

Board Of Zoning Adjustment SUBMITTAL SET

September 9, 2011

INDEX OF DRAWINGS:

C-1	COVER SHEET	A-6	PENTHOUSE PLAN
C-2	ZONING REQUIREMENTS	A-7	ROOF PLAN
S-1	SITE PHOTOS (AERIAL VIEW)	A-8	BUILDING SECTION
S-2	SITE PHOTOS (STREET VIEWS)	A-9	BUILDING ELEVATION - 14TH STREET
S-3	EXISTING CONDITIONS PLAN	A-10	BUILDING ELEVATION - WALLACH PL.
A-1	PARKING P-1	A-11	BUILDING ELEVATION - REAR
A-2	1ST FLOOR PLAN	A-12	BUILDING ELEVATION - SOUTH
A-3	TYPICAL FLOOR PLAN (2ND - 4TH)	A-13	PERSPECTIVE VIEW - 14TH STREET
A-4	5TH - 6TH FLOOR PLAN	A-14	PERSPECTIVE VIEW - WALLACH PL.
A-5	7TH FLOOR PLAN		



NARRATIVE DESCRIPTION:

This project involves the removal of an existing non contributing one-story building and constructing a new mixed use seven-story structure. The existing building is a stripped down box built in the 1980s. Our proposed structure will include commercial "Arts" uses on the first floor as well as a few residential units. The ground floor commercial space will be about 6,147 square feet in size, total. The first floor will also include a residential lobby and a management office for the apartment building. Floors 2 - 7 will be all residential. Underground parking will be provided. A roof deck with accessory support spaces will be provided in a penthouse.

We have had multiple meetings with historic staff and the Historic Preservation Review Board and have refined our design based on their comments. Our efforts with the historic division have focused on creating smaller building elements and setbacks that provide a visual transition between our structure and the historic fabric adjacent to our building. Our materials will include brick and large metal windows.

The ANC and U Street Neighborhood Association have voted unanimously to approve our project. We have met numerous times and worked closely with the immediate neighbors.

Our site area is 15,390 square feet. The total gross area we intend to build will approach 78,253 gross square feet which is about 3,000 square feet below the zoning permitted density. Our main roof will be about 73' high which is lower than the 75' authorized by zoning. An affordable housing component will be provided. We are committed to including as many green components as possible.

Our proposed zoning relief includes the following:

- Percent of compact spaces - (Section 2115.2)
- Number of parking spaces - (Section 2101.1)
- Size of loading berth, size of loading platform, no service / delivery space - (Section 2201.1)
- Width of open court - (Section 776.3)
- Unequal penthouse heights - (Section 411.5)
- Height of roof structure - (Section 1902.1(a))

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18306
EXHIBIT NO. 11

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT: **1919 14th STREET, LLC**
1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT: **ERIC COLBERT & ASSOCIATES ARCHITECTS**
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

Board of Zoning Adjustment
District of Columbia

CASE NO. 18306
EXHIBIT NO. 11

C-1

2011 SEP 21 PM 12:04

RECEIVED
D.C. OFFICE OF ZONING

Zoning Requirements

Zone: ARTS/C-3-A

Lot Area: 15,390 square feet

Maximum Height Permitted (Section 1902.1) = 75'; Our building is 73' high and therefore complies.

Maximum Height of Roof Structure (Section 1902.1(a)) = 83 1/2'; The top of our penthouse will be 90' high therefore BZA relief is required.

FAR = 5.3 permitted. Our proposed FAR is 5.08 (total gross floor area=78,253 sq. ft.) therefore we comply.

Maximum Lot Occupancy (IZ) = 80%; this is what is provided therefore we comply.

Minimum Rear Yard = 2 1/2" per foot of vertical distance and 12' minimum (Section 774.1). This formula gives us a rear yard requirement of 15.62'; Our rear yard is 23.63' deep therefore we comply.

Side Yard (Section 775), not required: Not provided therefore we comply.

Courts (Section 776.3), 4" per foot of height and 15' wide minimum required: Our open court at the 7th level is 5.83' wide therefore BZA relief is required.

Penthouses (Section 411.5), "Enclosing walls from roof level shall be of equal height": Our plan includes a roof structure with heights of 8'-6", 10'-6", 13'-6" and 17'-0", therefore BZA relief is required.

Parking Requirements, 1 for each 2 dwelling units = $144 \div 2 = 72$; for commercial space in excess of 3,000 sq. ft., 1/300 sq. ft., 6,147 sq. ft. of commercial therefore 10 spaces for commercial use. Total space required = 82; Total spaces proposed = 34 therefore BZA relief is required (Section 2101.1).

Percent of Compact Spaces (Section 2115.2), with 25 or more vehicles, 40% compact spaces are authorized: 15 of our 34 spaces are compact (44%) therefore BZA relief is required.

Loading Requirements, We are required to have 1 loading berth at 30' deep and 1 loading platform at 100 sq. ft. for retail or service use and 1 loading berth at 55' deep, 1 loading platform at 200 sq. ft. and 1 service / delivery space at 20 feet deep for apartment building use (Section 2201.1): We intend to provide 2 loading berths at 30' deep therefore BZA relief is required.

ARTS Use Provisions, Section 1901.1 uses listed in Sections 1907 & 1908 shall occupy a minimum of 50% of the ground floor: We have allocated more than 50% of our ground floor for these uses therefore we comply.

Section 1903.3, 75% of street walls shall be constructed to the property line: 86% of the street walls come up to the property line (or extend beyond it as bays) therefore we comply.

Section 1903.4, Not less than 50% of the surface area of the street walls, at the ground level shall be devoted to display windows and to entrances to commercial uses or to the building: 82% of our ground floor is display windows and entrances therefore we comply. There are 4 entrances along the 150' frontages therefore we have an entrance on average every 38' apart and comply with Section 1903.4(b).

