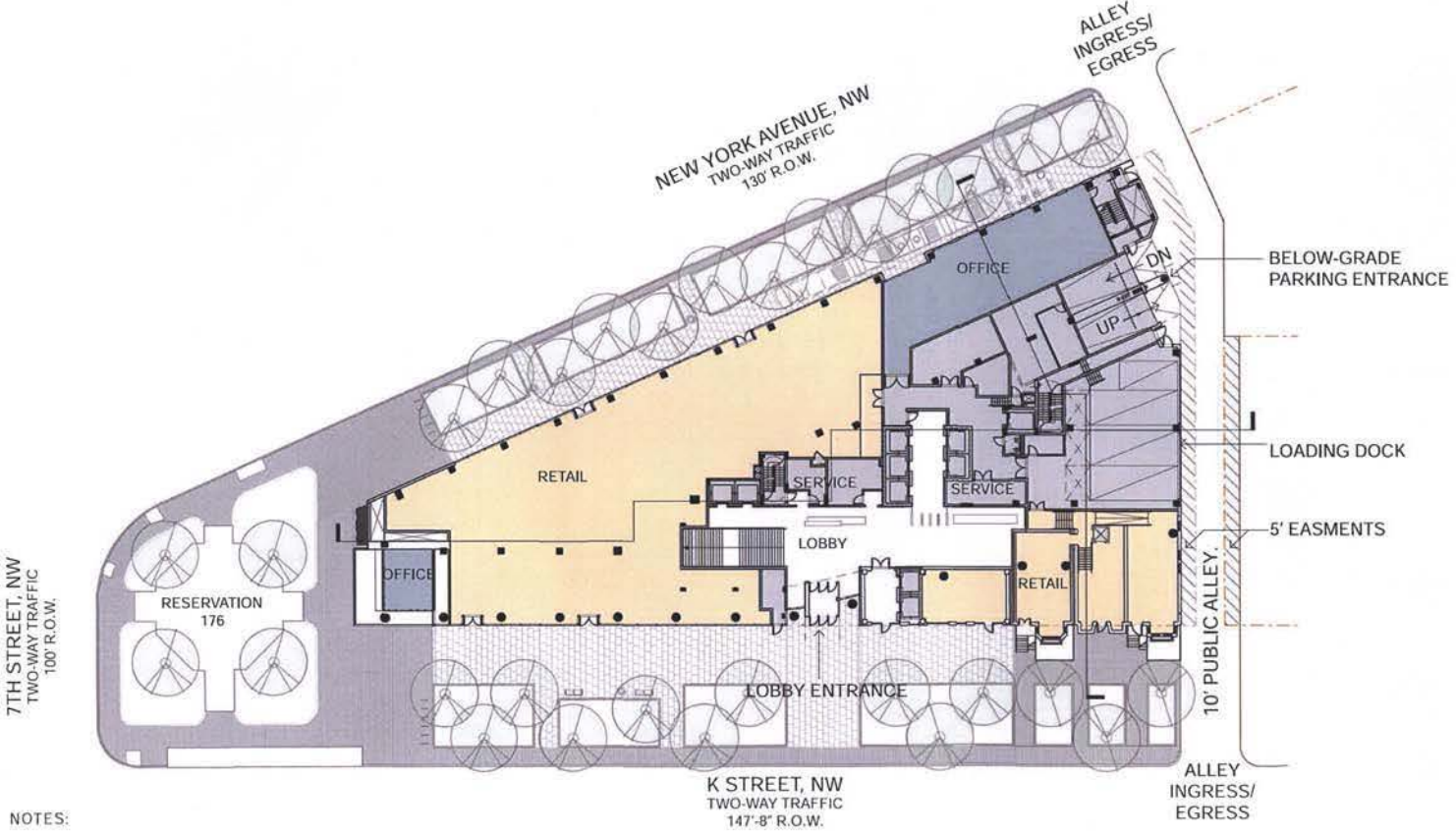
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BOARD OF ZONING ADJUSTMENT APPLICATION

LEVEL 1 / SITE PLAN



NOTES:

INTERIOR LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

THE LANDSCAPE TREATMENTS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO REVIEW, COORDINATION AND APPROVAL BY DDOT, NPS AND UTILITY PROVIDERS.

