

Holland & Knight

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September 18, 2012

VIA HAND DELIVERY

Board of Zoning Adjustment
441 4th Street, N W.
Suite 210S
Washington, DC 20001

RECEIVED
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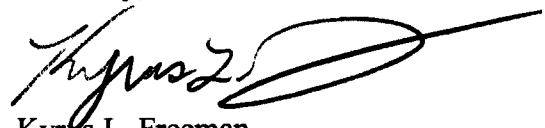
Re: Application No. 18412 - PreHearing Statement of the Applicant

Honorable Members of the Board

On behalf of Be the Change and the District of Columbia, enclosed please find one original and twenty copies of the Applicant's prehearing submission in support of its application pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the court width and area requirements under section 776, a variance from the off-street parking requirements under subsection 2101.1, variances from the loading berth depth and service/delivery space requirements under subsection 2201.1, or in the alternative, a variance to provide no loading berth or service/delivery space as required under subsection 2201.1, and a special exception from the roof structure setback requirements under subsections 411.11 and 770.6, to allow the construction of a new building with residential, retail and office uses in the C-3-C District at premises 1005 North Capitol Street, N E (Square 674, Lot 439)

Thank you for your attention to this application

Sincerely,



Kyrus L. Freeman

Enclosure

cc Maxine Brown-Roberts, Office of Planning (Via Hand, with enclosure)
ANC 6C (Via U S Mail, with enclosure)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18412
EXHIBIT NO. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.18412
EXHIBIT NO.30

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

**APPLICATION OF
BE THE CHANGE
ON BEHALF OF
THE DISTRICT OF COLUMBIA**

**BZA APPLICATION NO. 18412
HEARING DATE: OCT. 2, 2012
ANC 6C**

**RECEIVED
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STATEMENT OF THE APPLICANT

**I.
NATURE OF RELIEF SOUGHT**

This statement is submitted by Be the Change (the "Applicant"), on behalf of the District of Columbia, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the court width and area requirements under section 776, a variance from the off-street parking requirements under subsection 2101.1, variances from the loading berth depth and service/delivery space requirements under subsection 2201.1, or in the alternative, a variance to provide no loading berth or service/delivery space as required under subsection 2201.1, and a special exception from the roof structure setback requirements under subsections 411.11 and 770.6, to allow the construction of a new building with residential, retail and office uses in the C-3-C District at premises 1005 North Capitol Street, N.E. (Square 674, Lot 439)¹.

**II.
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the "Board" or "BZA") has jurisdiction to grant the variance and special exception relief requested herein pursuant to Sections 3103.2 and 3104.1 of the Zoning Regulations.

¹ Square 674, Lot 439 currently does not have an official address designated by the District. However, based upon the existing addresses in the square, the Applicant anticipates that the District will assign the Site an address of 1005 North Capitol Street, N E

III.
EXHIBITS IN SUPPORT OF THE APPLICATION

<u>Exhibit A</u>	Portion of the Sanborn Atlas plat showing the Site;
<u>Exhibit B.</u>	Portion of the Zoning Map showing the Site,
<u>Exhibit C:</u>	Architectural Plans and Elevations,
<u>Exhibit D</u>	Revised Side 2 of Zoning Self-Certification Form;
<u>Exhibit E</u>	Outline of Testimony of Jim Truby on behalf of Be The Change,
<u>Exhibit F:</u>	Outline of Testimony of Matthew Davitt RA, LEED-AP, Sorg Architects, and
<u>Exhibit G</u>	Outline of Testimony of Jami L. Milanovich, Wells & Associates, Inc

IV.
BACKGROUND

A. Background Information Regarding the Site and Proposed Development

The Site is located on the east side of North Capitol Street, N E. and is currently unimproved Square 674 is located in the northeast quadrant of the District and is bounded by L Street on the north, 1st Street on the east, K Street on the south, and North Capitol Street on the west. (See plats attached hereto as Exhibit A) The Site includes 8,925 square feet of land area. The Site is located within the C-3-C District and the North Capitol Street TDR receiving zone (See Zoning Map attached hereto as Exhibit B)

As shown on the Architectural Plans and Elevations (the "Plans") attached hereto as Exhibit C, the project will include the construction of a new building including residential, retail, and office uses An updated side 2 of the zoning self-certification form for the project is attached hereto as Exhibit D The building will include a total of approximately 85,413 square feet of gross floor area, which will be comprised of 124 residential units, 2,982 square feet of retail use, and 5,367 square feet of office use The office spaces will be used by staff who operate the

building and provide support services to the tenants. The proposed uses for the Site are consistent with the Site's C-3-C zoning designation. However, due to a number of site and design constraints, and the Site's proximity to St. Phillips Baptist Church, which is a historic landmark, the Applicant is seeking area variances from the court width and area, off-street parking, and the loading requirements, and is also seeking special exception relief from the roof structure setback requirements.

V.
THE APPLICANT MEETS THE BURDEN
OF PROOF FOR VARIANCE RELIEF

Variance relief is required from the rear yard (§404.1) and court width (§406.1) requirements in this case. Under D.C. Code §6-641.07(g)(3) and 11 DCMR §3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied, and
- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987). As discussed below, and as will be further explained at the public hearing, all three prongs of the area variance test are met in this application.

A. The Property Is Unusual Because of its Size, Shape or Topography and is Affected by an Exceptional Situation or Condition.

The phrase "exceptional situation or condition" in the above-quoted variance test applies not only to the land, but also to the existence and configuration of a building on the land. See Clerics of St. Viator, Inc. v. D.C. Board of Zoning Adjustment, 320 A.2nd 291, 294 (D.C. 1974). Moreover, the unique or exceptional situation or condition may arise from a confluence of factors which affect a single property. Gilmartin v. D.C. Board of Zoning Adjustment, 579 A.2nd 1164, 1168 (D.C. 1990).

In this case, the Site is uniquely affected by the combination of the Site's size and shape, the fact that it is adjacent to St. Phillips Baptist Church, which is a historic landmark, and the fact that the Site is bounded by private property to the north, east, and south which limits accessibility to the Site. The combination of these factors results in an extraordinary and exceptional condition that imposes a number of significant development constraints on the Site. For example, the shape of the Site, in particular, its relative small dimensions of 105 feet by 85 feet, severely limits the depth of any below-grade excavation for the development, and limits the practical ability to provide zoning-compliant parking spaces, loading facilities, ramps, and other features necessary to construct a new building. In addition, because of these site constraints, a number of the uses typically located in basements in other projects, such as water service and fire pump storage space, electrical equipment room, and other similar uses have been included on the ground floor of the proposed building. Moreover, the number of curb cuts for the Site will likely be limited by the District's Department of Transportation and the existence of a WMATA bus shelter adjacent on North Capitol Street, which given the Site's shape and dimensions, further complicates development of the Site. Finally, the presence of the St. Phillips Baptist Church, which is a historic landmark located to the south of the Site also restricts the type of shoring and

underpinning techniques that can be employed on the Site while the development is being constructed

B. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty to the Owner

(a) Court Width And Area Requirements

The strict application of the court width and area requirements in this case would result in a practical difficulty. Although not required for zoning purposes, the project includes a number of courts:

The first of two closed courts is located along the northern property line and extends from the third floor to the roof. The second closed court occurs along the southern property line and extends from the sixth floor up to the twelfth floor. Additionally, there are two open courts. The larger open court is located in the southwest corner of the site and extends from the fifth floor up to the roof while the second open court is located along the southern property line and extends from the twelfth floor to the roof.

Pursuant to Section 776.3 of the Zoning Regulations, open courts in the C-3-C District are required to have a minimum width of 4 inches per foot of height of court, but not less than 15 feet. In addition, closed courts are required to have a minimum area equal to at least twice the square of the width of the court based upon the court height, but not less than 350 square feet. Relief is required in this case since.

- the closed court located along the northern property line has a width of 3 feet and an area of 37.6 square feet, but is required to have a minimum width of 36.8 feet and a minimum area of 2,708 square feet,

- the closed court located along the southern property line has a width of 3 feet and an area of 41.9 square feet, but is required to have a minimum width of 18 feet and a minimum area of 648 square feet;
- the open court located at the southwest corner of the building that begins on the fifth floor of the building has a width of 29 feet but is required to have a width of 30.5 feet based upon the height of the court, and
- the open court located at the southwest corner of the building on the twelfth floor of the building has a width of 3 feet but is required to have a width of 15 feet based upon the height of the court

The proposed courts have been provided to break up the massing and provide greater articulation of the building, to introduce light, air and ventilation, and to better accommodate the adjacent church to the south. The proposed courts along the north and south property lines allow for the massing of the building to shift from floor to floor, in groups of three floors. This has the effect of reducing the scale of the building, particularly along North Capitol Street, its most prominent elevation. These proposed courts also provide required light and air to the building interior, especially the units along the south property line at the twelfth through fourteenth floors. The articulated massing and windows located at these courts activates and enlivens both the northern and southern facades of the building, which would otherwise be quite stark. This would be particularly apparent with the south elevation, as the adjacent church property is not likely to be redeveloped for some time. In addition, the court located at the southwestern edge of the building provides a visual buffer from the existing church to the south of the Site. The Applicant cannot increase the width or area of the courts to meet the requirements because doing so would result in a significant number of design changes to the interior configuration of the building,

including, for example, a significant impact on the locations of the internal stair towers, the location of the elevator core, and the size and layout of a number of units. For example, if proposed court along the northern property line were to be made to comply, it would reduce the square footage by approximately 8,900 square feet and would directly impact, if not eliminate a minimum of 24 residential units. In total, if the proposed courts were made to comply, they would reduce the building area by approximately 12,200 square feet and would directly impact or eliminate 44 units, although all of the units would potentially be impacted as a new design would likely require new analyses of the structural, circulation and mechanical systems. Thus, it would be practically difficult for the Applicant to comply with the open court width requirements in this case.

(b) Off-Street Parking Requirements

The strict application of the off-street parking requirements in this case would result in a practical difficulty to the Applicant Pursuant to Section 2101.1 of the Zoning Regulations, an apartment house or multiple dwelling in the C-3-C District is required to provide 1 off-street parking space for each 4 dwelling units, and an office use in excess of 2,000 square feet is required to provide 1 space for each additional 1,800 square feet of gross floor area. The project includes 124 residential units and 5,367 square feet of office use, and is thus required to provide a total of 33 off-street parking spaces.

As shown on the Plans, the Applicant is seeking a variance to not provide any off-street parking spaces The Site is bounded by private property to the north, east, and south The only street frontage is on North Capitol Street. The Applicant proposes providing loading access via a proposed curb cut on North Capitol Street; however, due to the limited amount of street frontage, combined with the need to provide a residential lobby and ground floor retail uses in the

building, this curb cut cannot be widened for use to provide any surface parking spaces. Moreover, the Applicant cannot provide any below-grade parking due to the narrowness of the site, which limits the Applicant's ability to construct below-grade parking. Due to the Site's dimensions, it would be practically difficult for the Applicant to construct any of the required parking spaces below grade and to comply with all of the applicable parking size, turning, and access requirements in Section 2115, 2116, and 2117 of the Zoning Regulations. For example, due to the dimensions of the Site, it is impractical to construct a ramp in the available area which could meet the maximum recommended ramp slope of 12% and the ramp minimum width of 14 feet, and still provide an adequate number of parking spaces per level. In addition, once a vehicle reaches the foot of the ramp, the resulting amount of accessibility and maneuvering space would not meet the requirements of the Zoning Regulations, while still providing enough parking spaces per level. Additionally, below-grade excavation would require additional underpinnings and shoring. The impact of that work could compromise the stability and integrity of the historically significant building to the south of the Site. Thus, due to these practical difficulties, the Applicant is seeking relief from the off-street parking requirements.

(c) Off-Street Loading Requirements

The strict application of the loading requirements in this case would result in a practical difficulty to the Applicant. Pursuant to Section 2201.1 of the Zoning Regulations, an apartment house or multiple dwelling with 50 or more dwelling units is required to provide one loading berth at 55 feet deep, one loading platform measuring 200 square feet and one service/delivery space at 20 feet deep. Due to the size of the proposed retail and office uses, the Zoning Regulations do not impose any loading requirements for those uses in this case.

The project is required to provide 1 loading berth at 55 feet deep, 1 loading platform

measuring 200 square feet, and 1 service/delivery space at 20 feet deep. However, as shown on the plans, the project includes 1 loading berth at 30 feet deep and 1 loading platform measuring 200 square feet. Thus, relief is required due to the reduced size of the loading berth, and since the project does not include a service/delivery space.

In order to meet the strict application of the loading requirements, the Applicant would have to increase the depth of the loading berth by an additional 25 feet, eliminate or relocate a number of the building's core features on the ground floor, and increase the width of the proposed curb cut to accommodate a service/delivery space. Increasing the size of these facilities however, will result in a practical difficulty to the Applicant and would have an adverse impact on the layout and configuration of essential building features. In addition, such a reconfiguration would impact the building's structural columns. Moreover, increasing the width of the curb cut to provide the service/delivery spaces would decrease the amount of active residential and retail frontage along North Capitol Street. Finally, given the dimensions of North Capitol Street adjacent to the Site and the existence of a raised median, it would be practically difficult for a 55-foot tractor trailer to access the proposed loading facilities. The Applicant is also seeking, as an alternative, approval to provide no loading facilities in the event that the District does not issue a curb cut permit for the proposed loading berth.