2011 SEP 21 PM 12:04

RECEIVED
OFFICE OF ZONING

September 9, 2011

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

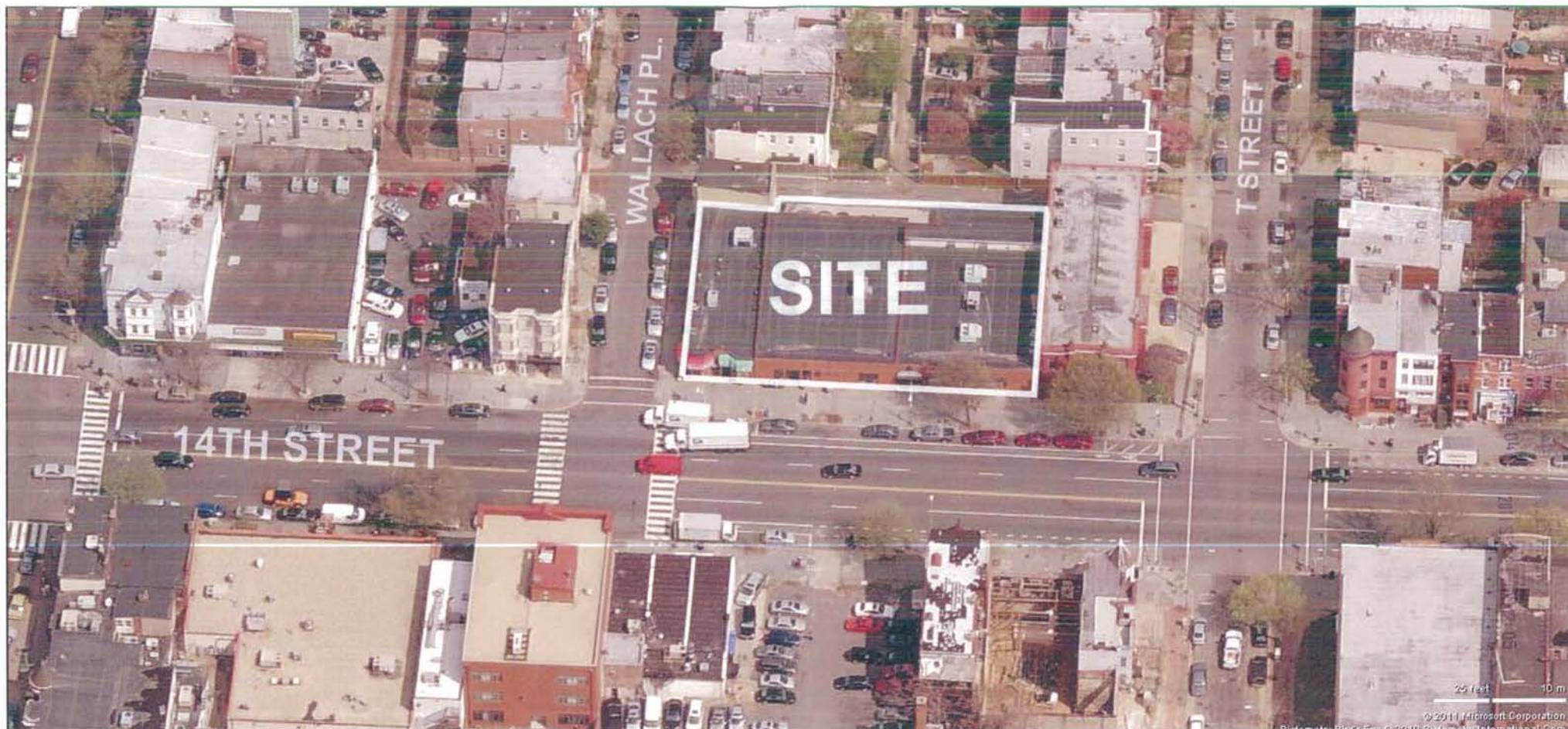
1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

C-2



September 9, 2011
SITE PHOTOS (AERIAL)

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

S-1

RECEIVED
DC OFFICE OF ZONING
2011 SEP 21 PM 12:05



VIEW LOOKING NORTH EAST



VIEW LOOKING EAST, DOWN WALLACH PLACE

September 9, 2011
SITE PHOTOS (STREET)