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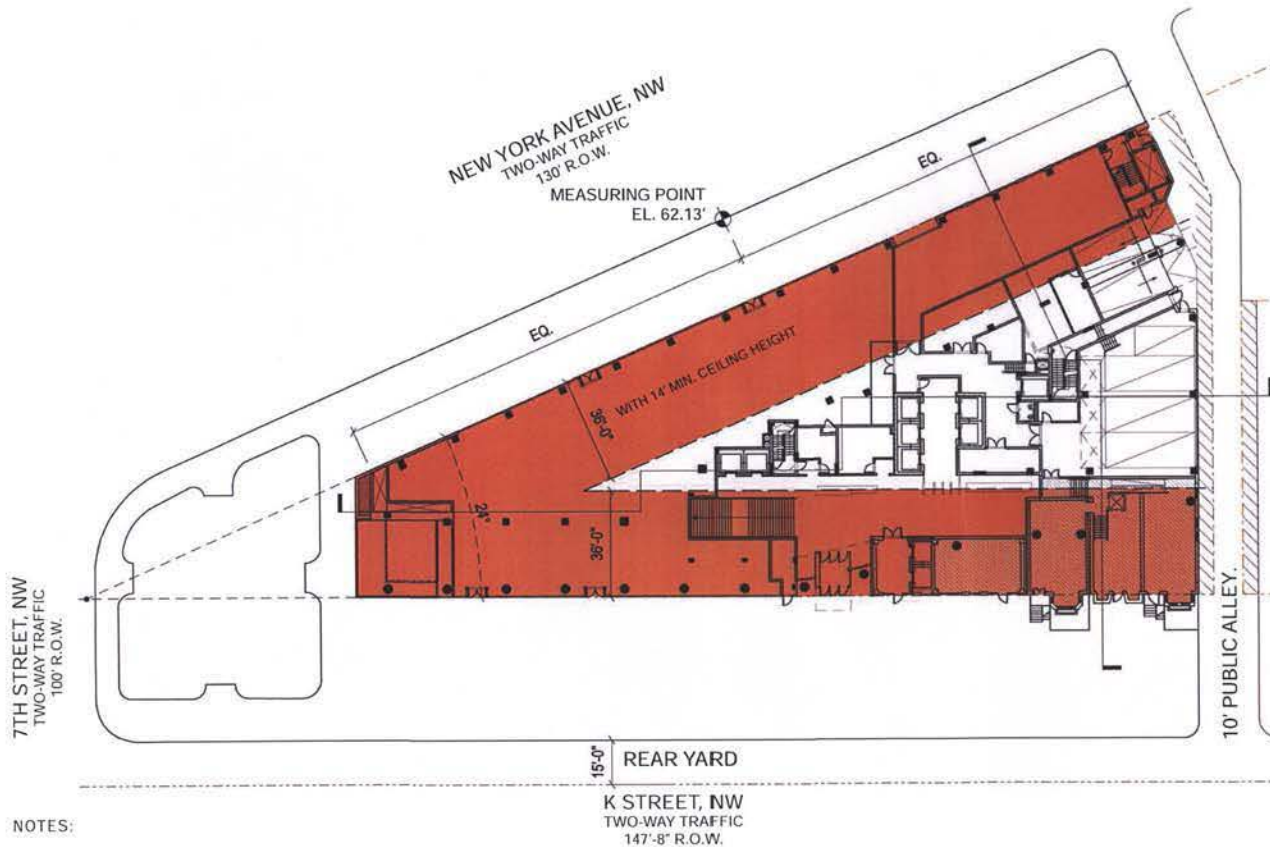
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SCALE 1" = 40'

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BOARD OF ZONING ADJUSTMENT APPLICATION

LEVEL 1 / ZONING DIAGRAM



NOTES:

FIRE CONTROL ROOM, LOBBY ENTRANCE VESTIBULE, EXISTING BUILDINGS AND LIMITED AREA UNDER SOME STRUCTURAL BEAMS MAY NOT PROVIDE 14' CEILING HEIGHT.

THE BUILDING SITE IS BOUNDED BY A FEDERAL RESERVATION ON THE WEST, NEW YORK AVENUE, NW ON THE NORTH, A PUBLIC ALLEY ON THE EAST AND K STREET, NW ON THE SOUTH. THE ANGLE BETWEEN NEW YORK AVENUE, NW AND K STREET, NW IS LESS THAN 45 DEGREES, MAKING IT A THROUGH LOT. THE MEASURING POINT FOR BUILDING HEIGHT CALCULATION PURPOSES IS LOCATED AT THE CENTER OF THE BUILDING FRONTAGE ON NEW YORK AVENUE, AND THE REAR YARD IS MEASURED OFF OF THE CENTERLINE.

LOADING

	REQUIRED	PROVIDED
12' X 30' BERTHS	3	3
10' X 20' SERVICE DELIVERY	1	1

STREET WALL TO A HEIGHT OF 15' CONSTRUCTED TO WITHIN 4' OF PROPERTY LINE (§1701.3)

	REQUIRED	PROVIDED
NEW YORK AVE	75%	75% MIN
K STREET	75%	75% MIN

SURFACE AREA OF THE STREETWALL DEVOTED TO DISPLAY WINDOWS WITH CLEAR OR LOW-E GLASS, EXCLUDING THE OFFICE ENTRANCE (§1722.2)

	REQUIRED	PROVIDED
NEW YORK AVE	N/A	N/A
K STREET	50%	50% MIN

SURFACE AREA OF STREETWALL WITH CLEAR OR LOW-E GLASS BETWEEN 12 AND 14 FEET ABOVE GRADE (§1722.3)

	REQUIRED	PROVIDED
NEW YORK AVE	N/A	N/A
K STREET	50%	50% MIN



SCALE 1" = 40'

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9

VIEW LOOKING WEST DOWN K STREET, NW



NOTE:

THE EXTERIOR MASSING AND MATERIALS SHOWN IN THIS RENDERING REPRESENT A SCHEMATIC LEVEL OF DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO MASSING AND MATERIALS, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCUR AS THE DESIGN IS ADVANCED.