C. No Substantial Detriment to the Public Good Nor Substantial Impairment to the Intent, Purpose and Integrity of the Zone Plan

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose and integrity of the zone plan by approving the project as proposed. The construction of a new building with residential, retail, and office uses at the Site will significantly contribute to the vibrancy of the neighborhood while supporting the City's goals for

this area. With respect to the court width relief, the courts will not impact the adjacent properties to the north or south of the Site. In addition, the court areas are provided so that a number of units can have light, air and ventilation, which, given the configuration of the existing building on the Site, could not otherwise be provided.

With respect to the requested parking relief, the Site is well-served by a number of bus routes along North Capitol Street, and there is a bus shelter in the same block as the Site. Moreover, the Site is within convenient walking distance to the Union Station Metrorail Station. In addition, according to Walkscore.com, which measures the walkability and transit access of properties, the Site is rated as a "Walker's Paradise" and scores 92 points out of a possible 100, and is rated as an "Excellent Transit" location given the Site's location, access to transportation options, access to amenities and other services within close walking distance to the Site. Moreover, a Zipcar car station is conveniently located at the intersection of K Street, N E and North Capitol Street. Also, there are a significant number of parking garages in the area, and DDOT has reported that there are an abundance of parking spaces currently existing in the vicinity of the Site. Thus, the Applicant anticipates that the existing transit access to the Site and the Site's convenient urban location will result in significant utilization of transit and pedestrian modes of transportation, resulting in no need for off-street parking spaces.

With respect to the loading, and as the Board has recognized in a number of other cases, due to the anticipated needs of the residential use, combined with the size of the units, it is unlikely that the building will be serviced by 55-foot tractor-trailer trucks, thus there is no need for a 55-foot berth for this project. In addition, service/delivery trucks will be able to use the loading berth when necessary and on-site personnel will be responsible for coordinating loading/deliveries when necessary and can easily schedule such activities so that additional space

is not necessary In the event that the Applicant does not provide a loading berth, the Applicant will provide a 30-foot loading zone adjacent to the Site on North Capitol Street as shown on the Alternative Ground Floor Plan sheet included with the Plans

VI.
THE APPLICANT MEETS THE BURDEN
OF PROOF FOR SPECIAL EXCEPTION RELIEF

Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the requested relief are met. In reviewing an application for special exception relief, "[t]he Board's discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulations " *First Baptist Church of Washington v District of Columbia Board of Zoning Adjustment*, 423 A 2d 695, 701 (D.C. 1981) (*quoting Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A 2d 516, 518 (D.C. 1973)) If the applicant meets its burden, the Board must ordinarily grant the application *Id*

A Roof Structure Special Exception

Under Section 411.11, the Board may grant special exception relief from the strict requirements for a roof structure where full compliance is "impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area" and would be "unduly restrictive, prohibitively costly, or unreasonable " 11 DCMR §411.11 The Board may approve deviations from the roof structure requirements provided the intent and purpose of Chapter 400 and the Zoning Regulations are not "materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely." *Id*

In this case, special exception approval is required because, as shown on the Roof Plan

sheet included in the plans, the proposed roof structure does not meet the setback requirements from the eastern edge of the roof. The roof structure includes an elevator overrun, stair tower, and screen wall enclosing mechanical equipment. The total structures has a height of 12 feet. The roof structure meets the set back requirements from the western roof edge, which fronts on North Capitol Street, but is not required to be set back from the northern or southern edge of the roof since those portions of the building abut lot lines. However, the eastern edge of the roof structure is adjacent to edge of the roof and thus requires set back relief.

The proposed roof structure is a necessary feature and its location is driven by the layout and design of the uses within the building. The Applicant is providing the greatest setbacks possible given the size and dimensions of the roof and the internal configuration of the proposed building. Moreover, the requested roof structure location and design will not adversely impact the light and air of adjacent buildings. Therefore, the intent and purposes of the Zoning Regulations will not be materially impaired by granting the requested roof structure relief.

VII.

COMMUNITY SUPPORT

The Applicant has the support of the community for the requested zoning relief. Advisory Neighborhood Commission ("ANC") 6C, the ANC in which the site is located, voted 6-0-0 to support the requested zoning relief at its meeting on July 11, 2012. ANC 6C also voted unanimously on September 13, 2012 to support the amended relief seeking a total variance from the loading requirements, but expressed their preference for the proposed 30-foot loading berth on the Site.

VIII.

WITNESSES

A. Jim Truby on behalf of Be The Change

- B. Matthew Davitt, Sorg Architects
- C Jami L Milanovich, Wells & Associates, Inc

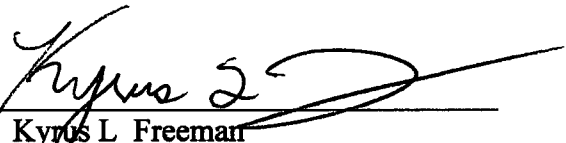
IX.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for variance and special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

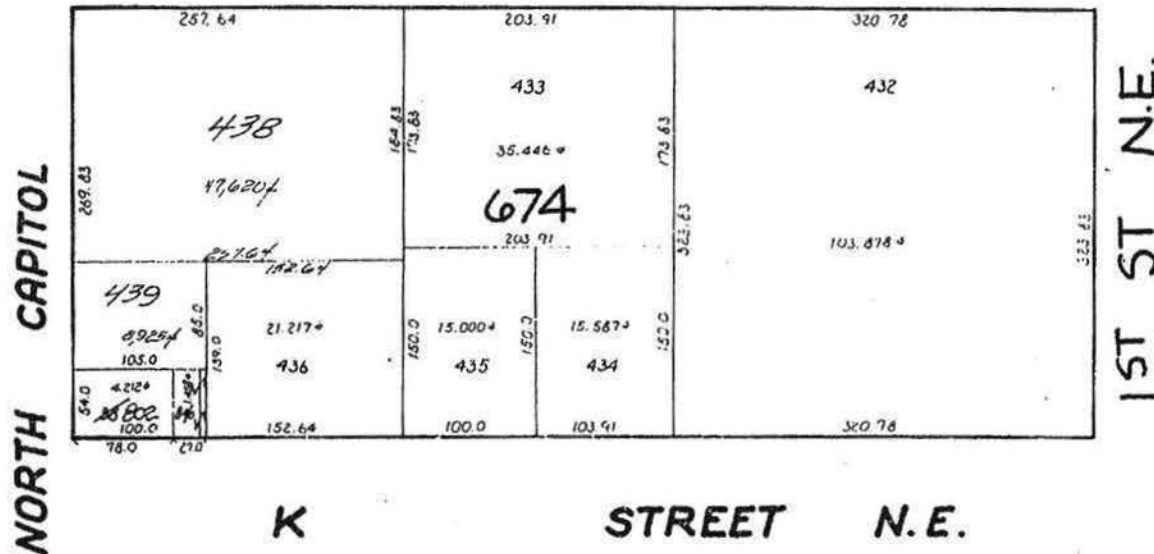
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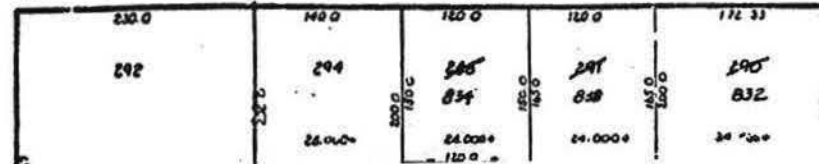
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K STREET N.E.

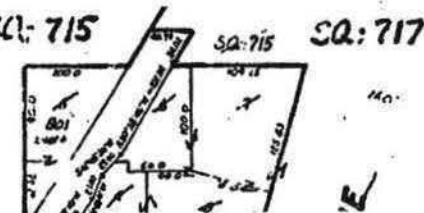
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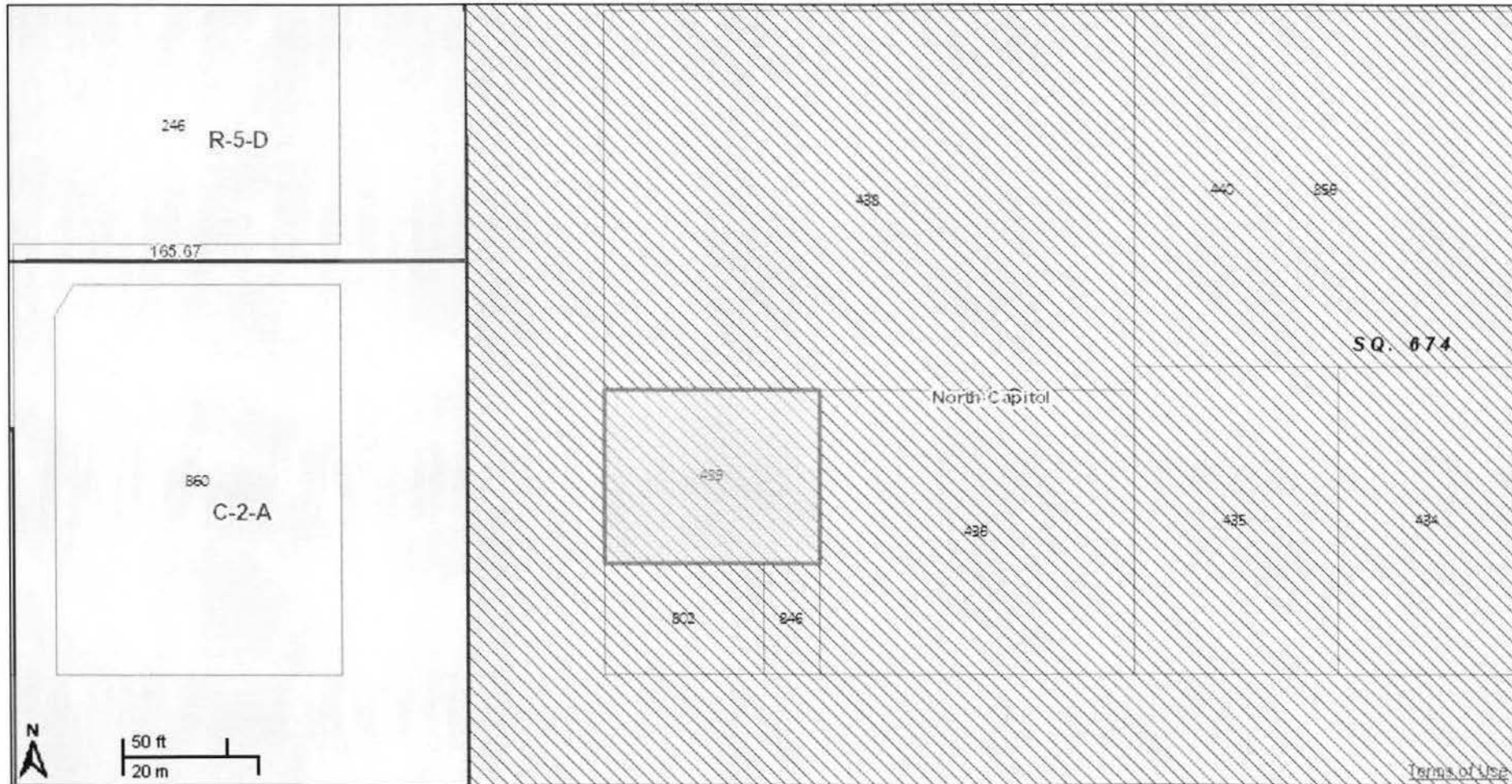
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District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

September 18, 2012



Terms of Use

Zoning Layers

Zone Districts	Overlays Districts	TDRs	Air Rights Zone
Pending Zones	CEA	Pending PUDs	Baist Index
Historic Districts	Campus Plans	Active PUDs	

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

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NORTH CAPITOL COMMONS
NORTH CAPITOL STREET - WASHINGTON, DC

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SEPTEMBER 17, 2012

PREPARED BY


ARCHITECTS

G 0.0	DRAWING INDEX
G 0.1	AERIAL PHOTO
G 0.2	ZONING ANALYSIS
G 0.3	FLOOR AREA RATIO
C 1.0	SITE PLAN
A 1.1	GROUND FLOOR PLAN
A 1.1a	ALTERNATE GROUND FLOOR PLAN
A 1.2	SECOND FLOOR PLAN
A 1.3	THIRD FLOOR PLAN
A 1.4	FOURTH FLOOR PLAN
A 1.5	FIFTH FLOOR PLAN
A 1.6	SIXTH FLOOR PLAN
A 1.7	SEVENTH FLOOR PLAN
A 1.8	EIGHTH FLOOR PLAN
A 1.9	NINTH FLOOR PLAN
A 1.10	TENTH FLOOR PLAN
A 1.11	ELEVENTH FLOOR PLAN
A 1.12	TWELFTH FLOOR PLAN
A 1.13	THIRTEENTH FLOOR PLAN
A 1.14	FOURTEENTH FLOOR PLAN
A 1.15	PENTHOUSE FLOOR PLAN
A 2.1	WEST ELEVATION
A 2.2	NORTH ELEVATION
A 2.3	EAST ELEVATION
A 2.4	SOUTH ELEVATION
A 7.1	WEST PERSPECTIVE





Building Information:

Address:	1005 North Capitol St. Washington, DC 20001
Description:	New construction, concrete structure
Ward/ANC:	6/6C04
SSL:	Square 0674, Lot 0439
Site Area:	8,925 sf (recorded)
Site Zoning:	C-3-C <i>North Capitol TDR receiving zone</i>
Building Code Use Group:	R-2, Rental Apartments B, Commercial M, Retail

Site Zoning Regulations	Allowed/Required	Proposed	Notes
Lot Occupancy:	100%	100.0%	
FAR (w/TDR):	10.0	9.5	6.5 max., base zoning; 10.0 w/ TDR
Parking Spaces:	<i>BZA relief sought</i>		
Residential:	31	0	1 space : 4 residential units (124 units)
Retail:	0	0	1 space : 750 sf in excess of 3,000 sf (2,982 sf)
Office:	2	0	1 space : 1,800 sf in excess of 2,000 sf (5,367 sf)
Bicycle Spaces:	0	6 + 25 (min.)	6 in public space and a minimum of 25 covered spaces in bicycle storage area.
Loading:	<i>Residential loading required; Commercial not required</i>		
Berths:	1 @ 55' d	1 @ 30' d / None	Alternate scheme (A1.1a) includes no onsite loading berth. <i>BZA relief required.</i>
Platforms:	1 @ 200 sf	1 @ 200 sf / None	Alternate scheme (A1.1a) includes no onsite loading platform. <i>BZA relief required.</i>
Delivery Pkg:	1 @ 20' d	1 @ 20' d / None	Alternate scheme (A1.1a) includes no onsite delivery parking. <i>BZA relief required.</i>
Side Yard:	Not required	Not provided	If provided, 2":1'-0", min. 6'
Rear Yard:	27'-1" min.	27'-1"	2.5":1'-0", min. 12'; Not required below 20'
Height:	130'	130'	90' limit, base zoning; 130' on N. Cap. St. w/ TDR

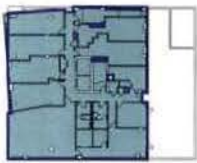




GROUND



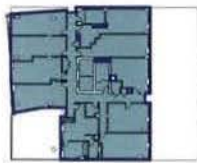
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3RD



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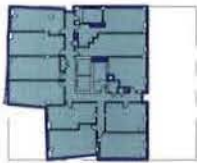
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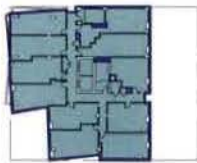
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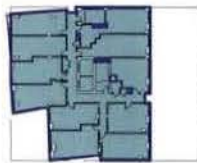
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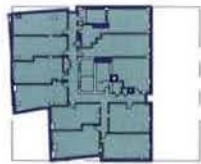
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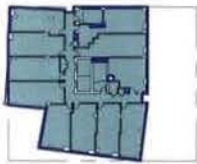
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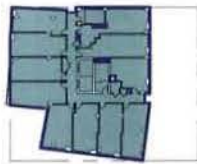
11TH



12TH



13TH



14TH



ROOF

FAR BY FLOOR	
FLOOR	GSF
GROUND	8,861 SF
2ND	6,440 SF
3RD	6,454 SF
4TH	5,379 SF
5TH	5,657 SF
6TH	5,834 SF
7TH	5,834 SF
8TH	5,834 SF
9TH	5,818 SF
10TH	5,818 SF
11TH	5,818 SF
12TH	5,696 SF
13TH	5,696 SF
14TH	5,696 SF
ROOF	551 SF
TOTAL	85,388 SF

FAR BY USE	
USE	GSF
RESIDENTIAL	
COMMON	19,654 SF
UNITS	57,385 SF
OFFICE	5367 SF
RETAIL	2982 SF
TOTAL	85,388 SF

124 TOTAL RESIDENTIAL UNITS

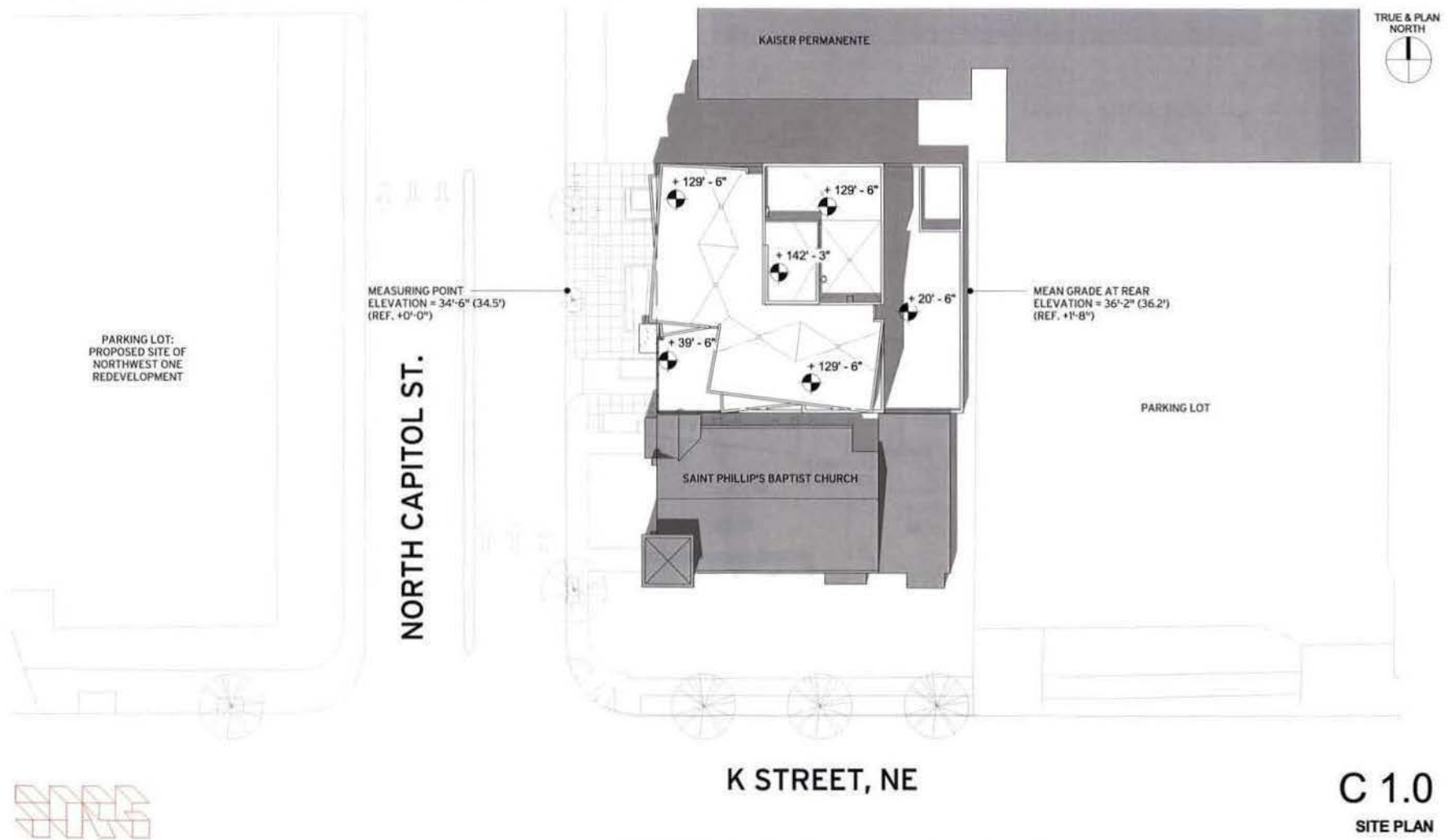
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS MAY OCCUR.

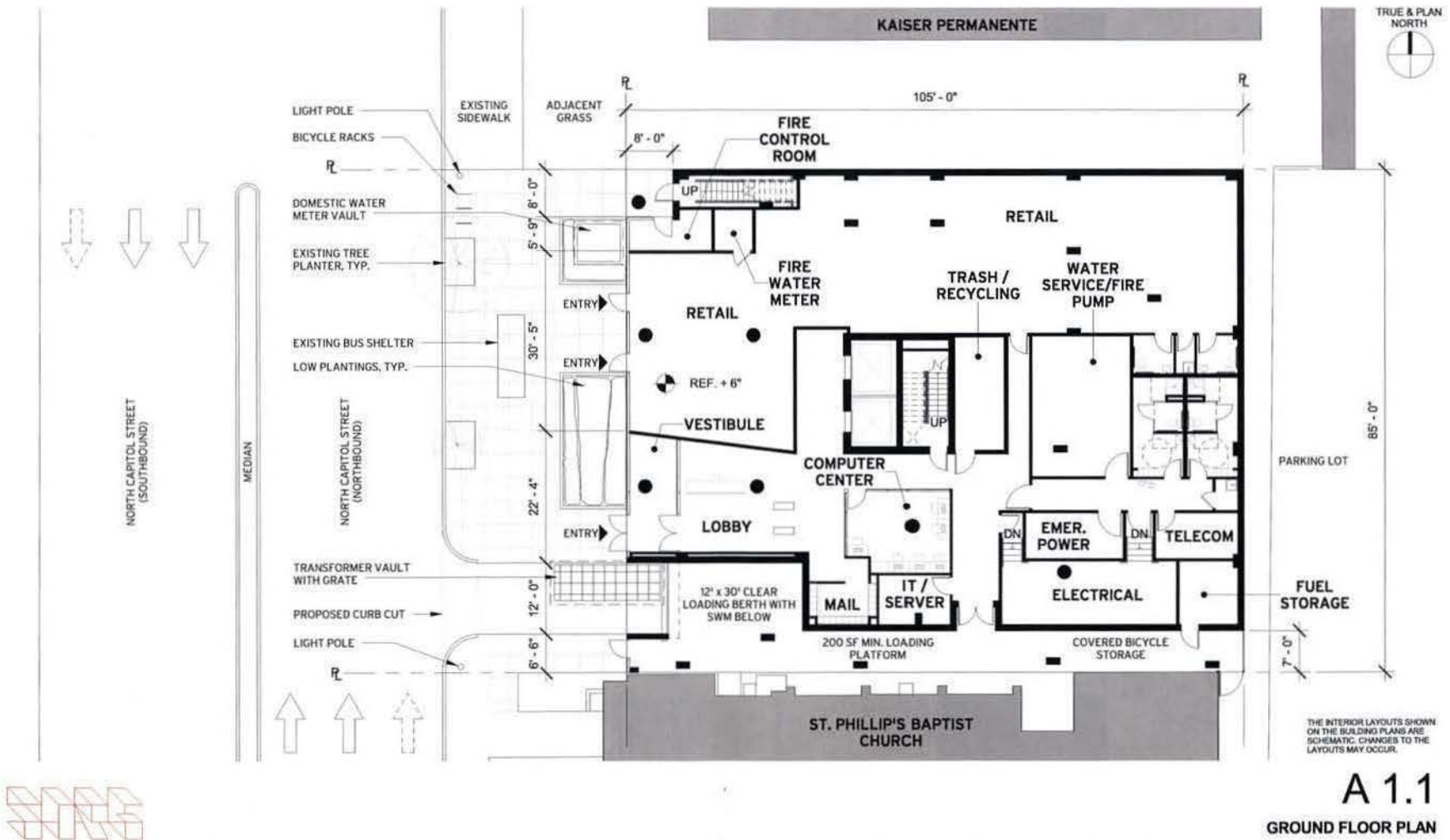
G 0.3

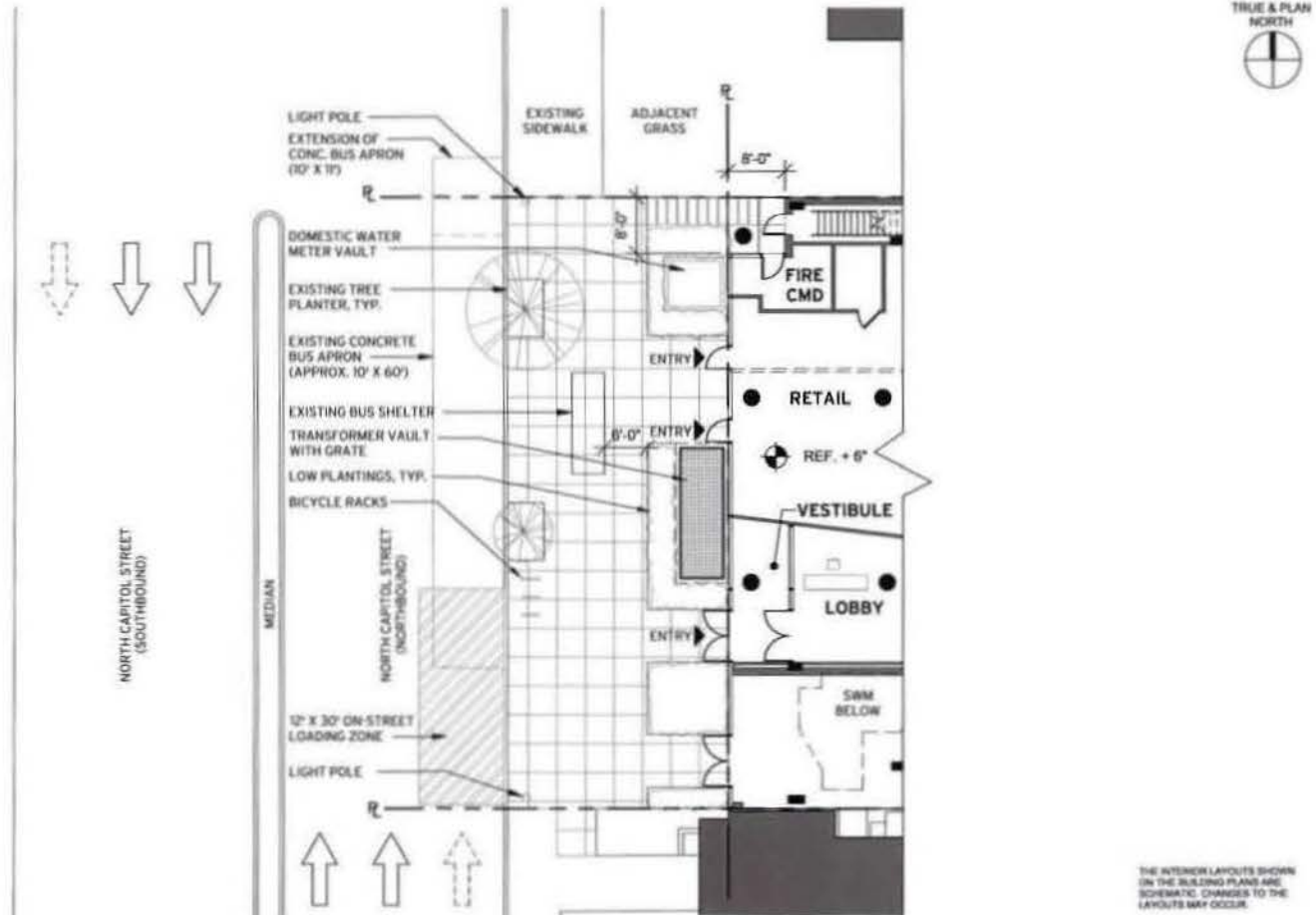
FLOOR AREA RATIO

1/64" = 1'-0"