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

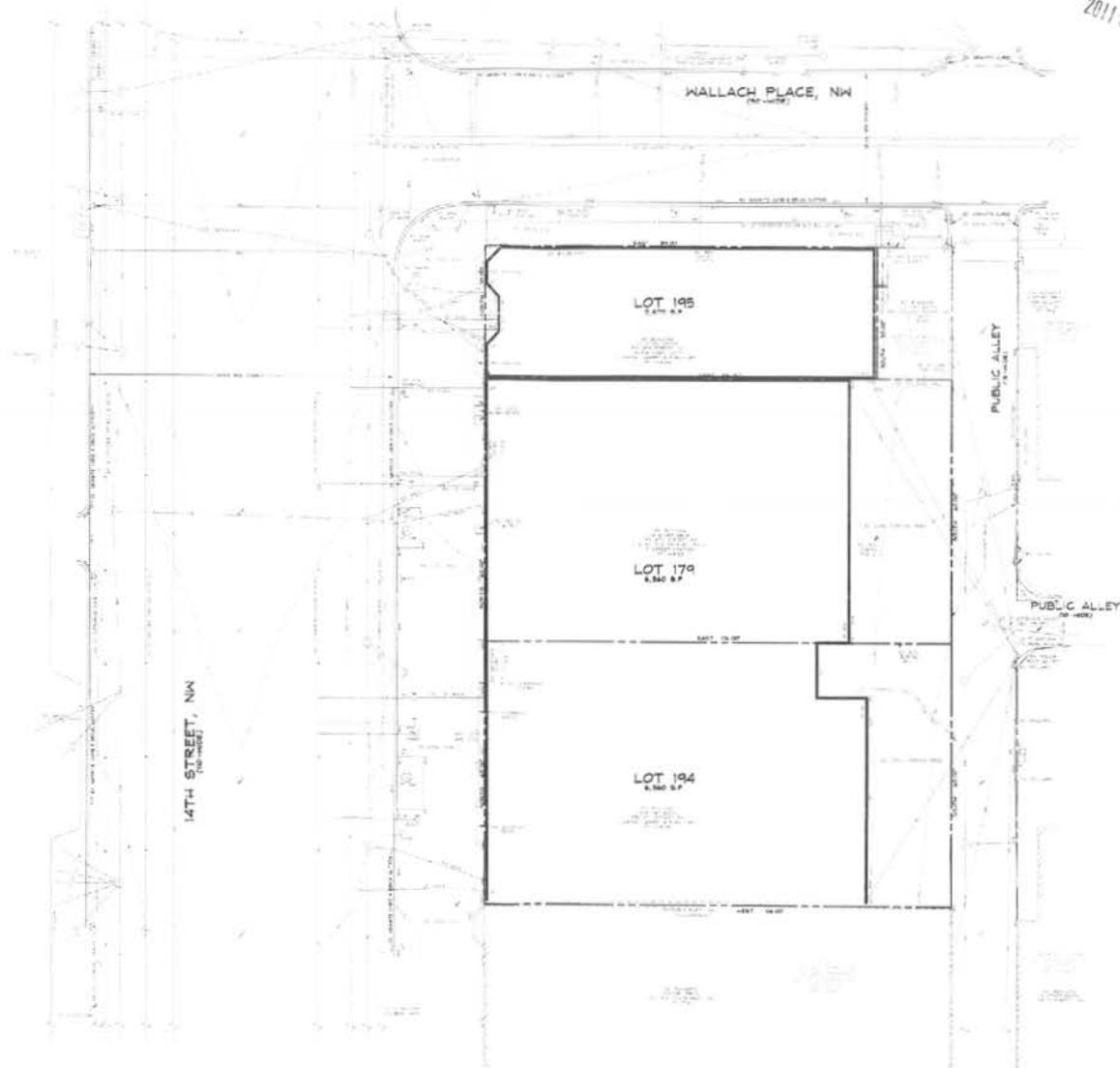
S-2

[illegible]

COOLING FEATURES

- DA. DIRECT FANBLADE, ONLY MODEL
- DB. WATER LIFT WITH AIR KIT
- DC. WIRE LIFT WITH FAN KIT
- DE. JETWATERED LIFT WITH WATER PUMP
- DF. JETWATERED LIFT WITH LAMP
- DG. LAMP, WIND UP, 1/2 HP, 120V, 15 AMP
- DH. 1/2 HP, 120V, 15 AMP
- DI. 1/2 HP, 120V, 15 AMP
- DJ. 1/2 HP, 120V, 15 AMP
- DK. 1/2 HP, 120V, 15 AMP
- DL. 1/2 HP, 120V, 15 AMP
- DM. 1/2 HP, 120V, 15 AMP
- DN. 1/2 HP, 120V, 15 AMP
- DO. 1/2 HP, 120V, 15 AMP
- DP. 1/2 HP, 120V, 15 AMP
- DQ. 1/2 HP, 120V, 15 AMP
- DR. 1/2 HP, 120V, 15 AMP
- DS. 1/2 HP, 120V, 15 AMP
- DT. 1/2 HP, 120V, 15 AMP
- DU. 1/2 HP, 120V, 15 AMP
- DV. 1/2 HP, 120V, 15 AMP
- DW. 1/2 HP, 120V, 15 AMP
- DX. 1/2 HP, 120V, 15 AMP
- DY. 1/2 HP, 120V, 15 AMP
- DZ. 1/2 HP, 120V, 15 AMP

Country	Year	Value	Unit	Source
Algeria	2000	1.00	kg	FAO
Algeria	2001	1.00	kg	FAO
Algeria	2002	1.00	kg	FAO
Algeria	2003	1.00	kg	FAO
Algeria	2004	1.00	kg	FAO
Algeria	2005	1.00	kg	FAO
Algeria	2006	1.00	kg	FAO
Algeria	2007	1.00	kg	FAO
Algeria	2008	1.00	kg	FAO
Algeria	2009	1.00	kg	FAO
Algeria	2010	1.00	kg	FAO
Algeria	2011	1.00	kg	FAO
Algeria	2012	1.00	kg	FAO
Algeria	2013	1.00	kg	FAO
Algeria	2014	1.00	kg	FAO
Algeria	2015	1.00	kg	FAO
Algeria	2016	1.00	kg	FAO
Algeria	2017	1.00	kg	FAO
Algeria	2018	1.00	kg	FAO
Algeria	2019	1.00	kg	FAO
Algeria	2020	1.00	kg	FAO
Algeria	2021	1.00	kg	FAO
Algeria	2022	1.00	kg	FAO
Algeria	2023	1.00	kg	FAO
Algeria	2024	1.00	kg	FAO
Algeria	2025	1.00	kg	FAO
Algeria	2026	1.00	kg	FAO
Algeria	2027	1.00	kg	FAO
Algeria	2028	1.00	kg	FAO
Algeria	2029	1.00	kg	FAO
Algeria	2030	1.00	kg	FAO
Algeria	2031	1.00	kg	FAO
Algeria	2032	1.00	kg	FAO
Algeria	2033	1.00	kg	FAO
Algeria	2034	1.00	kg	FAO
Algeria	2035	1.00	kg	FAO
Algeria	2036	1.00	kg	FAO
Algeria	2037	1.00	kg	FAO
Algeria	2038	1.00	kg	FAO
Algeria	2039	1.00	kg	FAO
Algeria	2040	1.00	kg	FAO
Algeria	2041	1.00	kg	FAO
Algeria	2042	1.00	kg	FAO
Algeria	2043	1.00	kg	FAO
Algeria	2044	1.00	kg	FAO
Algeria	2045	1.00	kg	FAO
Algeria	2046	1.00	kg	FAO
Algeria	2047	1.00	kg	FAO
Algeria	2048	1.00	kg	FAO
Algeria	2049	1.00	kg	FAO
Algeria	2050	1.00	kg	FAO
Algeria	2051	1.00	kg	FAO
Algeria	2052	1.00	kg	FAO
Algeria	2053	1.00	kg	FAO
Algeria	2054	1.00	kg	FAO
Algeria	2055	1.00	kg	FAO
Algeria	2056	1.00	kg	FAO
Algeria	2057	1.00	kg	FAO
Algeria	2058	1.00	kg	FAO
Algeria	2059	1.00	kg	FAO
Algeria	2060	1.00	kg	FAO
Algeria	2061	1.00	kg	FAO
Algeria	2062	1.00	kg	FAO
Algeria	2063	1.00	kg	FAO
Algeria	2064	1.00	kg	FAO
Algeria	2065	1.00	kg	FAO
Algeria	2066	1.00	kg	FAO
Algeria	2067	1.00	kg	FAO
Algeria	2068	1.00	kg	FAO
Algeria	2069	1.00	kg	FAO
Algeria	2070	1.00	kg	FAO
Algeria	2071	1.00	kg	FAO
Algeria	2072	1.00	kg	FAO
Algeria	2073	1.00	kg	FAO
Algeria	2074	1.00	kg	FAO
Algeria	2075	1.00	kg	FAO
Algeria	2076	1.00	kg	FAO
Algeria	2077	1.00	kg	FAO
Algeria	2078	1.00	kg	FAO
Algeria</				