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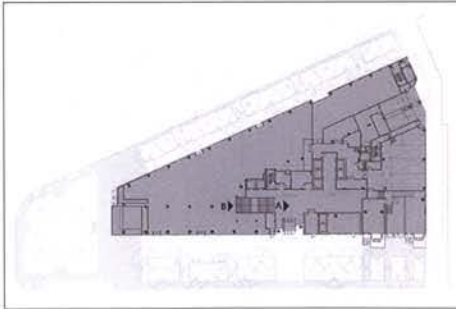
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BOARD OF ZONING ADJUSTMENT APPLICATION

10

VIEWS OF THE LOBBY



NOTE:

THE INTERIOR MASSING AND MATERIALS SHOWN IN THIS RENDERING REPRESENT A SCHEMATIC LEVEL OF DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO MASSING AND MATERIALS, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCURE AS THE DESIGN IS ADVANCED.



A



B

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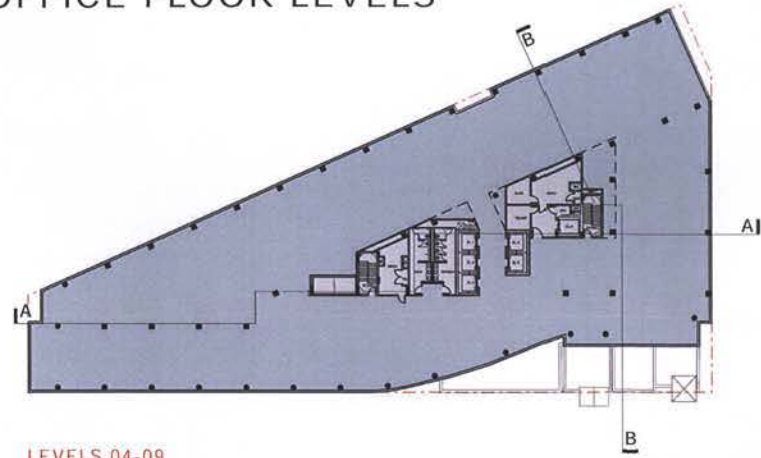
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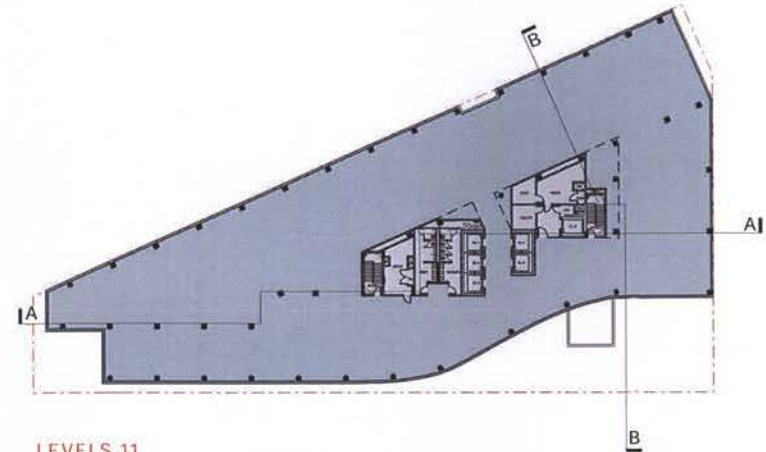
BOARD OF ZONING ADJUSTMENT APPLICATION