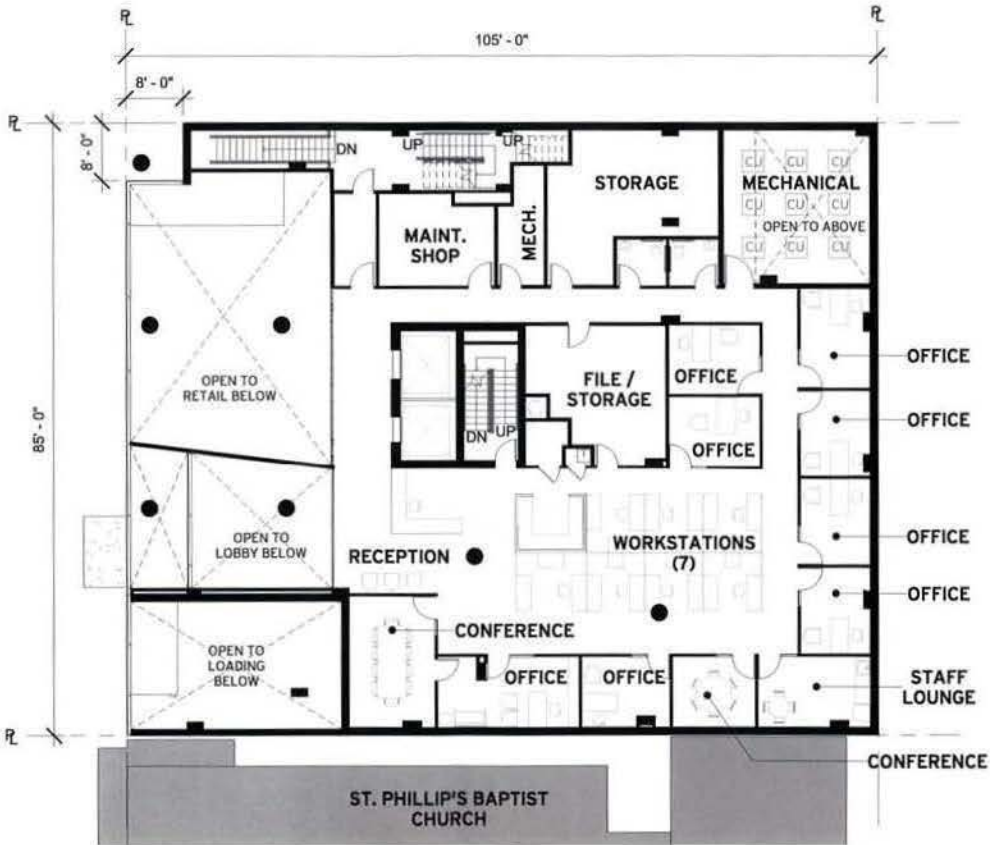




A1.1a

ALTERNATE GROUND FLOOR PLAN

1/16" = 1'-0"



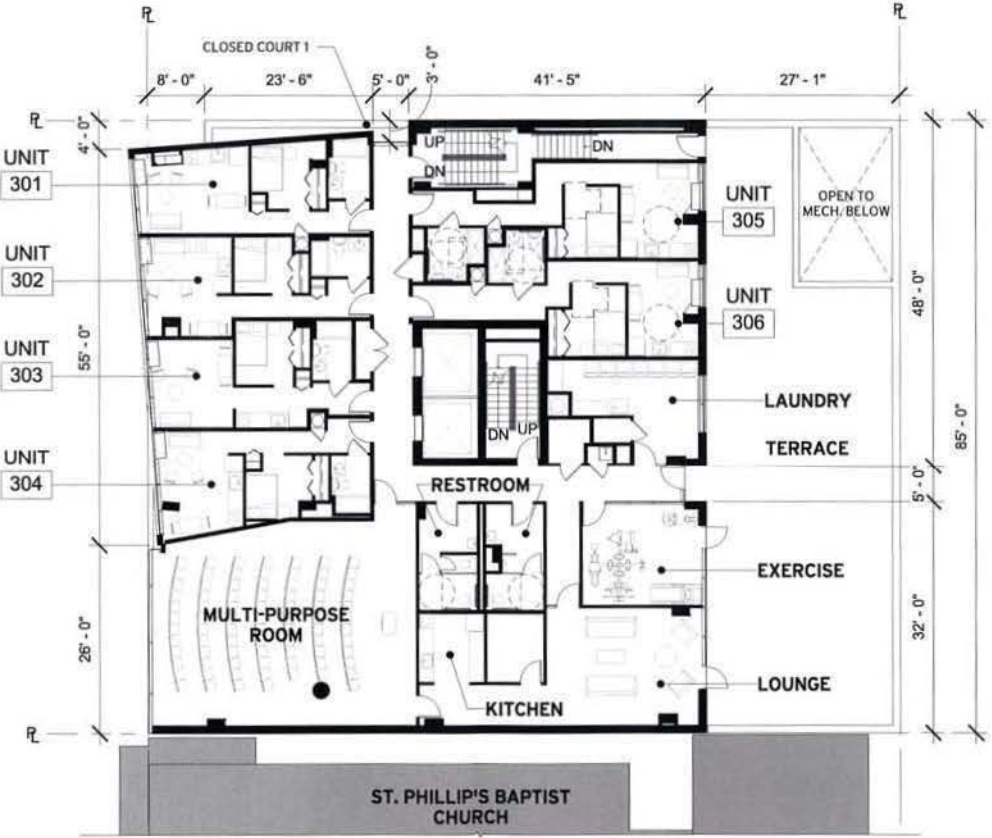
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.2

SECOND FLOOR PLAN

1/16" = 1'-0"





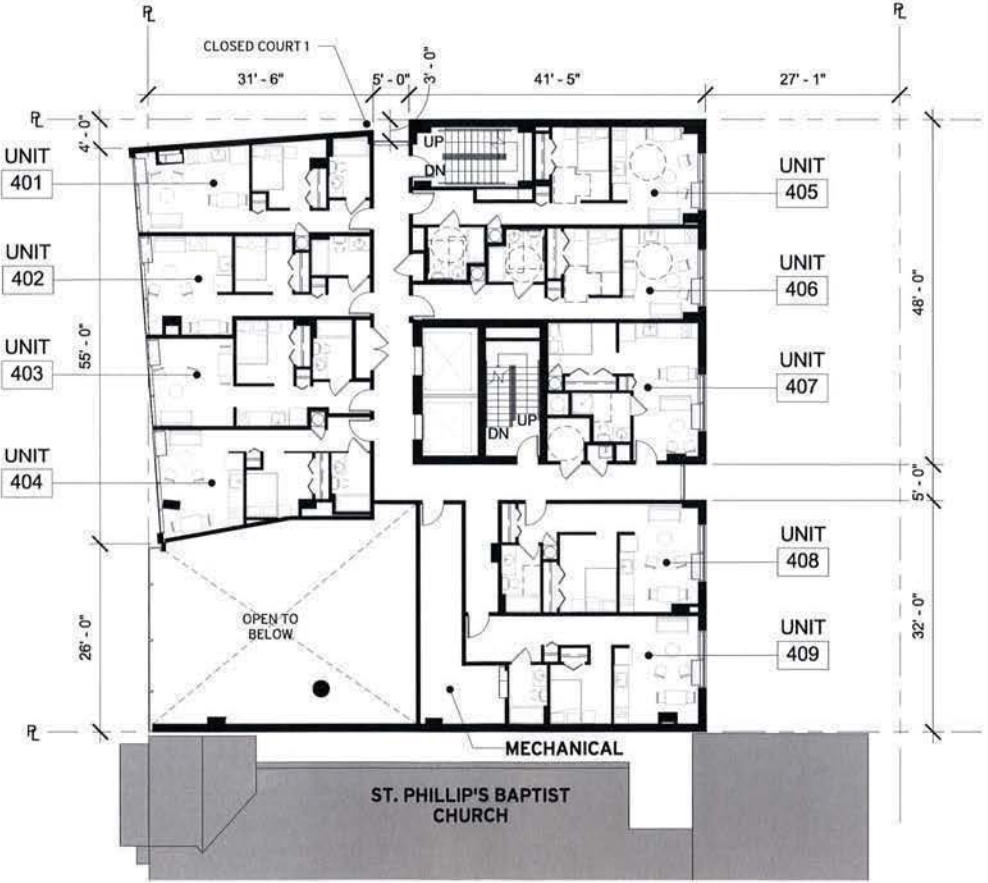
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.3

THIRD FLOOR PLAN

1/16" = 1'-0"





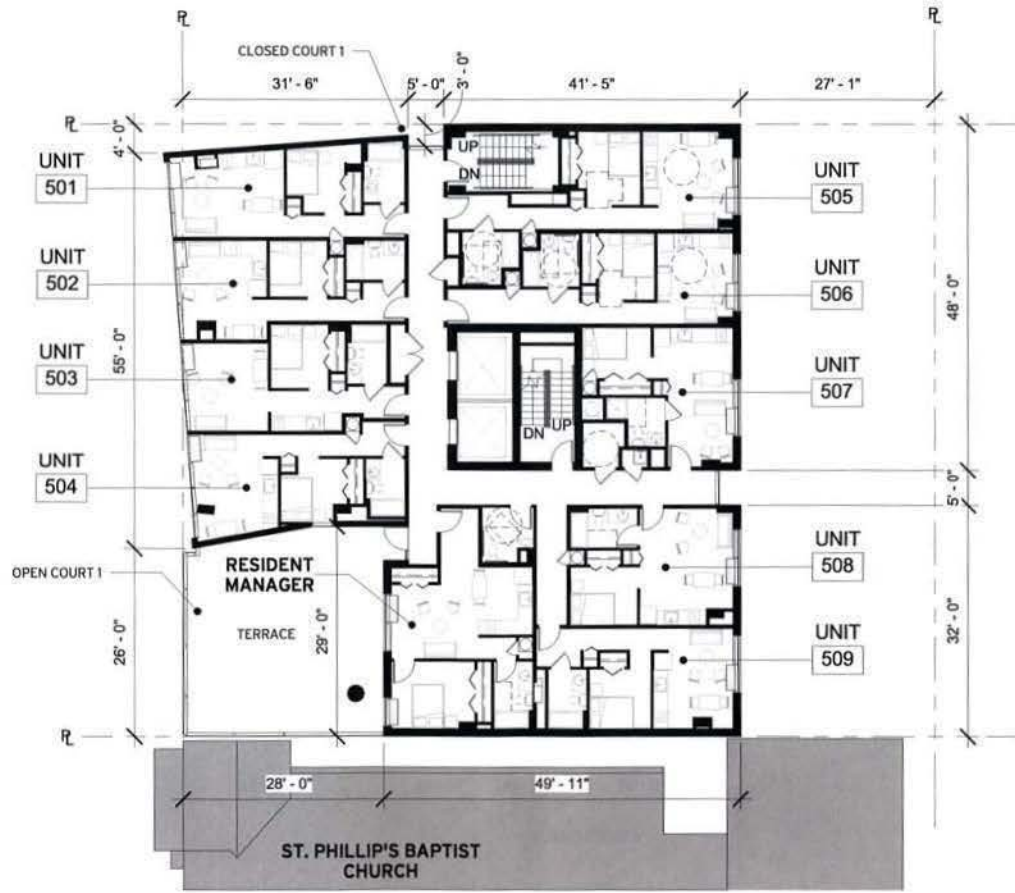
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.4