[illegible]

CLIENT
L'ESPACE DE LA COMMUNICATION

4TH STREET, NW
195, SQUARE 237
CITY II
CONDITIONS PLAN

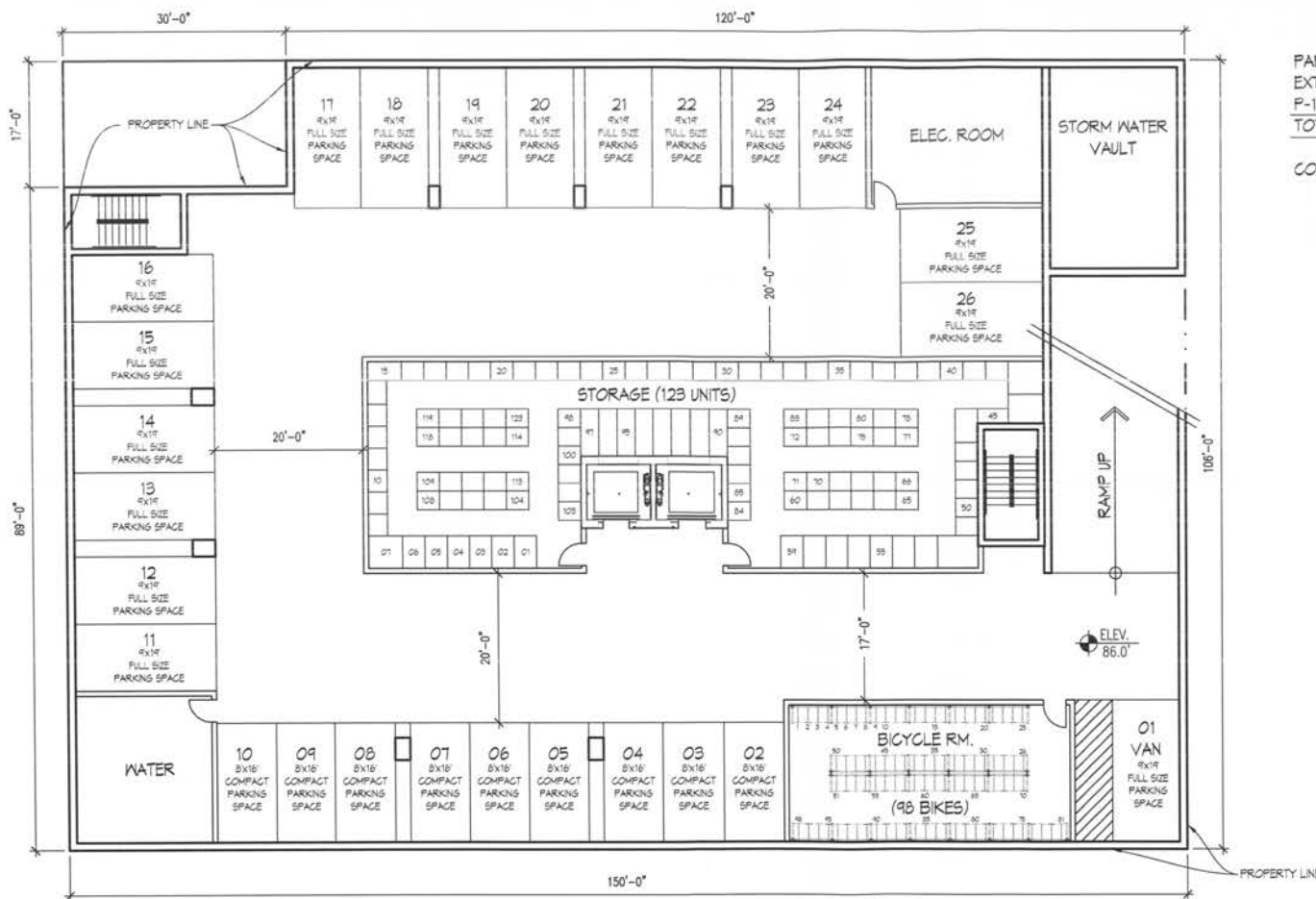
S-3

CAS ENGINEERING
 CIVIL, SURVEYING, LAND PLANNING
 A DIVISION OF CAS INTERNATIONAL, INC.
 1318 West 4th Street, Suite 100, Waco, TX 76708
 (817) 676-0631 Fax (817) 676-0632

1905 - 1917 14TH STREET, NW
 1614 WASHINGTON
 DISTRICT OF COLUMBIA

SUP. LOT# 129, 130 & 131, SQUARE 233

11-148
 DEL
 1-10³
 CAS



PARKING :
 EXTERIOR = 8 SPACES
 P-1 GARAGE = 26 SPACES
 TOTAL = 34 SPACES
 COMPACT SPACES = 15 SPACES (44%)

