

The building plans are preliminary and subject to change. The Applicant requests flexibility to modify the interior configuration residential dwelling units; number of parking spaces; and design elements, as long as such flexibility does not affect the zoning relief granted or result in the need for further relief.



DEC 11
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18463
EXHIBIT NO. 29

Edmonds School

901 D Street NE

R2L:ARCHITECTS



D Street NE

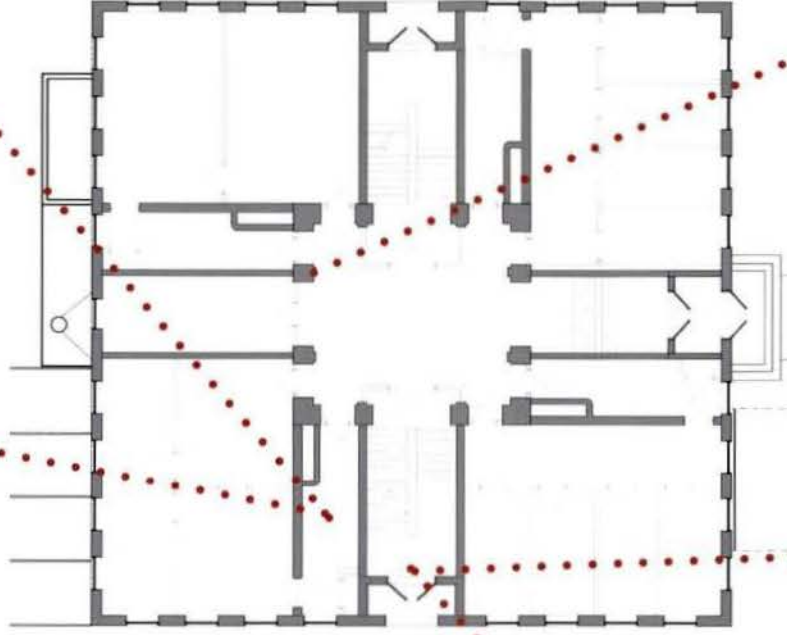
9th Street NE



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Interior masonry walls