11

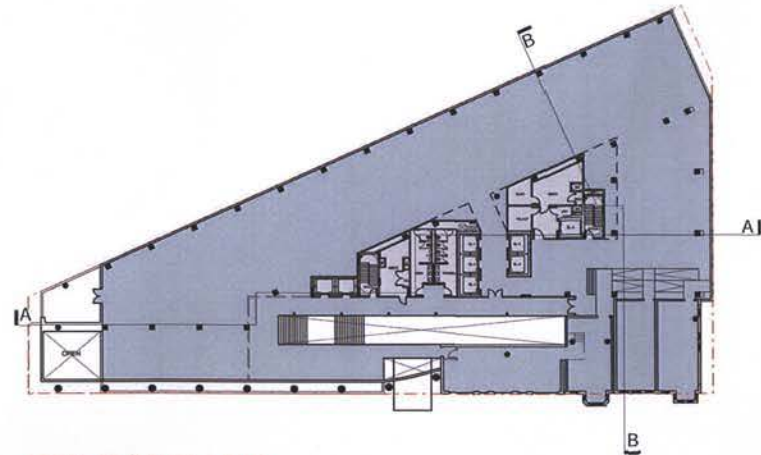
UPPER OFFICE FLOOR LEVELS



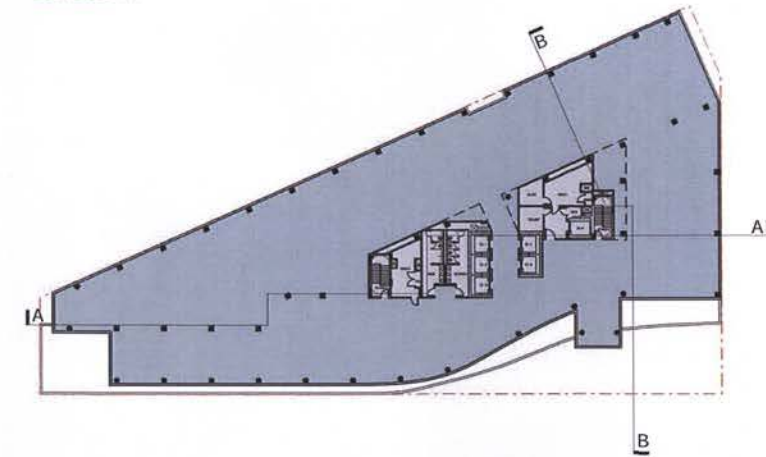
LEVELS 04-09



LEVELS 11



LEVEL 02 (LEVEL 3 SIM)



LEVEL 10

NOTE:

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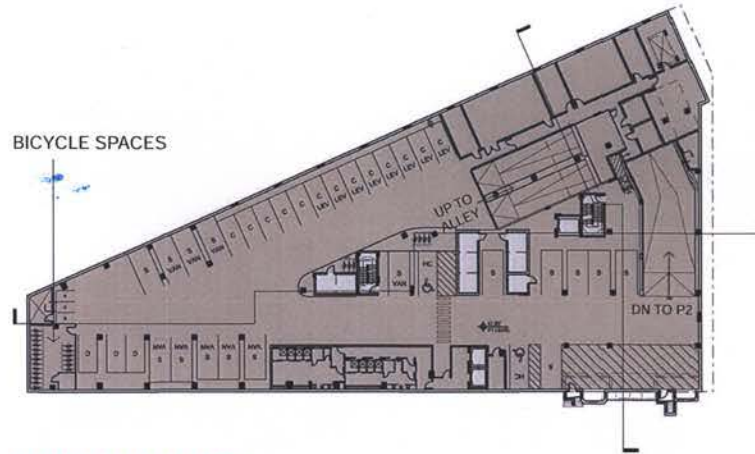


SCALE 1" = 50'

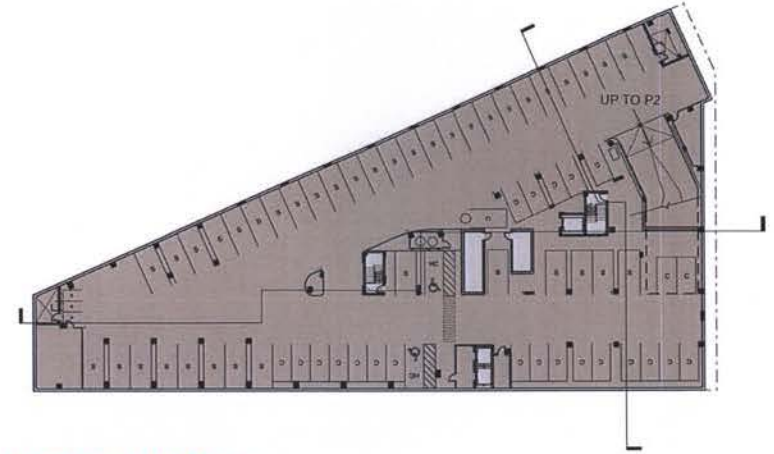
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BOARD OF ZONING ADJUSTMENT APPLICATION

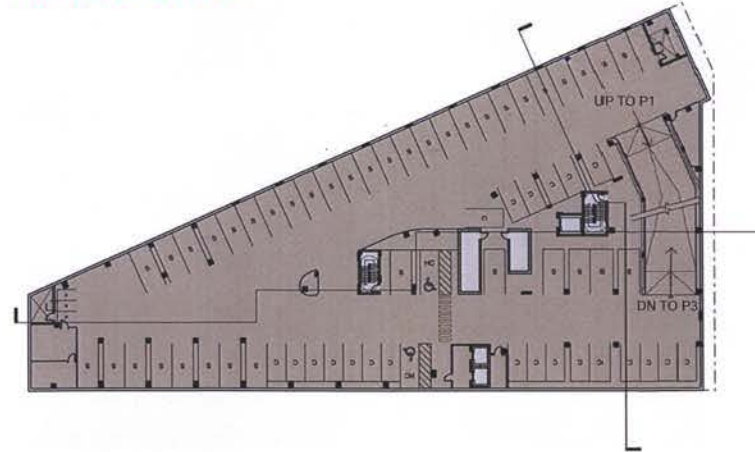
BELOW - GRADE PARKING LEVELS



PARKING LEVEL 01 (P1)