RECEIVED
 D.C. OFFICE OF ZONING
 2011 SEP 21 PM 12:05

PARKING P-1

September 9, 2011

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

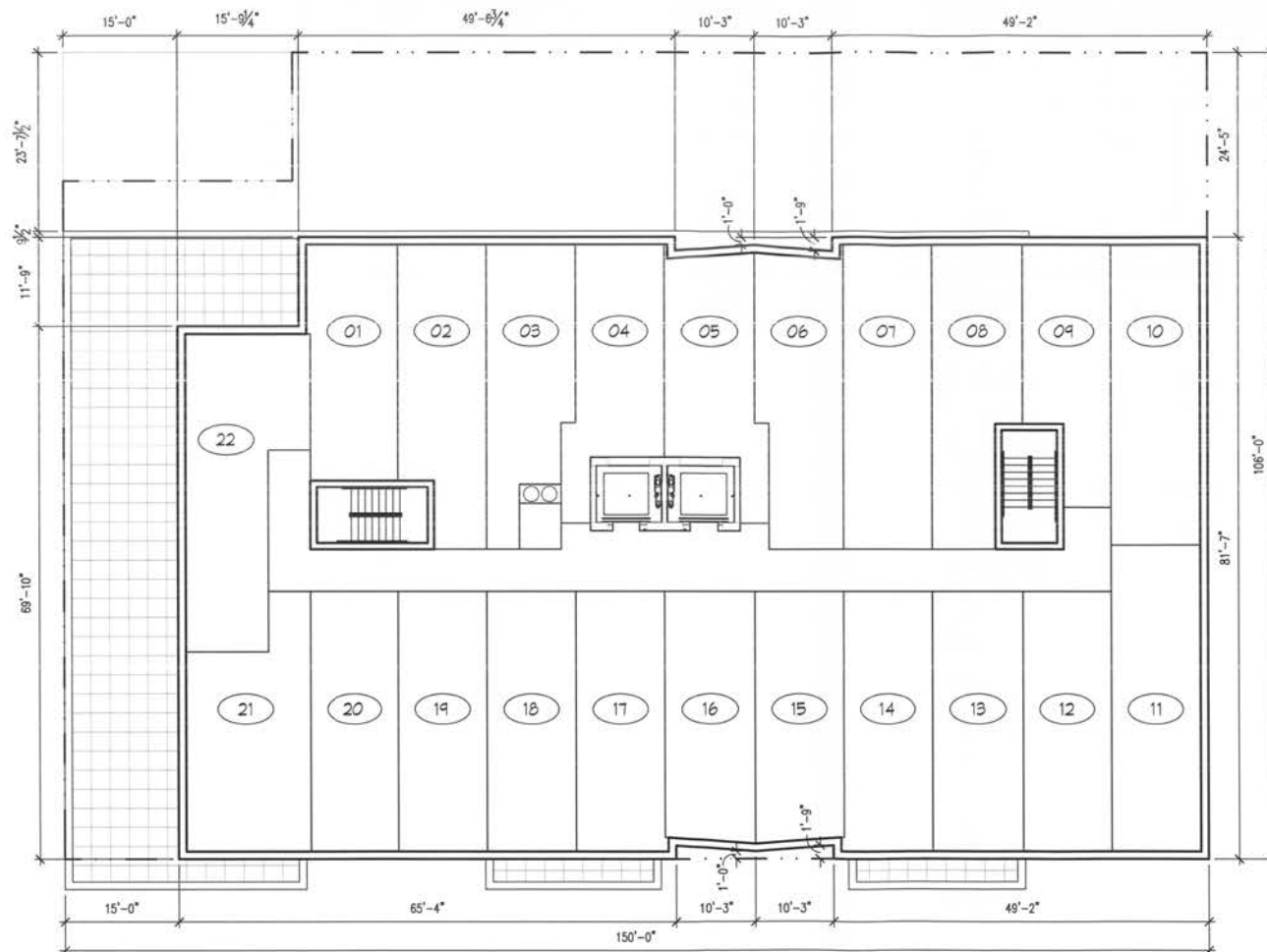
717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-1



TOTAL 1ST FLOOR GROSS = 10,934 SQ. FT.
TOTAL "ARTS" TENANTS SPACE = 6,147 SQ. FT.
"ARTS" SPACE = 56% OF 1ST FLOOR

A-2



RECEIVED
D.C. OFFICE OF ZONING
2011 SEP 21 PM 12:05



September 9, 2011



5TH - 6TH FLOOR PLAN, ALL RESIDENTIAL

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

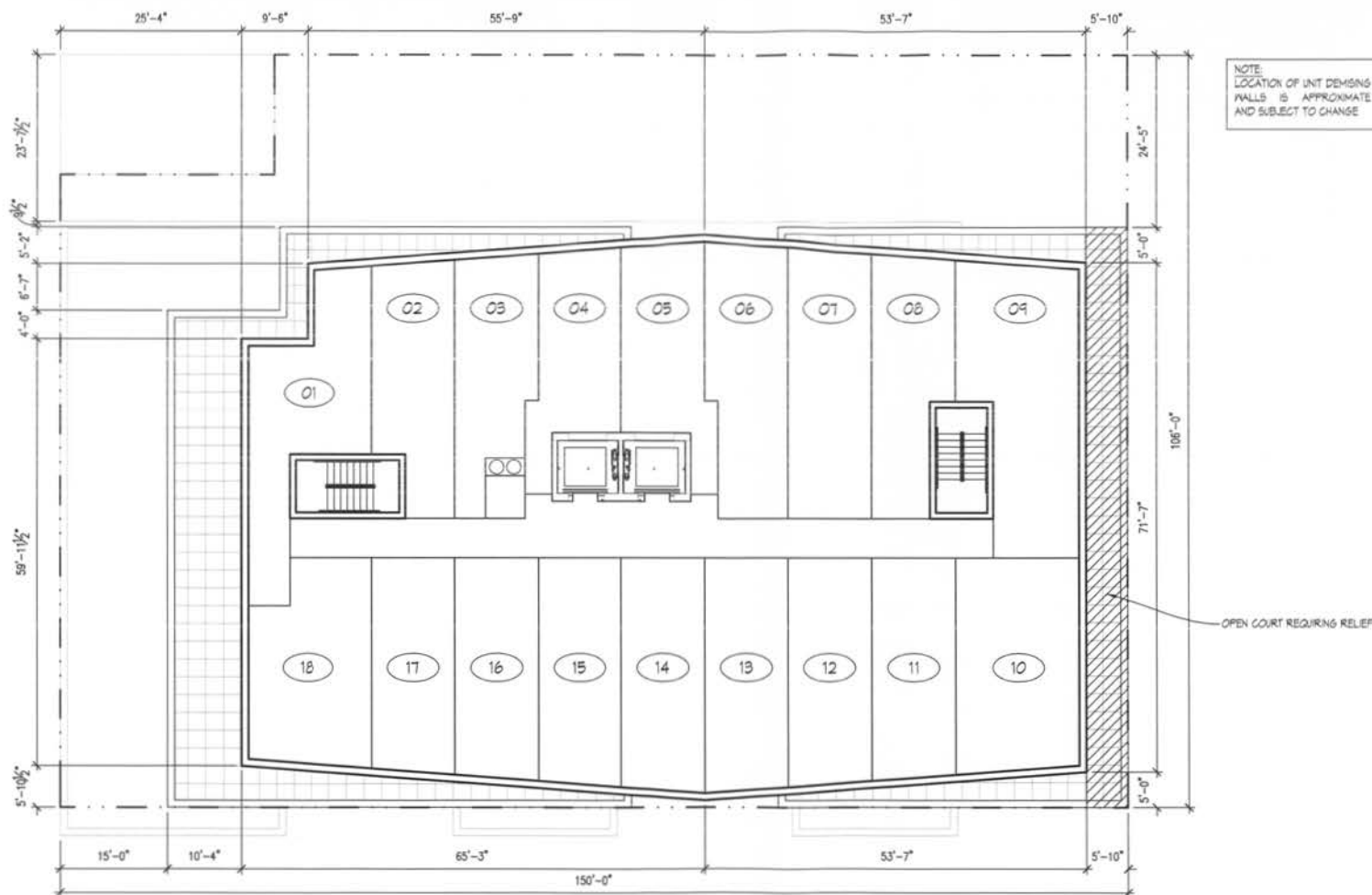
1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-4