FOURTH FLOOR PLAN

1/16" = 1'-0"





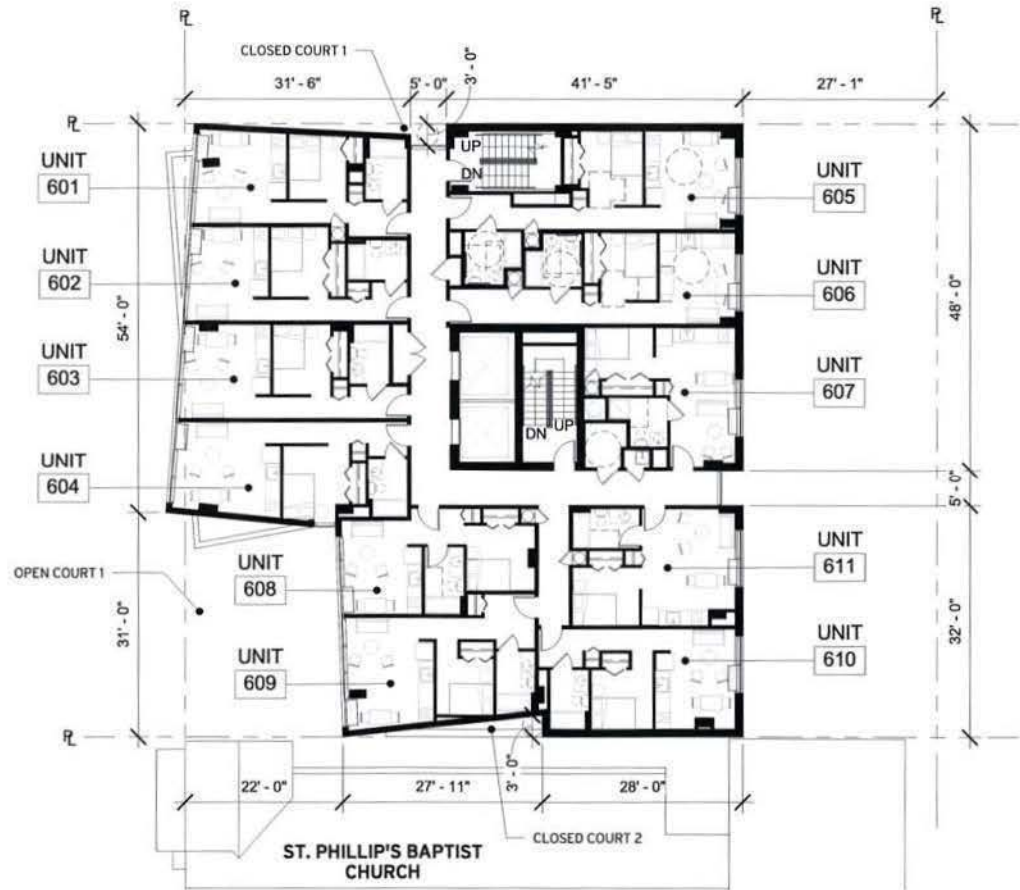
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.5

FIFTH FLOOR PLAN

1/16" = 1'-0"





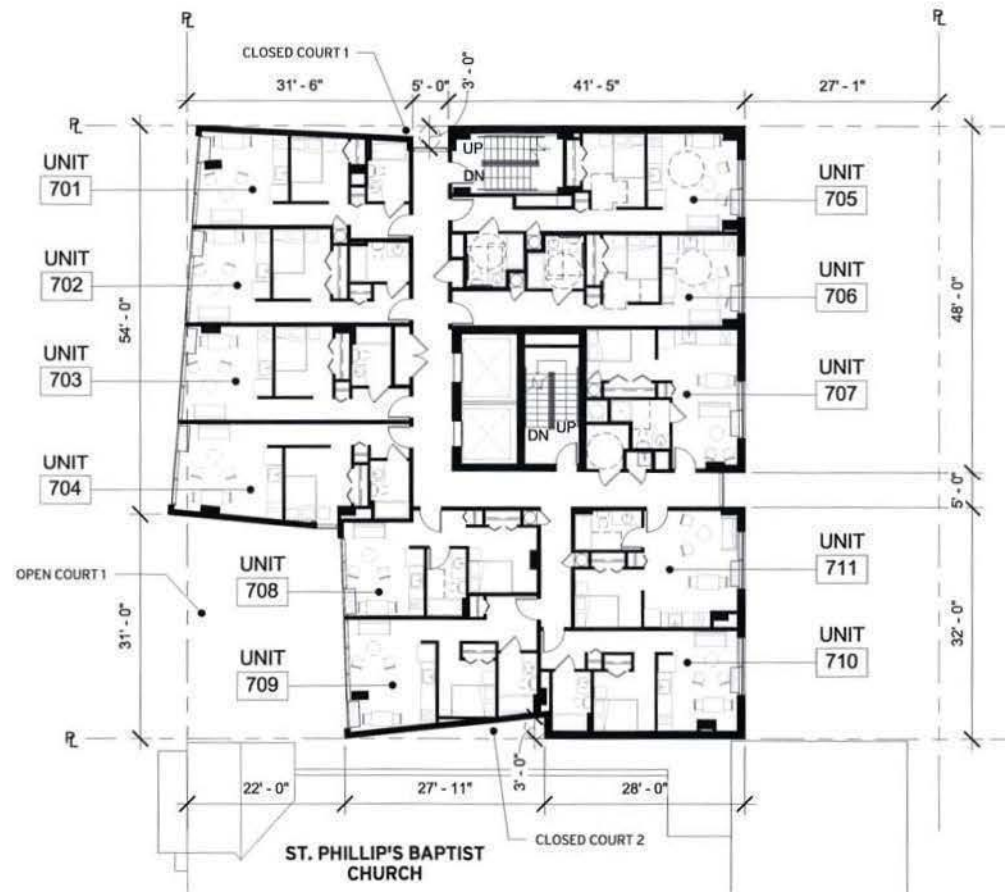
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.6

SIXTH FLOOR PLAN

1/16" = 1'-0"





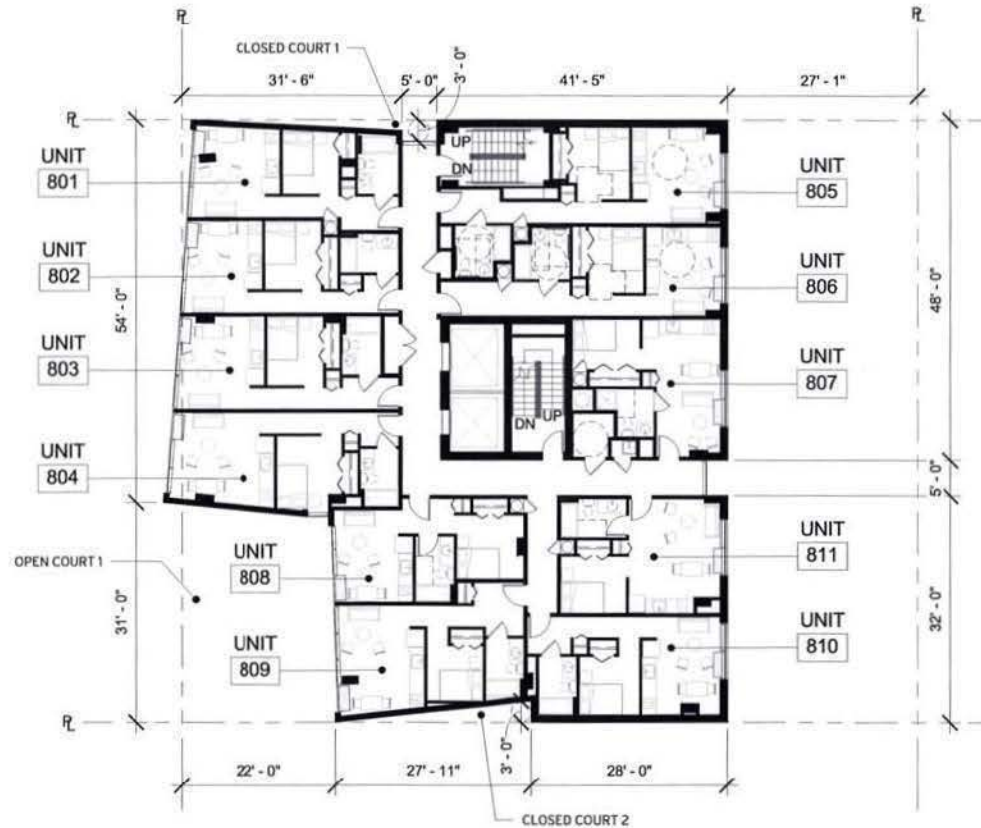
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.7

SEVENTH FLOOR PLAN

1/16" = 1'-0"





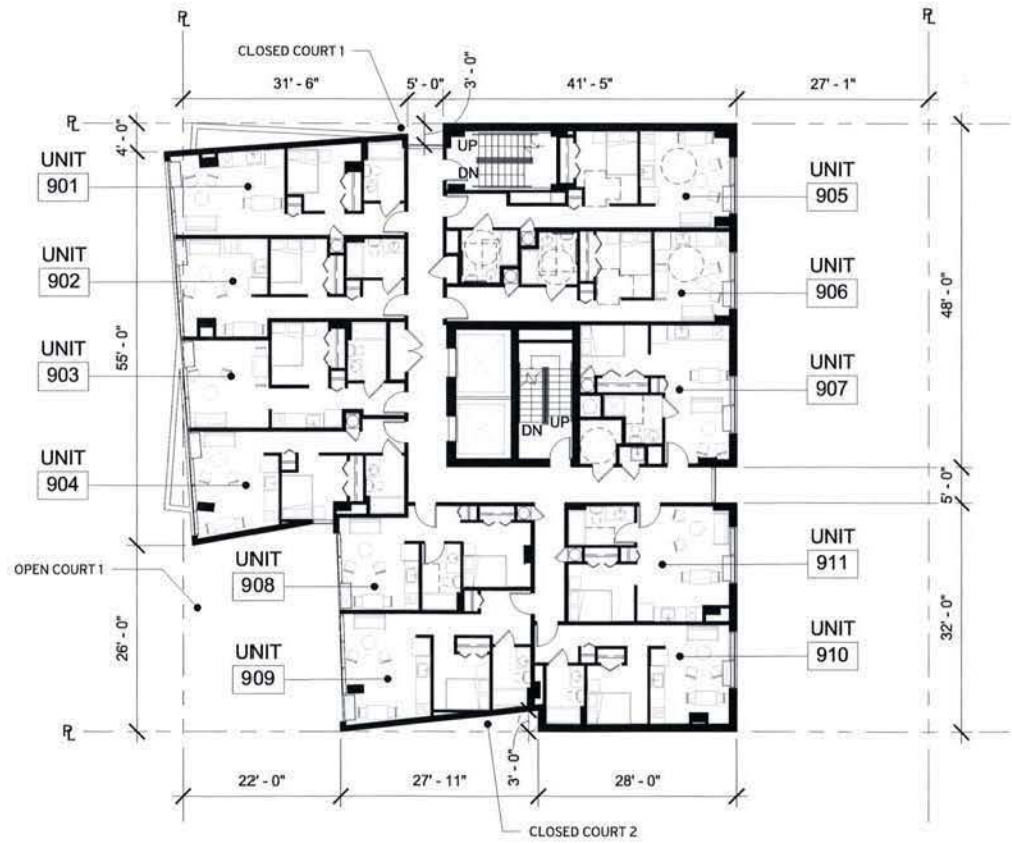
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.