PARKING LEVEL 03 (P3)



PARKING LEVEL 02 (P2)

NOTE:

PARKING LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

PARKING TABULATIONS		
GROSS FLOOR AREA FOR PARKING TABULATION PURPOSES (§2118.4)		
OFFICE = 276,640 - 1,120 (LOADING) = 275,520 SF		
RETAIL = 13,860 - 460 (LOADING) = 13,400 SF		
	PERMITTED/REQUIRED	PROVIDED
NUMBER OF SPACES (§2101)		
OFFICE	IN EXCESS OF 2,000 SF, 1 PER 1,800 SF = 153 SPACES	
RETAIL	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 34 SPACES	
TOTAL	186 SPACES	187 SPACES
SIZE OF SPACES (§2115)		
STANDARD	9' x 19', WITH 6'-4" MINIMUM CLEARANCE	9' x 19', WITH 6'-4" MINIMUM CLEARANCE
COMPACT	8' x 16', WITH 6'-4" MINIMUM CLEARANCE	8' x 16', WITH 6'-4" MINIMUM CLEARANCE
VAN	9' x 19', WITH 7'-2" MINIMUM CLEARANCE	9' x 19', WITH 7'-2" MINIMUM CLEARANCE
ACCESS OF SPACES (§2117)		
aisle WITH 90 DEGREE ADJACENT PARKING	20'	20' MINIMUM
BICYCLE PARKING SPACES (§2119)		
COUNT	5% OF THE REQUIRED PARKING SPACE TOTAL = 9	9 SPACES MIN
SIZE	2' x 6'	2' x 6'
ACCESS AISLE	5'	5'

AREA OR REQUESTED ZONING RELIEF IS HIGHLIGHTED IN ORANGE

NOTE:

WHILE THE PLANS SHOW A FIXED NUMBER OF COMPACT PARKING SPACES, FLEXIBILITY IS REQUESTED TO PROVIDE UP TO THE 40% ZONING MAXIMUM.



SCALE 1" = 50'

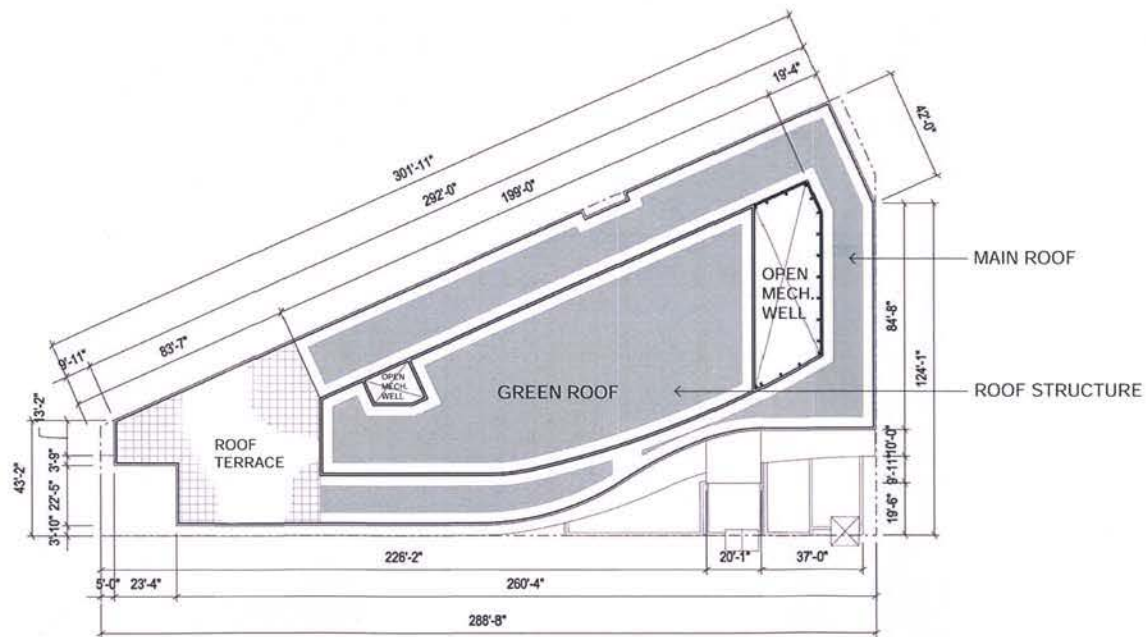
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BOARD OF ZONING ADJUSTMENT APPLICATION

ROOF LEVEL



NOTE:

ROOF TERRACE AND GREEN ROOF ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