RECEIVED
D.C. OFFICE OF ZONING
2011 SEP 21 PM 12:05

— OPEN COURT REQUIRING RELIEF

7TH FLOOR PLAN, ALL RESIDENTIAL

September 9, 2011



1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

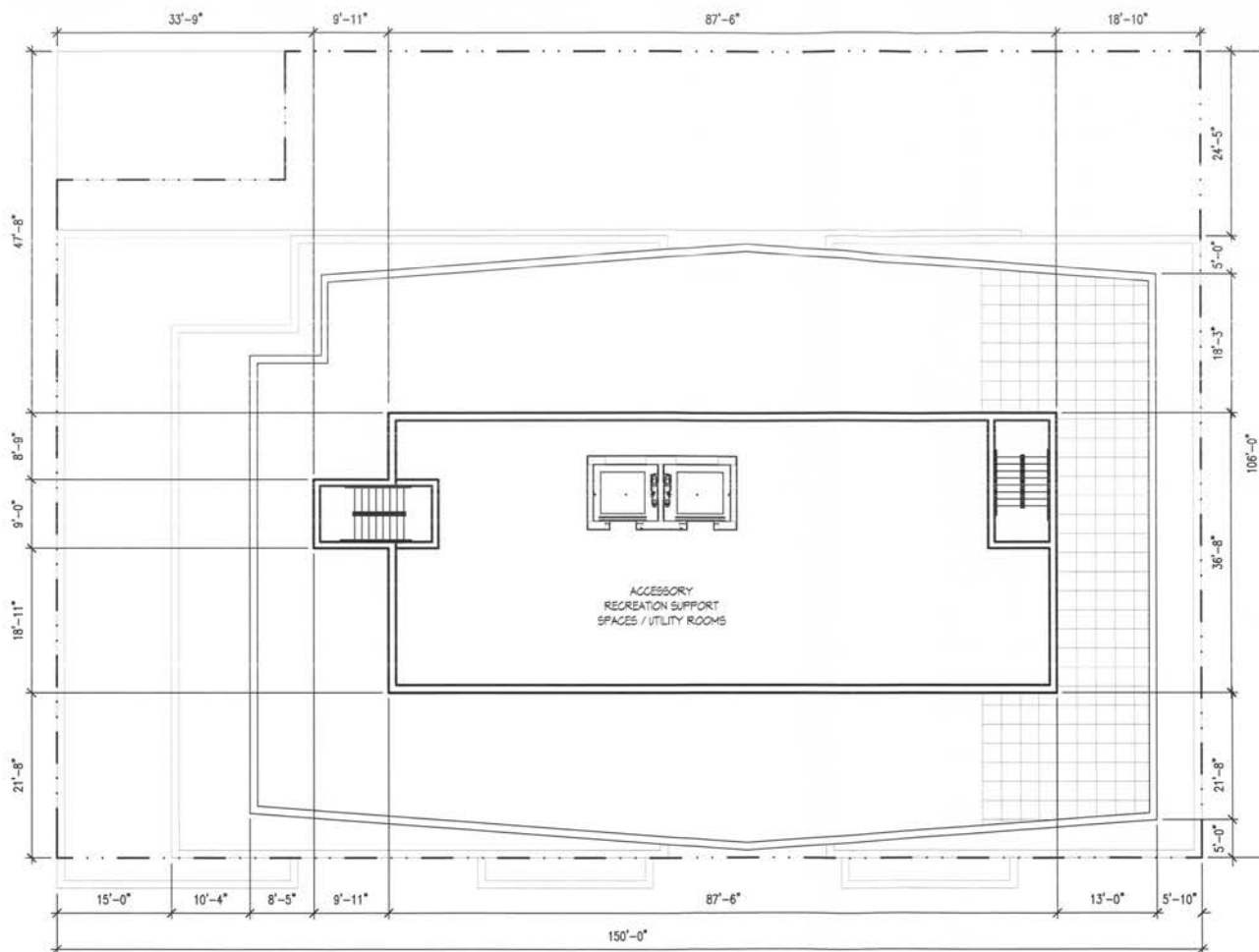
ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-5