A 1.8

EIGHTH FLOOR PLAN

1/16" = 1'-0"



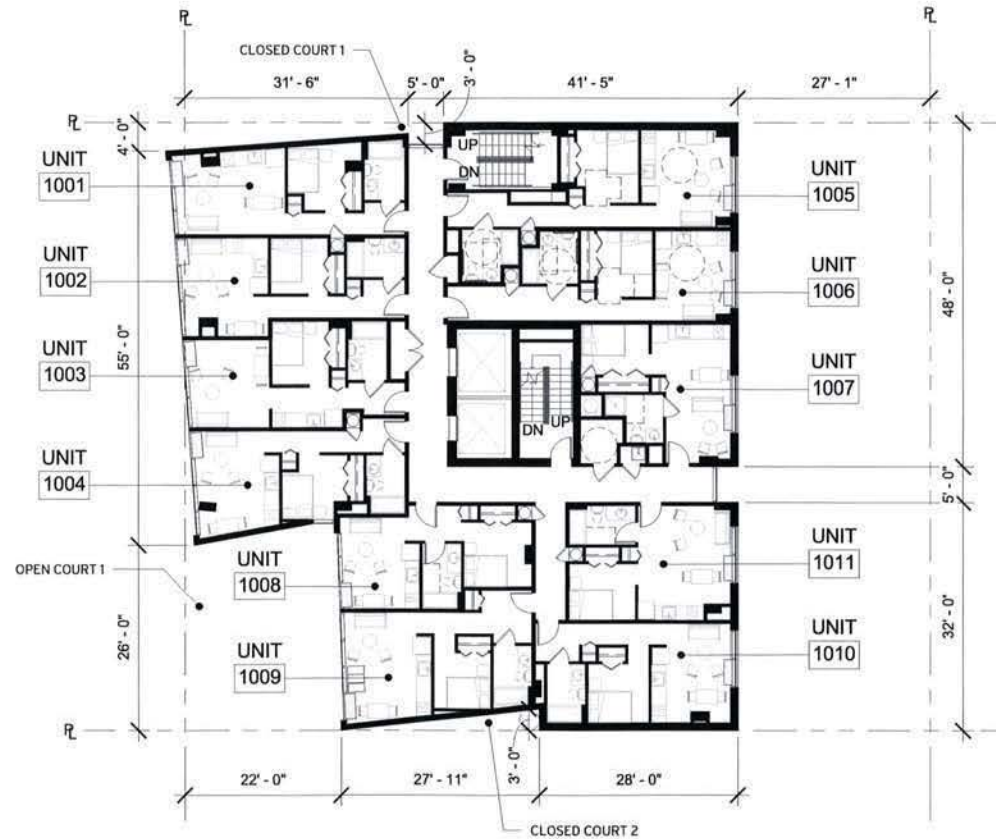
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.9

NINTH FLOOR PLAN

1/16" = 1'-0"





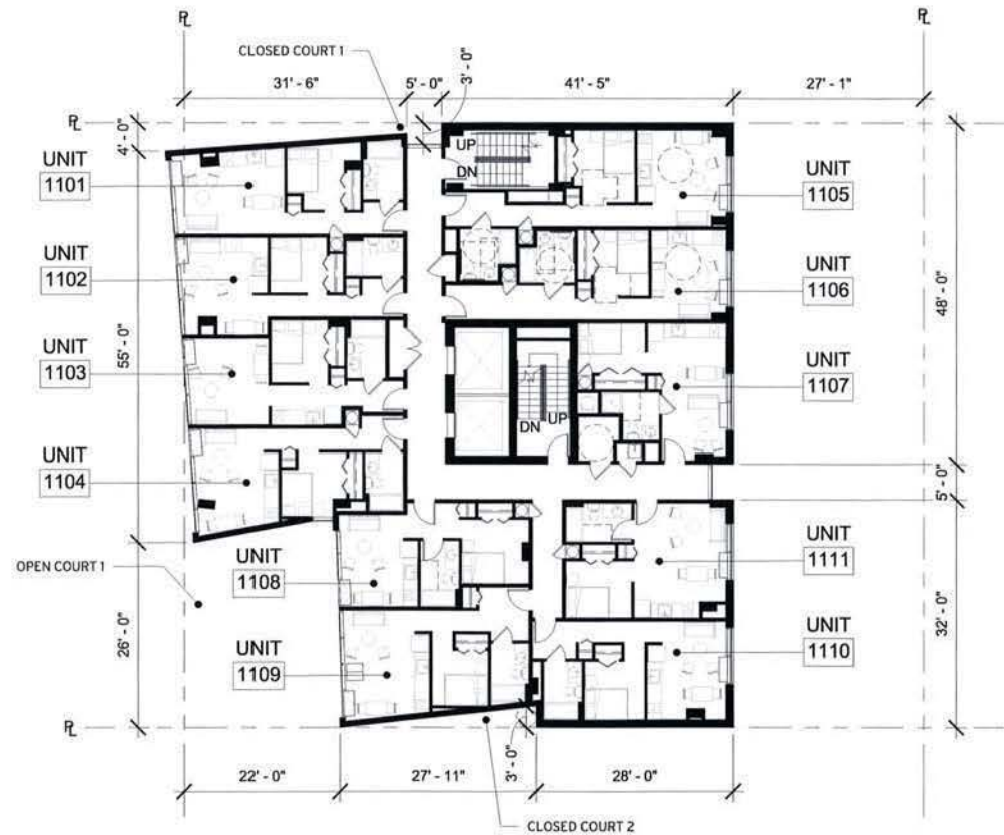
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS MAY OCCUR.

A 1.10

TENTH FLOOR PLAN

1/16" = 1'-0"





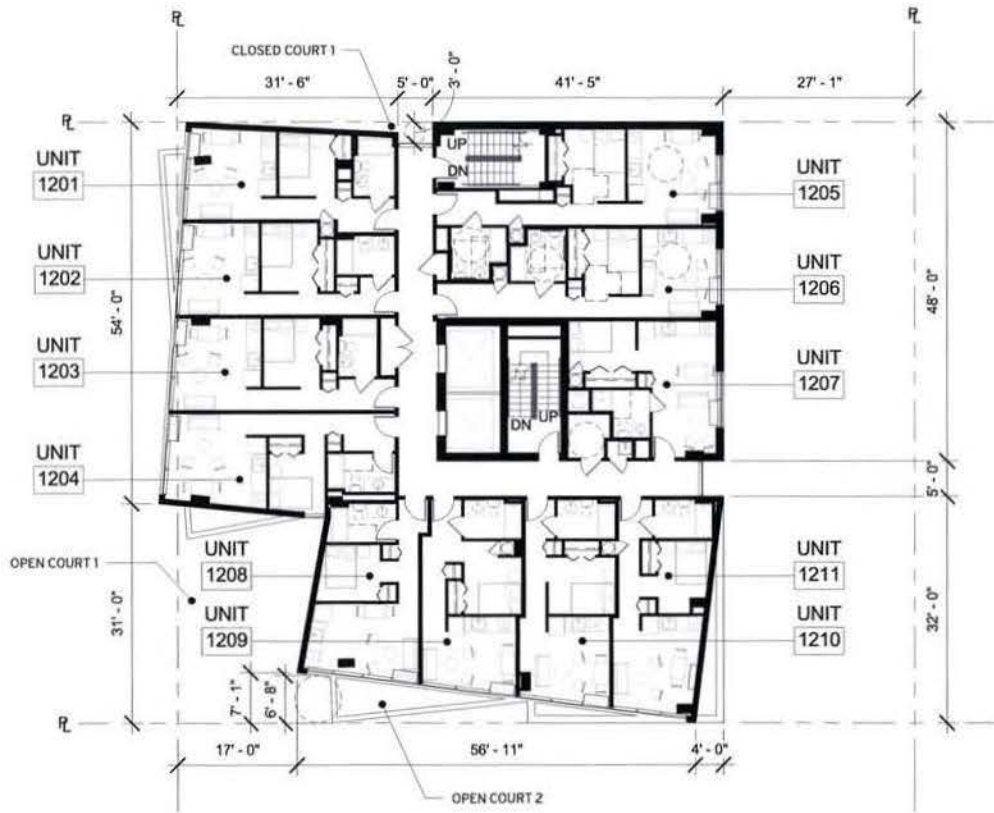
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS MAY OCCUR.



A 1.11

ELEVENTH FLOOR PLAN

1/16" = 1'-0"



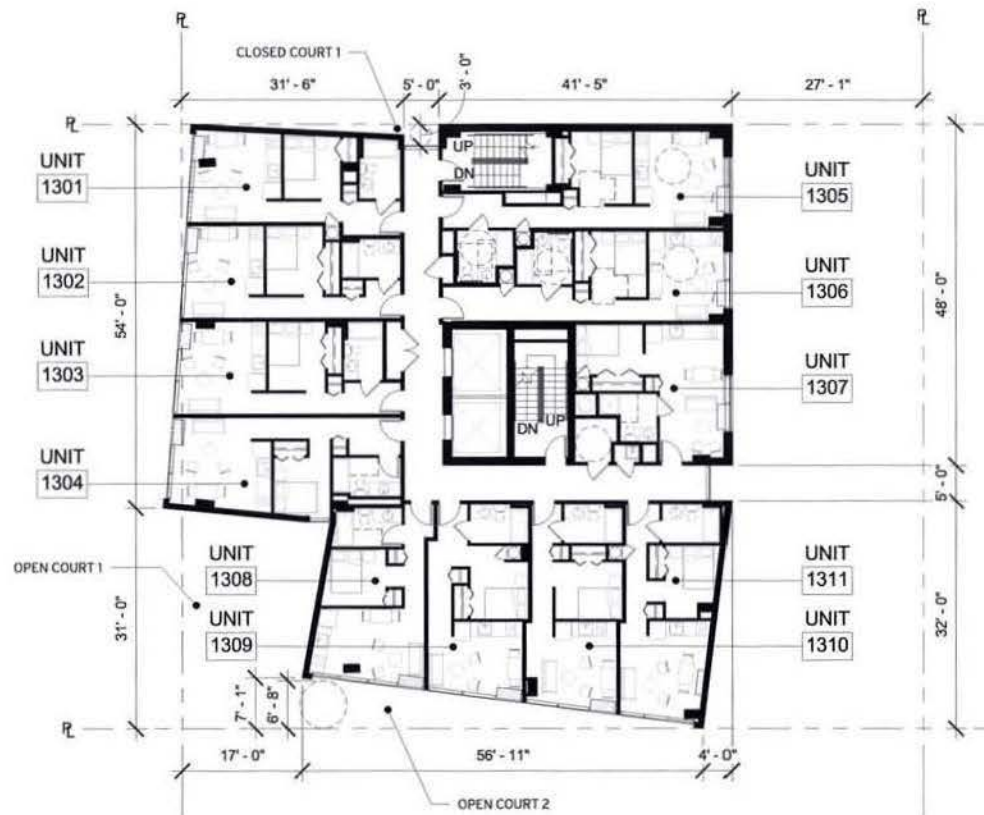
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS MAY OCCUR.



A 1.12

TWELFTH FLOOR PLAN

1/16" = 1'-0"



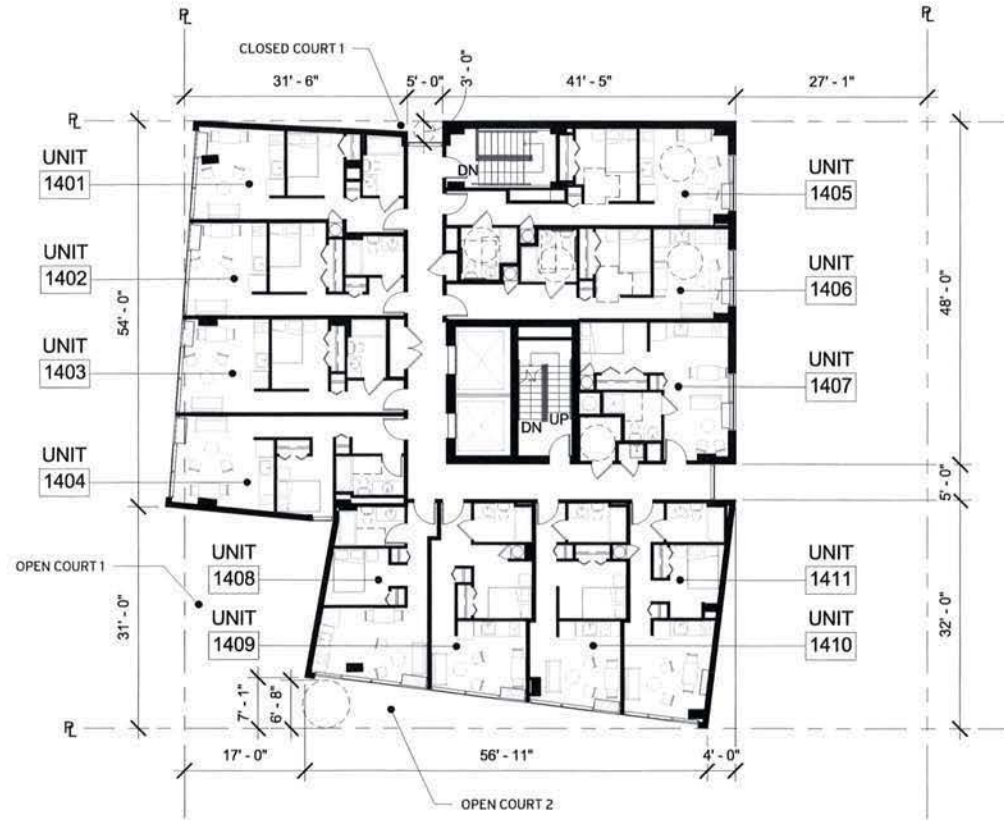
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

A 1.13

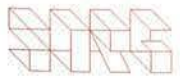
THIRTEENTH FLOOR PLAN

1/16" = 1'-0"



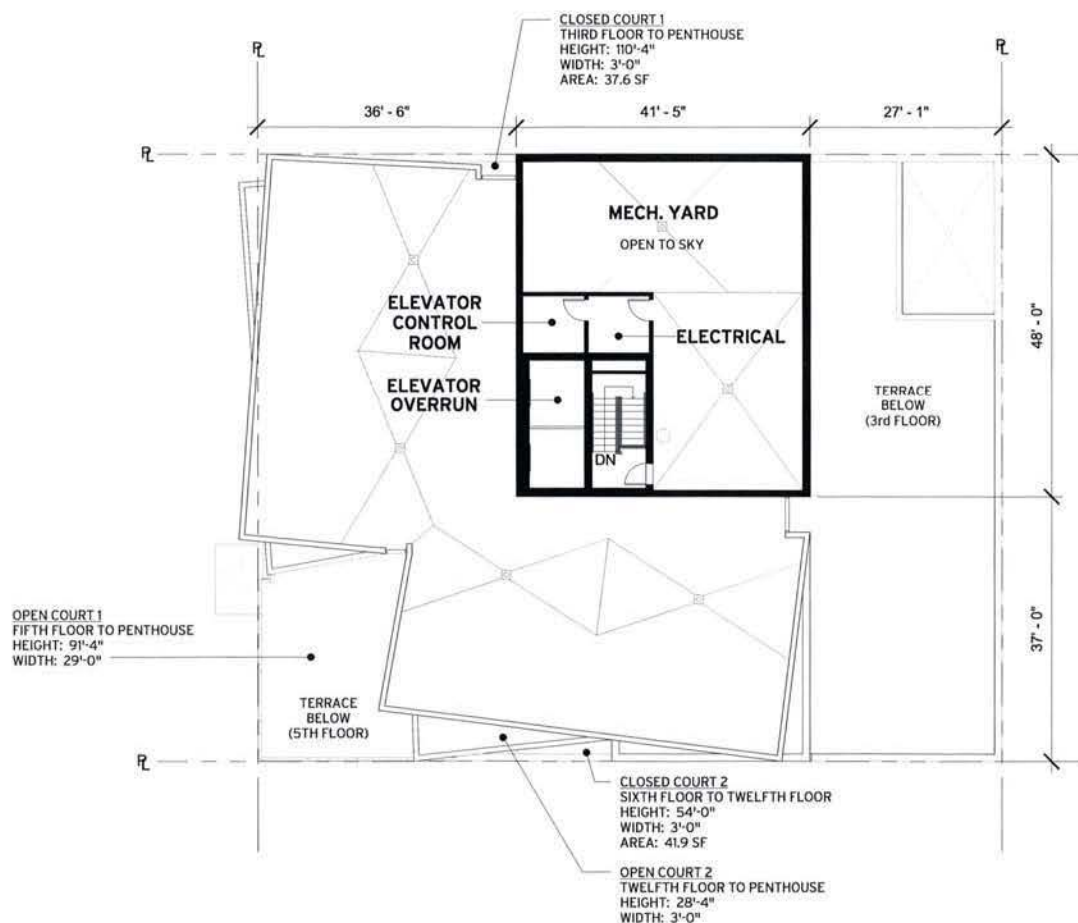


THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS MAY OCCUR.