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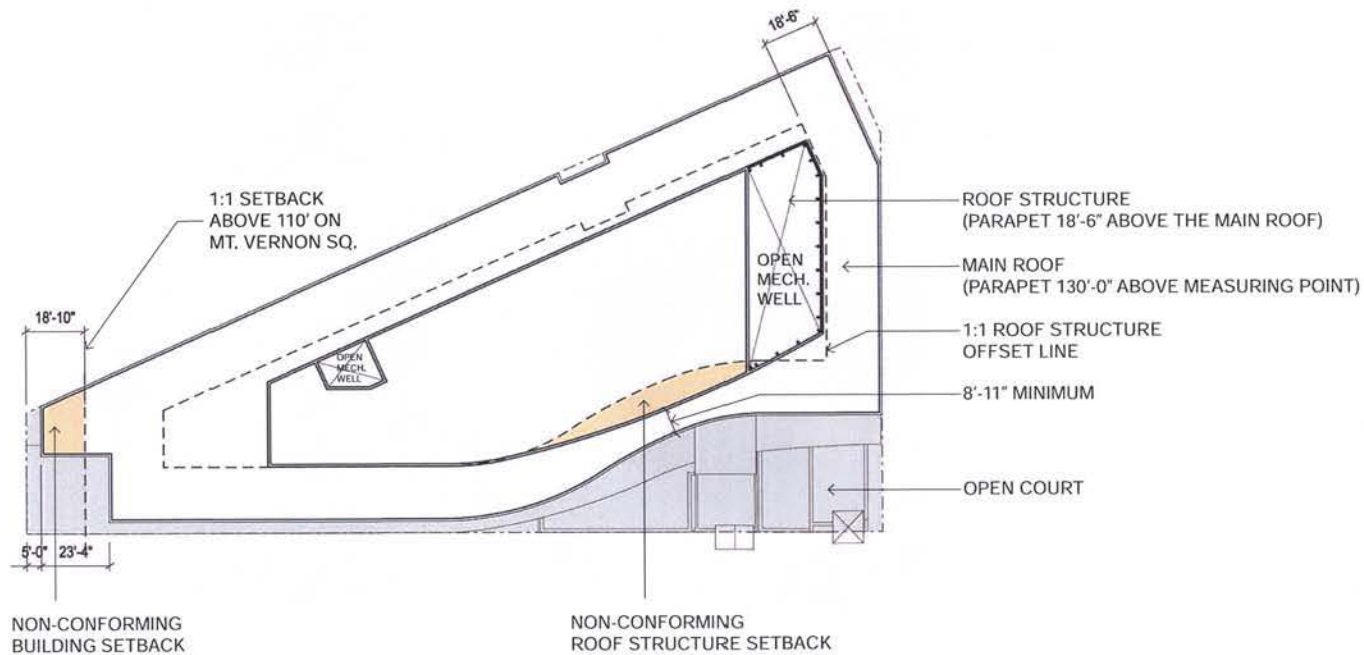
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SCALE 1" = 40'

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ROOF LEVEL ZONING DIAGRAM



NOTE:

ROOF STRUCTURE GROSS FLOOR AREA
(NOT INCLUDING OPEN MECHANICAL WELLS) = 9,000 SF, OR 0.29 FAR
THE HEIGHT OF THE BUILDING, WHEN MEASURED FROM THE WESTERN PROPERTY LINE, IS 128'-10".

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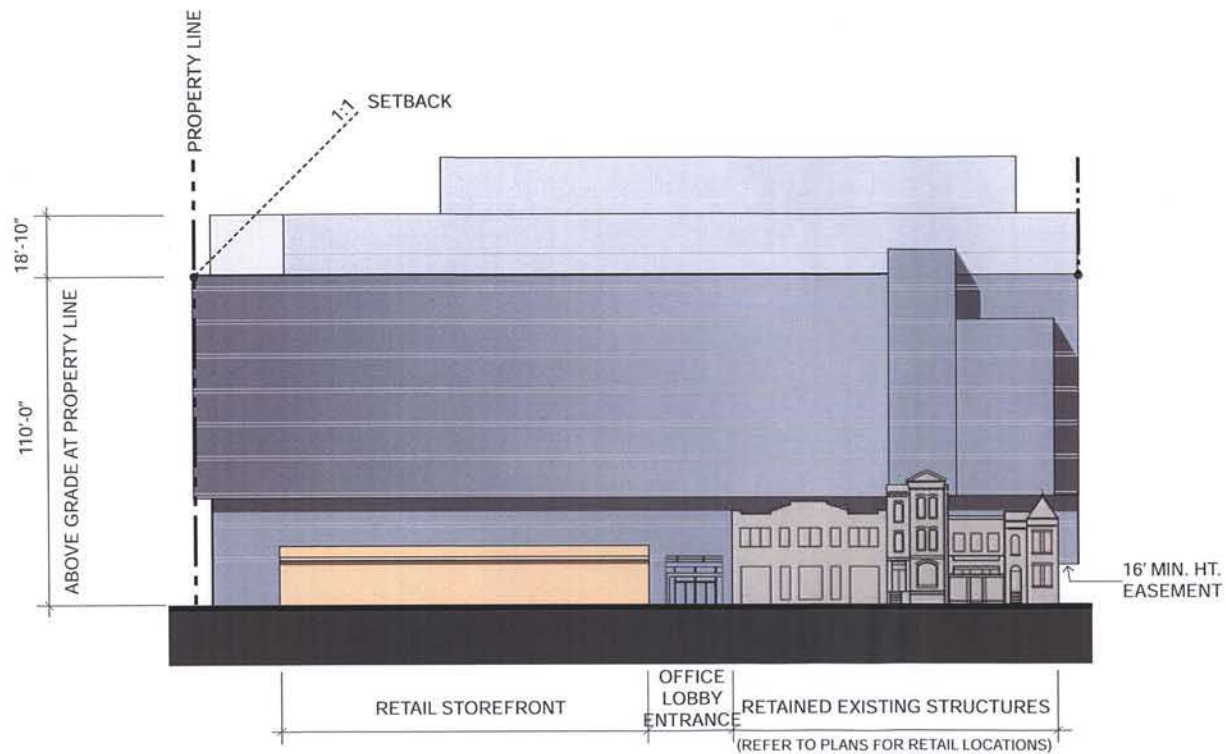