RECEIVED
D.C. OFFICE OF ZONING
2011 SEP 21 PM 12:05



PENTHOUSE PLAN

September 9, 2011



1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

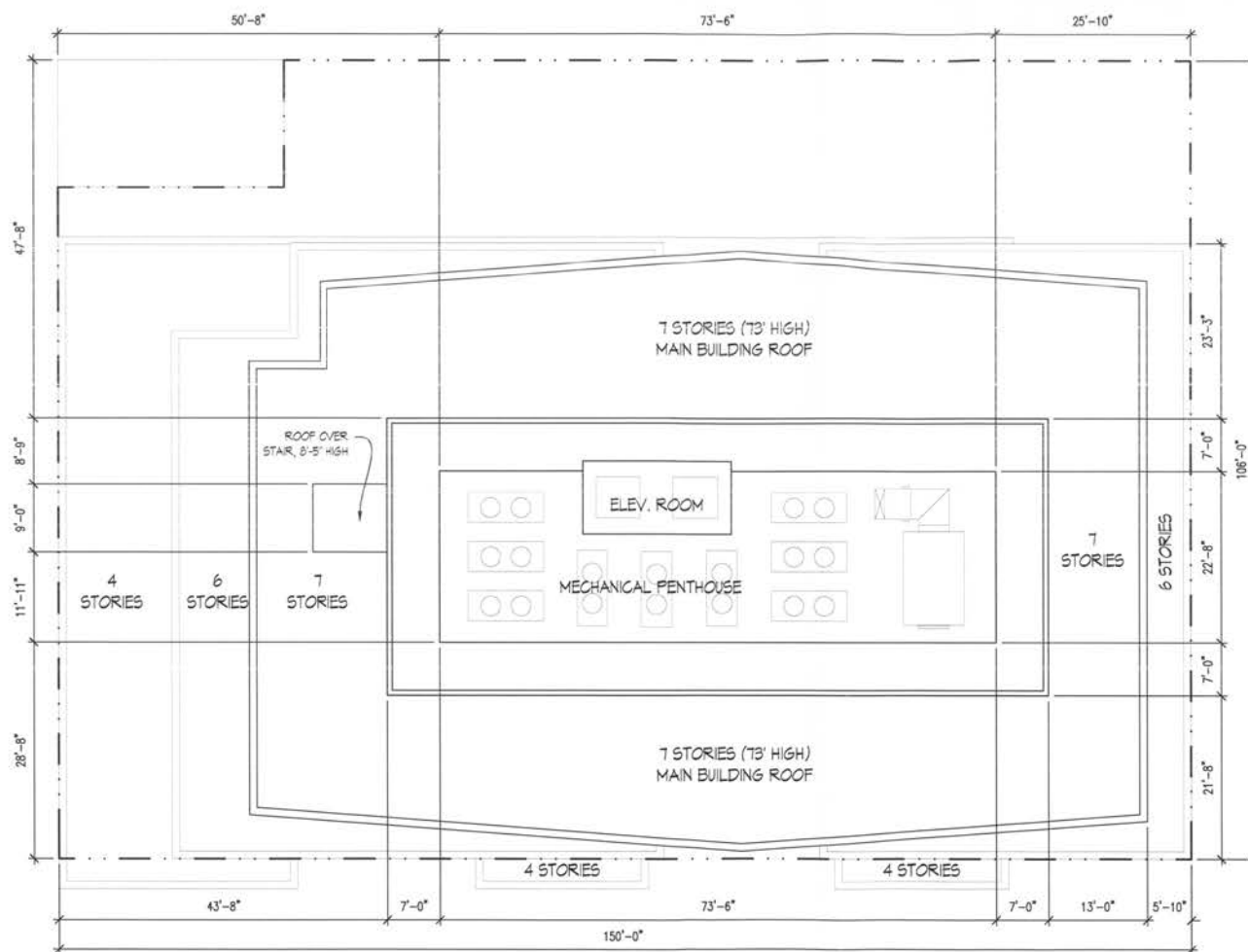
ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-6

RECEIVED
D.C. OFFICE OF ZONING
2011 SEP 21 PM 12:05



ROOF PLAN

September 9, 2011

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

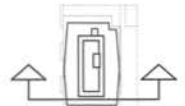
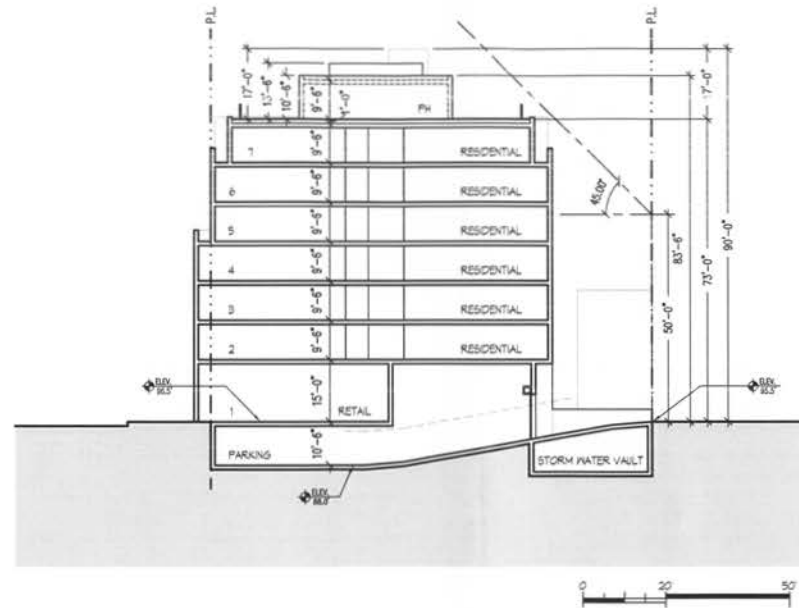
ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-7

RECEIVED
D.C. OFFICE OF ZONING
2011 SEP 21 PM 12:05



September 9, 2011
BUILDING SECTION

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-8



SECTION 1903.4: NOT LESS THAN 50% OF THE SURFACE AREA OF THE STREET WALLS, AT THE GROUND LEVEL SHALL BE DEVOTED TO DISPLAY WINDOWS AND TO ENTRANCES TO COMMERCIAL USES OR TO THE BUILDING. 82% OF OUR GROUND FLOOR IS DISPLAY WINDOWS AND ENTRANCES THEREFORE WE COMPLY. THERE ARE 4 ENTRANCES ALONG THE 150' FRONTAGES THEREFORE WE HAVE AN ENTRANCE ON AVERAGE EVERY 38' APART AND COMPLY WITH SECTION 1903.4 (b)

RECEIVED
D.C. OFFICE OF ZONING
2011 SEP 21 PM 12:05

MATERIALS:
LIGHT GREY COLOR= METAL PANELS
DARK GREY COLOR= PAINTED STEEL
RED COLOR= BRICK

SCALE: 1"=30'



September 9, 2011

BUILDING ELEVATION - 14TH STREET

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-9



MATERIALS:
 LIGHT GREY COLOR= METAL PANELS
 DARK GREY COLOR= PAINTED STEEL
 RED COLOR= BRICK

SCALE: 1"=30'



September 9, 2011

BUILDING ELEVATION - WALLACH PL.