A 1.14
FOURTEENTH FLOOR PLAN

1/16" = 1'-0"



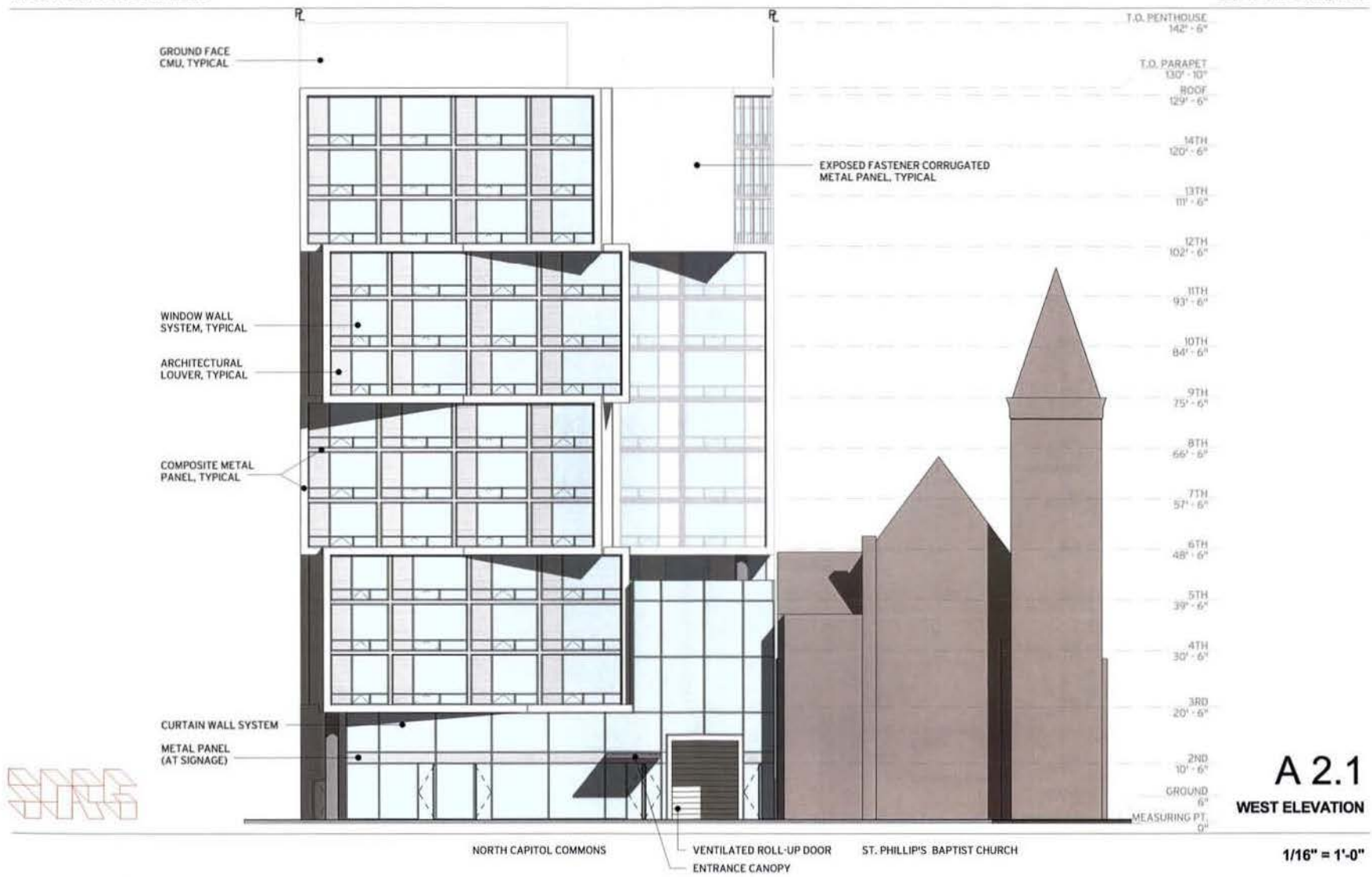
THE INTERIOR LAYOUTS SHOWN
ON THE BUILDING PLANS ARE
SCHEMATIC. CHANGES TO THE
LAYOUTS MAY OCCUR.

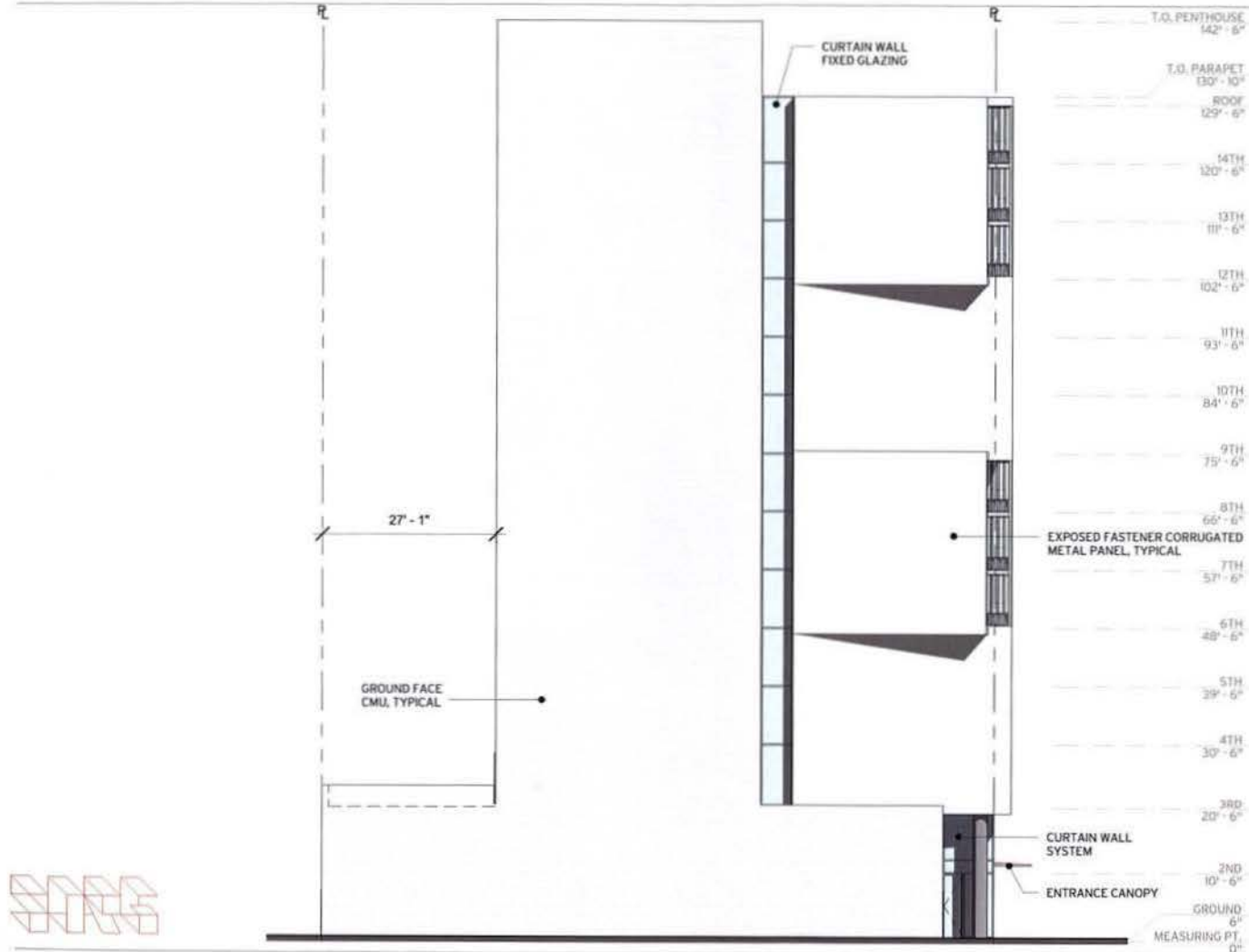
A 1.15

PENTHOUSE FLOOR PLAN

1/16" = 1'-0"

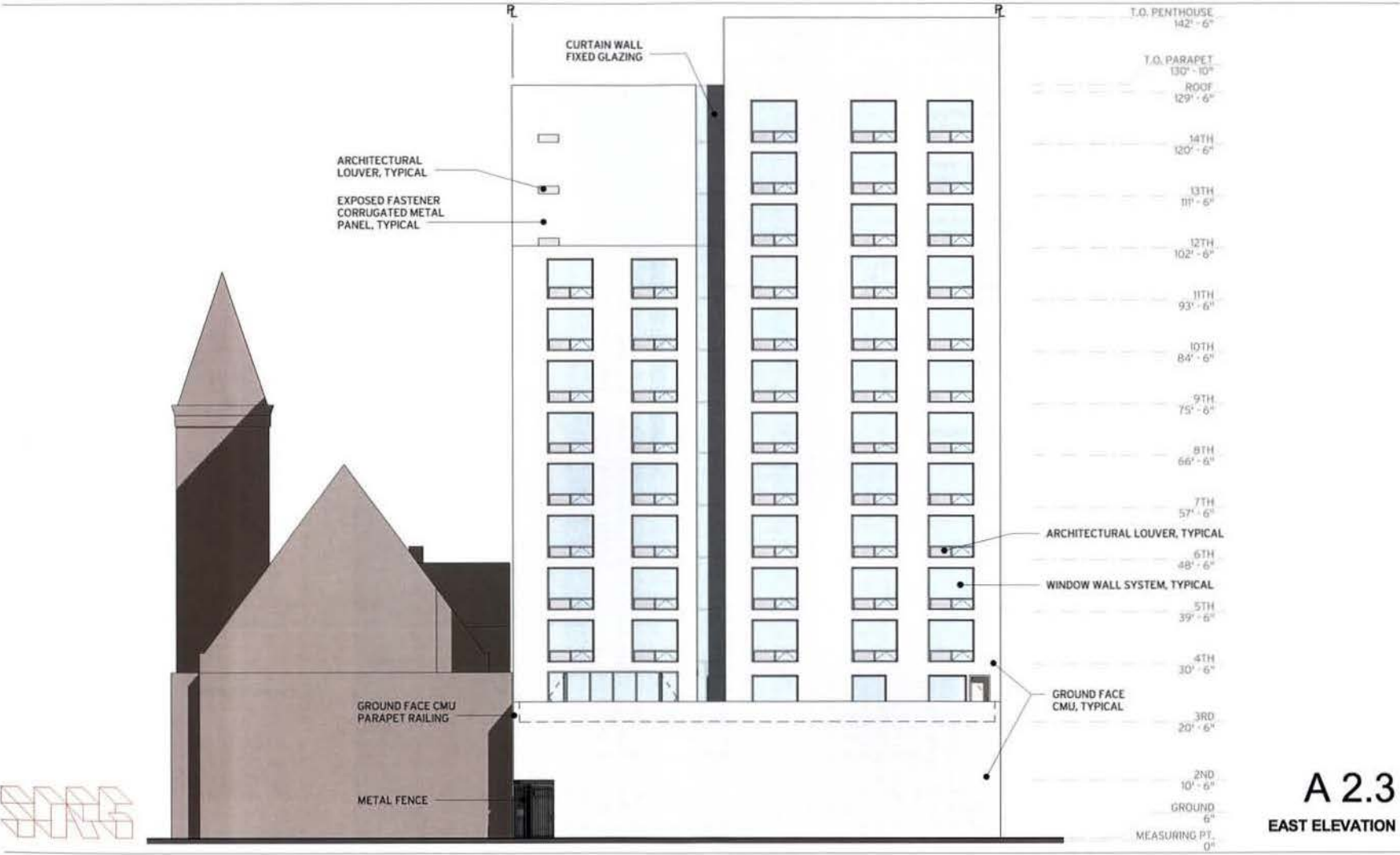






A 2.2
NORTH ELEVATION

1/16" = 1'-0"