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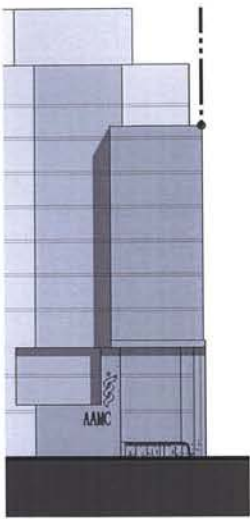
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BOARD OF ZONING ADJUSTMENT APPLICATION

SOUTH / WEST ELEVATIONS



SOUTH ELEVATION - K STREET, NW



WEST ELEVATION - 7TH STREET

NOTE:
BUILDING ELEVATIONS ARE CONCEPTUAL.

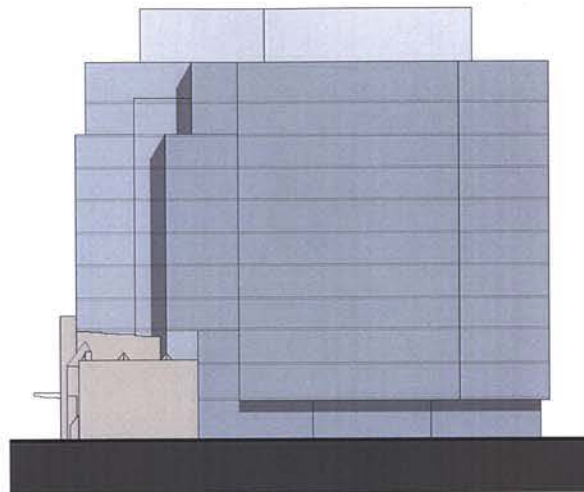
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BOARD OF ZONING ADJUSTMENT APPLICATION

EAST / NORTH ELEVATIONS



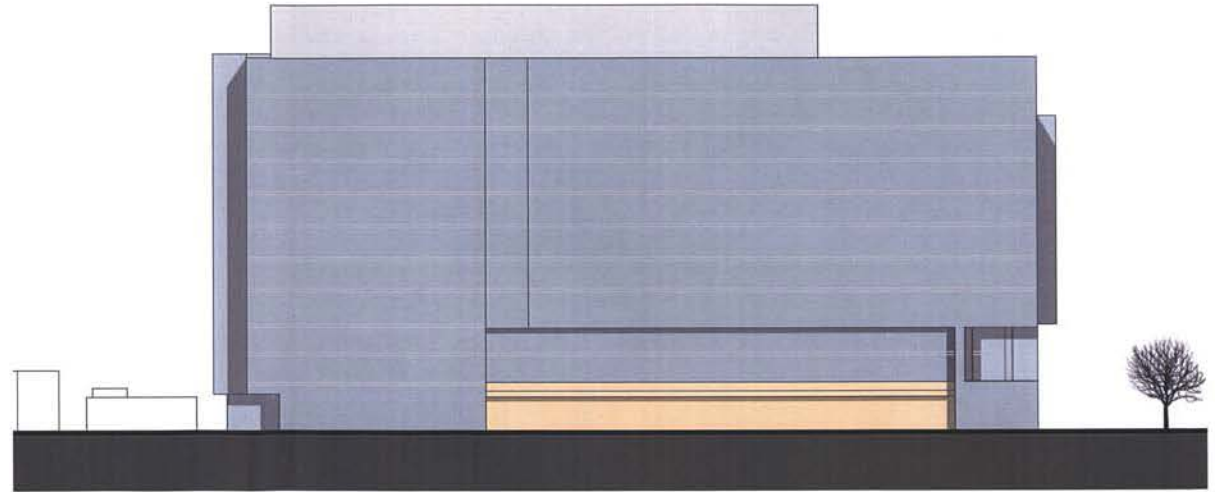
RETAINED
EXISTING
STRUCTURES

LOADING

PARKING
ENTRANCE

OFFICE

EAST ELEVATION - ALLEY



OFFICE

RETAIL STOREFRONT

NORTH ELEVATION - NEW YORK AVENUE, NW

NOTE:

BUILDING ELEVATIONS ARE CONCEPTUAL.