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

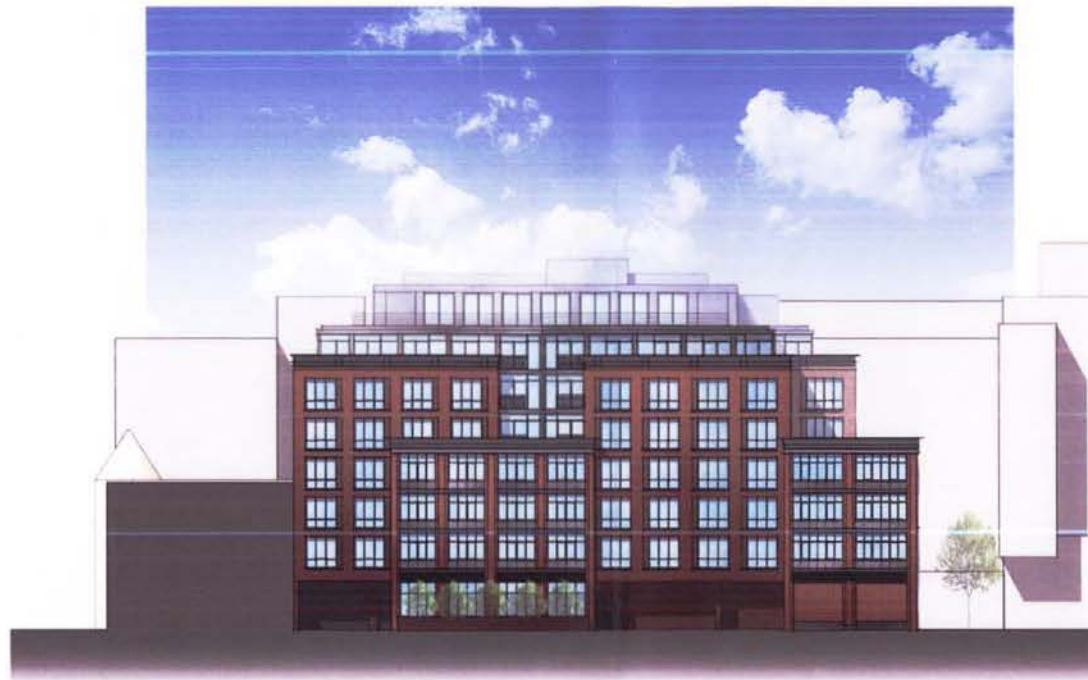
ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-10

RECEIVED
 D.C. OFFICE OF ZONING
 2011 SEP 21 PM 12: 06



MATERIALS:
 LIGHT GREY COLOR= METAL PANELS
 DARK GREY COLOR= PAINTED STEEL
 RED COLOR= BRICK

SCALE: 1"=30'



September 9, 2011
 BUILDING ELEVATION - REAR

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

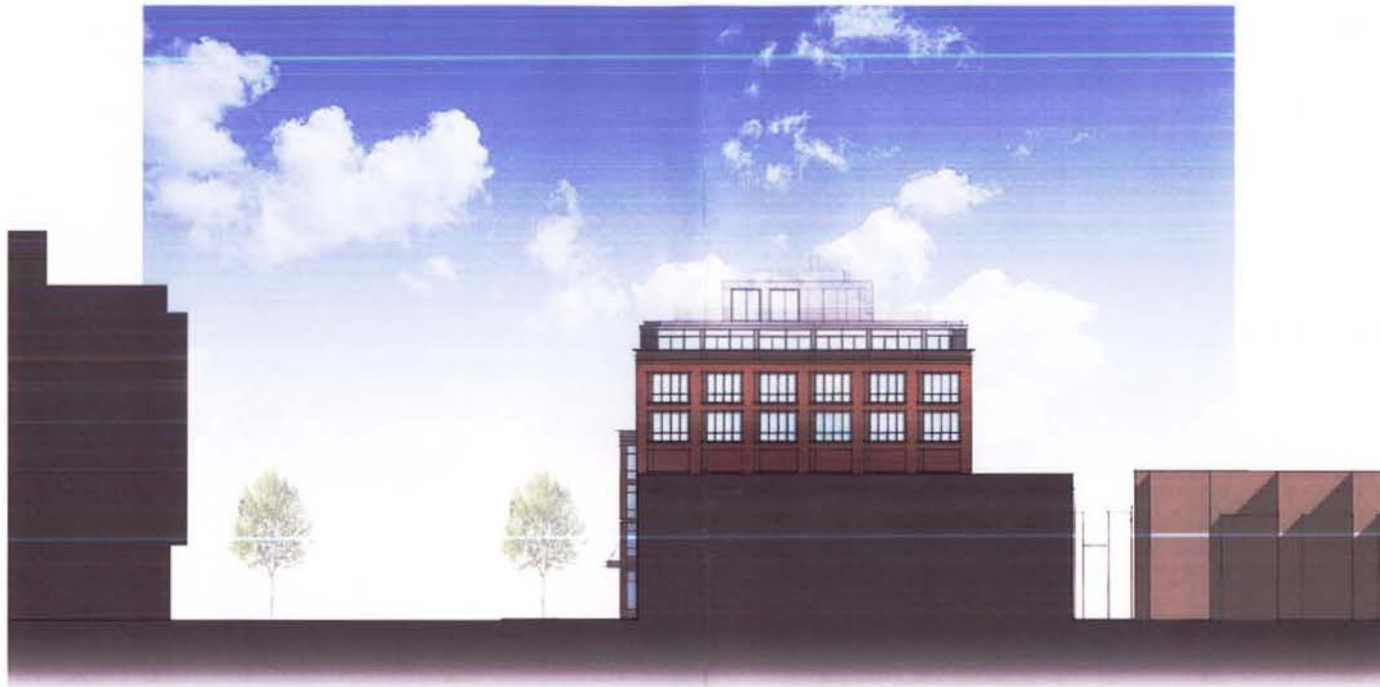
ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-11

RECEIVED
 D.C. OFFICE OF ZONING
 2011 SEP 21 PM 12:06

RECEIVED
D.C. OFFICE OF ZONING
2011 SEP 21 PM 12:06



MATERIALS:
LIGHT GREY COLOR= METAL PANELS
DARK GREY COLOR= PAINTED STEEL
RED COLOR= BRICK

SCALE: 1"=30'



September 9, 2011
BUILDING ELEVATION - SOUTH

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-12



1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

level2 DEVELOPMENT

2303 14th STREET NW, SUITE 921 WASHINGTON DC 20009 (202) 483-1110

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-13



J.C. OFFICE OF ZONING
 2011 SEP 21 PM 12:06

September 9, 2011

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

level2 DEVELOPMENT

2303 14th STREET NW, SUITE 921 WASHINGTON DC 20009 (202) 483-1110

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

A-14