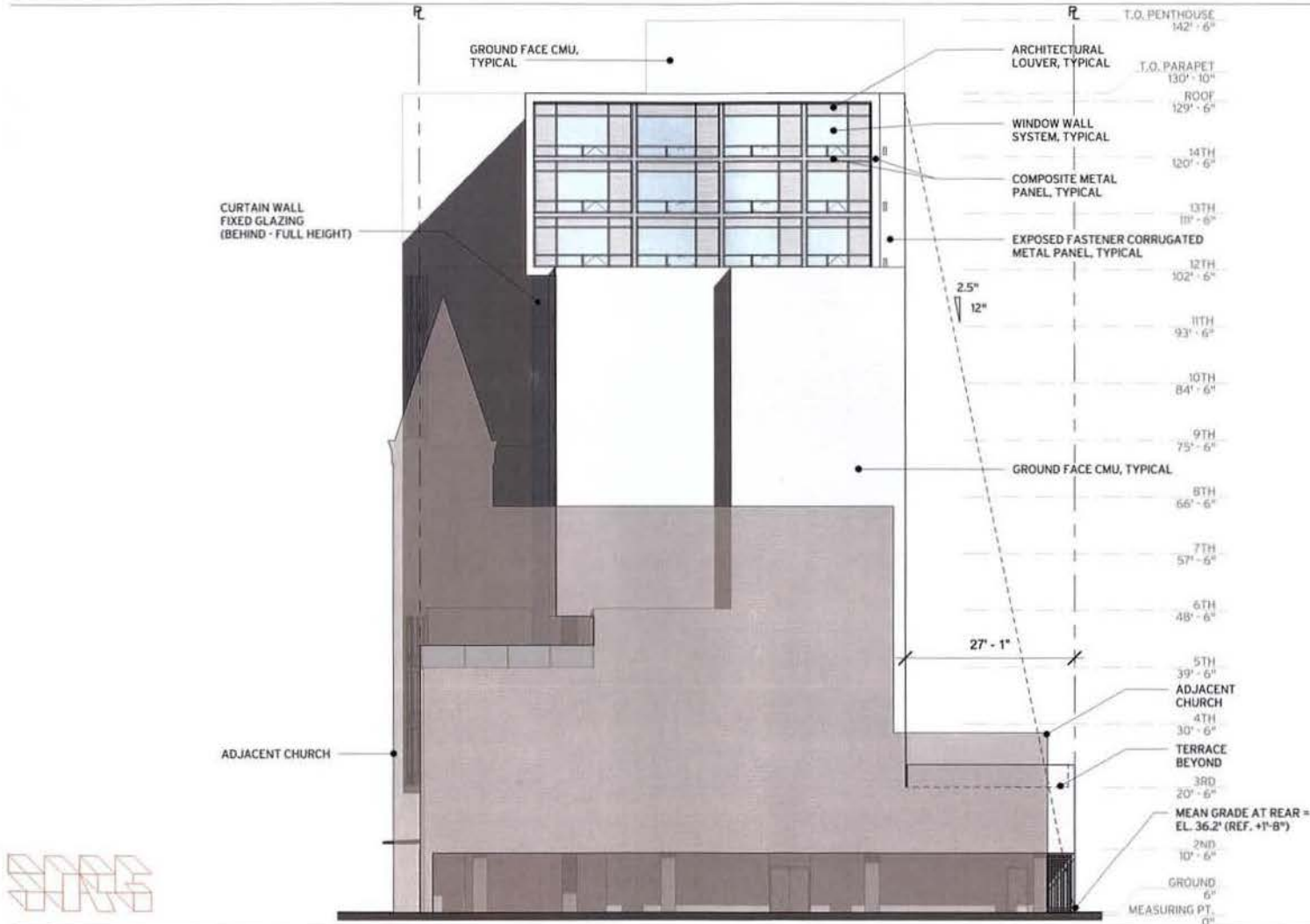
ST. PHILLIP'S BAPTIST CHURCH

NORTH CAPITOL COMMONS

A 2.3

EAST ELEVATION

1/16" = 1'-0"



A 2.4

SOUTH ELEVATION

1/16" = 1'-0"



A 7.1

WEST PERSPECTIVE

D

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	8,925			8,925	
Lot Width (ft. to the tenth)	85.0'			85.0'	
Lot Occupancy (building area/lot area)	0		100%	100%	
Floor Area Ratio (FAR) (floor area/lot area)	0		10.0	9.50	
Parking Spaces (number)	0	31+2		0	100% reduction
Loading Berths (number and size in ft.)	0	1 @ 55'		1 @ 30'; none (alternate scheme)	Reduction
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	0	27.1		27.1	
Side Yard (ft. to the tenth)	0	0		0	
Court, Open (width by depth in ft.)	0	1: 30.5' wide 2: 15' wide		1: 29' wide 2: 3' wide	Reduction
Court, Closed (width by depth in ft.)	0	1: 36.8' w, 2708 sf area 2: 18' w, 648 sf area		1: 3' w, 37.6 sf area 2: 3' w, 41.9 sf area	Reduction
Height (ft. to the tenth)	0		130.0	130.0	

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



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OUTLINE OF TESTIMONY

JIM TRUBY, ON BEHALF OF BE THE CHANGE

- I. INTRODUCTION**
- II PROPOSED USE AND OPERATION**
- III. WORK WITH THE COMMUNITY**
- IV. CONCLUSION**

F

OUTLINE OF TESTIMONY
MATTHEW DAVITT, SORG ARCHITECTS

- I INTRODUCTION AND PROFESSIONAL QUALIFICATIONS**
- II. SITE AND LOCATION DESCRIPTION**
 - A. OVERVIEW OF SITE, VICINITY AND LAND USE/ZONING**
 - B. SITE PLANNING – SIZE, LOT CONFIGURATION, TOPOGRAPHY**
- III. DESCRIPTION OF DESIGN AND AREAS OF ZONING RELIEF**
- IV CONCLUSION**

SORG ARCHITECTS

MATTHEW DAVITT, RA, LEED AP, PMP
PROJECT MANAGER / LEED SPECIALIST

LEED Accredited Professional

Project Management Professional

Mr Davitt will serve as Project Manager and LEED Specialist. Mr Davitt has a wealth of experience serving as Project Manager on multi-family housing projects in Washington, DC and abroad. Matt is Sorg's most experienced architect in providing LEED consulting services and has recently lead LEED Platinum, including serving as Project Manager for Kenilworth-Parkside Recreation Center.

SELECTED RELEVANT EXPERIENCE

Solea Condominiums, Washington, DC

The mixed-use building's ground floor faces the vibrant streetscape at Florida Avenue and 14th Street with a café, bookstore, and live/work space for artists. It contains 62 units that combine affordable and market rate apartments in a range of sizes, as well as an underground parking garage that serves both residential and retail units. **LEED Gold**

814 Thayer Avenue Mixed-Income Housing, Washington, DC

Located on the edge of a residential district near downtown Silver Spring, The design for this fifty-two unit 58,000 sf building features apartments ranging in size from 700 square feet to 1,200 square feet, housed on four floors above one level of on-grade parking. The front of the building has been angled to direct views down the street and away from the thirteen story tower immediately across the street. Financing is provided by LIHTC and the Montgomery County Housing Authority. **LEED Silver**

The Visio & Murano, Washington, DC

Designed as a 2 phase development, the Visio and Murano consist of 16 units. Mezzanines on the top two floors of the Visio give the upper units 19' high ceiling in the living spaces. Each unit is designed with outdoor space in the form of balconies or terraces. The brick facade is designed as a modern interpretation of the typical Washington bay front. Recipient 2007 AIA Honor Award.

The Grand Arch, Gurgaon, India

A 20 acre multi-family housing project that serves as the flagship for a 300 acre new township outside New Delhi, India, this project features over 900 residential units in high and mid-rise buildings as well as a community cultural and recreation facility in 1.4M sf. Sorg's minimalist design serves to define a new perspective in the current building boom to provide housing for India's newly formed middle class. **LEED Silver**

Skyon, Gurgaon, India

This all encompassing 22 acre residential development will consist of a 44 story multi-family tower, row housing, single family homes, a clubhouse, entertainment and leisure facilities, a health care facility, and multiple spaces for retail in 1.6M sf. Sorg architects provided both the design and the masterplan for this Phase II development of 500 acres. Total number of units is 546. **LEED Silver**

Kenilworth-Parkside Recreation Center, Washington, DC

This 23,600 square foot new recreation complex is designed as a health, fitness, and community center for neighborhood residents of all generations. The building also is designed to feature a green roof and a solar-panel portico to provide efficient, sustainable sources of energy and provide a shaded outdoor space. The building also features a wide-range of amenities, including a gymnasium, fitness rooms, a health education suite, a computer room, art classroom, a daycare, a locker room for the outdoor pool, and separate spaces for the target demographic, seniors and teens. **LEED Platinum**

EDUCATION

B. Architecture (1998) Cornell University, Ithaca, NY

PROFESSIONAL REGISTRATIONS

Massachusetts (2002) Architecture

SORG ARCHITECTS

SUMAN SORG, FAIA

PRINCIPAL-IN-CHARGE / CHIEF DESIGNER

Ms Sorg, founder and principal of Sorg Architects, will serve as the Principal-in-Charge/Chief Designer. The recipient of 23 design awards from the American Institute of Architects, she brings over 30 years of experience to the team. Her hands-on approach to the daily operation of the firm ensures successful completion of all projects undertaken by Sorg and enhances the cohesion and communication among staff members and consultants both in design and in the management of each project, leading to enhanced, schedule, cost and quality control. Her experience in the design of educational facilities is extensive and has earned Sorg a reputation for design excellence combined with cost effective solutions especially for our education clients.

SELECTED RELEVANT EXPERIENCE

Solea Condominiums, Washington, DC

The mixed-use building's ground floor faces the vibrant streetscape at Florida Avenue and 14th Street with a café, bookstore, and live/work space for artists. It contains 62 units that combine affordable and market rate apartments in a range of sizes, as well as an underground parking garage that serves both residential and retail units. LEED Gold.

The Beauregard, Washington, DC

Located in a rapidly developing industrial area of Washington, DC, The Beauregard is designed to serve a younger clientele. The building holds 49 condominium apartments, some as large as 2,200 sf. The lowest floor is partly recessed below grade, creating an "English Basement" level with terraces. The 5th and 6th floors of the building step back to create additional balconies and terraces. A parking level below grade houses 45 spaces.

1525 14th Street Mixed-Use Development, Washington, DC

An old Hudson automobile dealership forms the base of this new mixed-use building. The original three-story dealership is renovated as gallery space, while a new addition includes 2,900 sf for retail and 37,000 sf for 26 apartments. In addition to surface parking in the rear, two levels of underground parking accommodate the needs of the residents, retail and galleries.

The Visio & Murano, Washington, DC

Designed as a 2 phase development, the Visio and Murano consist of 16 units. Mezzanines on the top two floors of the Visio give the upper units 19' high ceiling in the living spaces. Each unit is designed with outdoor space in the form of balconies or terraces. The brick facade is designed as a modern interpretation of the typical Washington bay front. Recipient 2007 AIA Honor Award.

Elderly Housing at Bradenton Village, Bradenton, FL

Part of a Hope VI project master planned by Sorg Architects in Bradenton, FL, this new 20,000 square foot, 4 story senior housing facility features 30, one-bedroom apartment units, a common room, library, computer room, and a fitness center. Designed to fit into its tropical context and built within a tight budget, the building features brightly colored stucco on block and precast, hollow core plank construction.

PROFESSIONAL REGISTRATIONS

1980 - Architecture (DC #706003210, MD #7339, VA #006479)

NCARB Certified

PROFESSIONAL AFFILIATIONS

Current Affiliations

- National Building Museum, The Design Council
- American Institute of Architects, Fellow
- Chair, AIA Committee on Federal Architecture
- Board of Directors, Beverly Willis Architecture Foundation
- Peer Reviewer, General Services Administration Design Excellence Program
- DC Commission of Arts and Humanities, Public Arts Commission
- Lambda Alpha International Honor Society
- DC Building Industry Association
- AIA DC Chapter
- AIA Potomac Valley Chapter
- Washington Architectural Foundation
- Urban Land Institute
- Washington Building Congress
- Women in Washington
- National Building Museum, Corinthian Member

EDUCATION

B Architecture (1970) Howard University, Washington, DC

M A Historic Preservation Candidate, Cornell University, Ithaca, NY

6

OUTLINE OF TESTIMONY

JAMI L. MILANOVICH, WELLS & ASSOCIATES

- I. INTRODUCTION AND EXPERIENCE**
- II PROJECT BACKGROUND**
- III DESCRIPTION OF STUDIES AND DISCUSSIONS WITH DDOT**
- IV. ASSESSMENT AND EVALUATION**
- V SUMMARY AND CONCLUSIONS**