SCALE 1" = 40'

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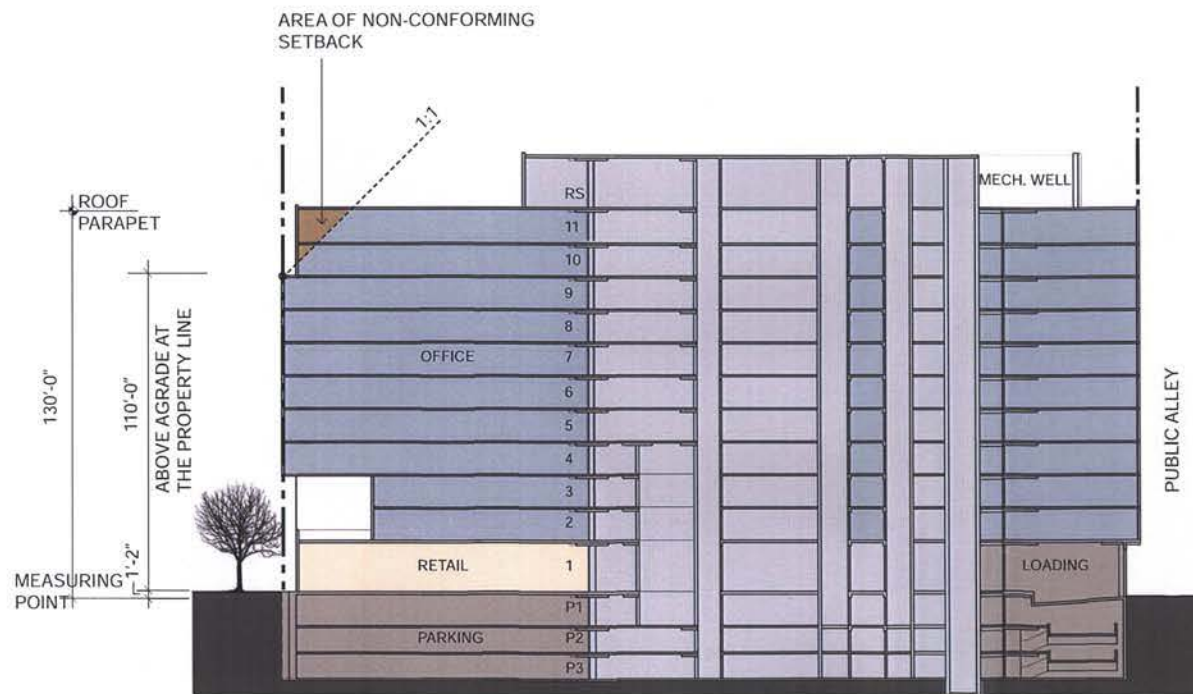
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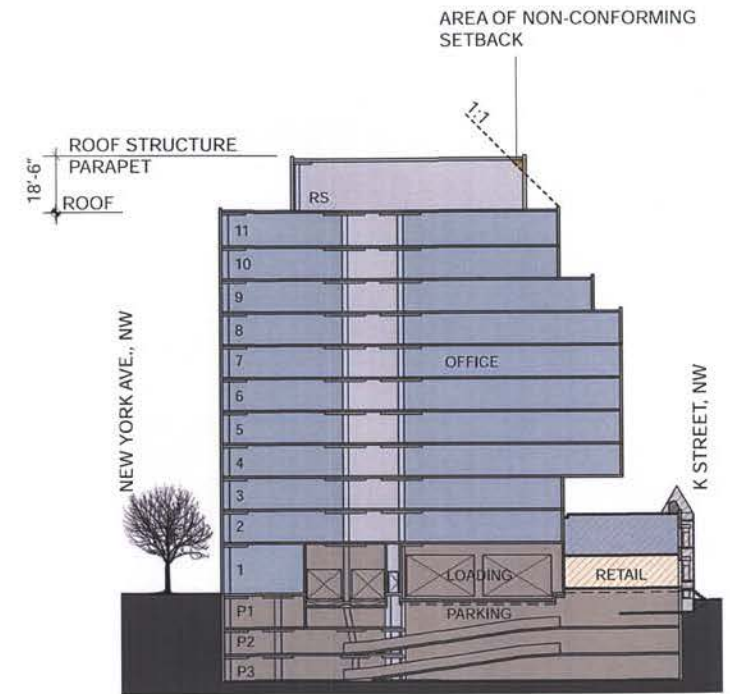
BOARD OF ZONING ADJUSTMENT APPLICATION

17

BUILDING SECTIONS



SECTION A



SECTION B

SCALE 1" = 40'

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