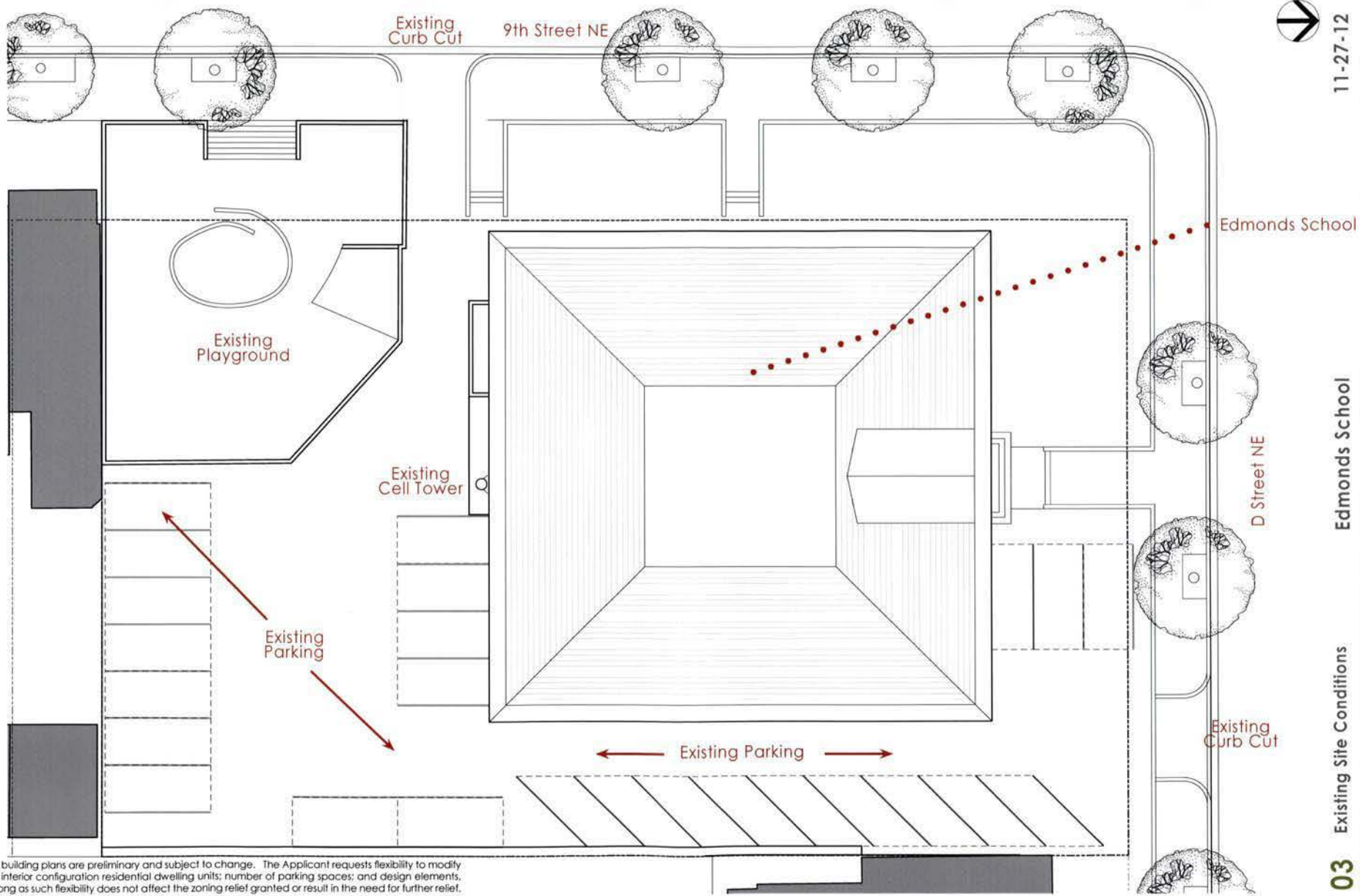
Interior Piers



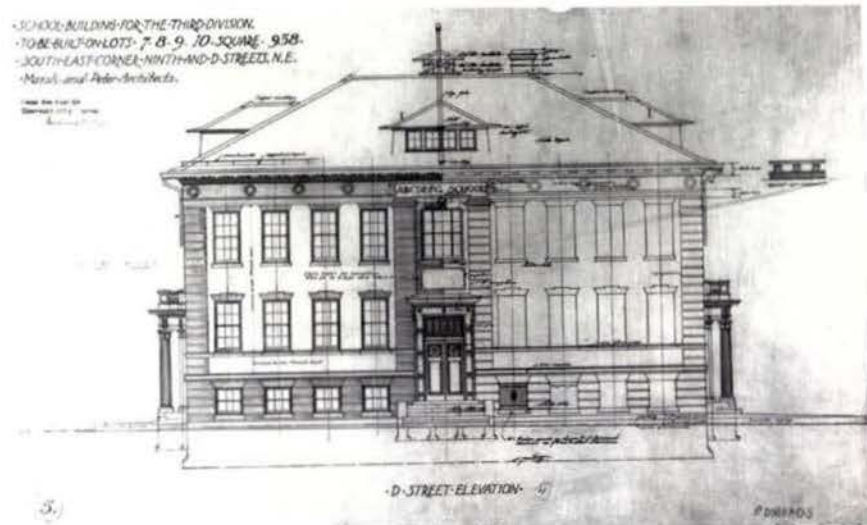
Stairwell interior



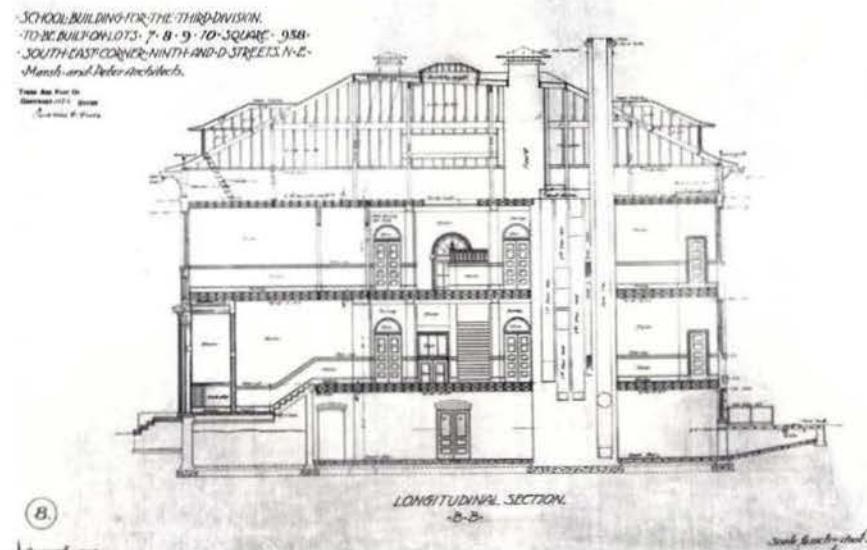
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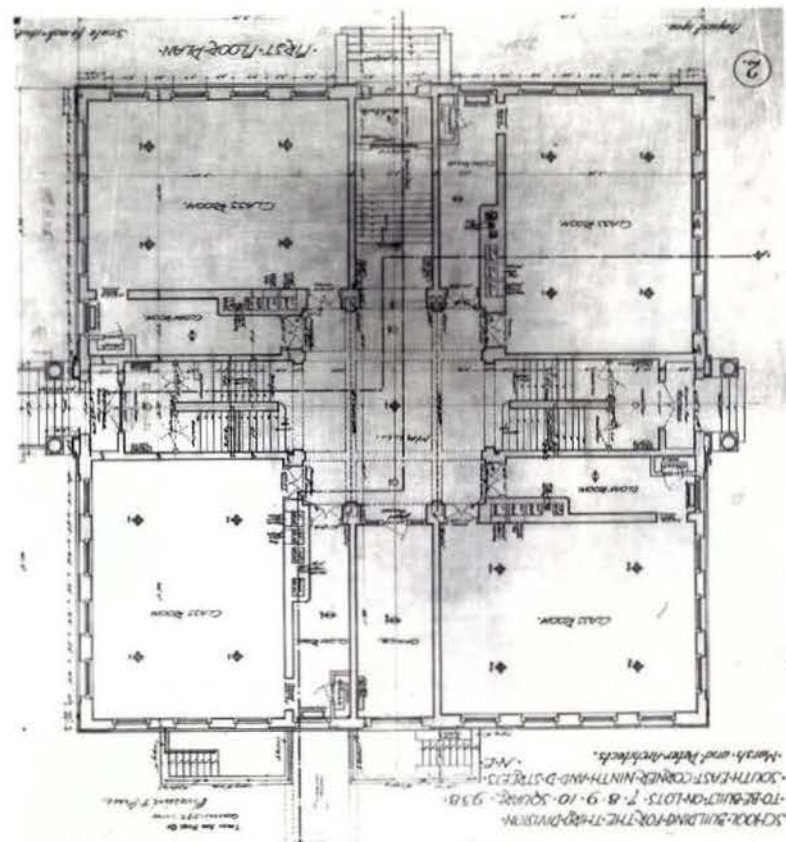


Historic Elevation



Historic Section

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Historic Plan

**EDMONDS SCHOOL
901 D STREET NE**

ZONING ANALYSIS

Address: 901 D Street NE
 Square: 938
 Lot: 809
 Lot Area: 19,448 SF (0.4876 AC)
 Zone: R-4
 Historic District: Capitol Hill Historic District
 Existing Use: Credit Union
 Proposed Use: Apartment House

Existing GFA: 27,968
 Proposed GFA: 37,147

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Building Height Limit:	40' (3 Stories)	35.34'	35.34' School, 40' Townhouses
Maximum FAR:	None prescribed	N/A	N/A
Minimum Lot Area:	900 SF/dwelling unit*	N/A	778
Minimum Lot Width:	None prescribed* (*conversion of a building or structure to an apartment house)	N/A	N/A
Lot Occupancy:	60%	33%	58%
Rear Yard:	20'	27.2'	33.6' (Avg. depth)
Accessory structure:	30% of rear yd (1583sf max)	None	739sf

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11-27-12

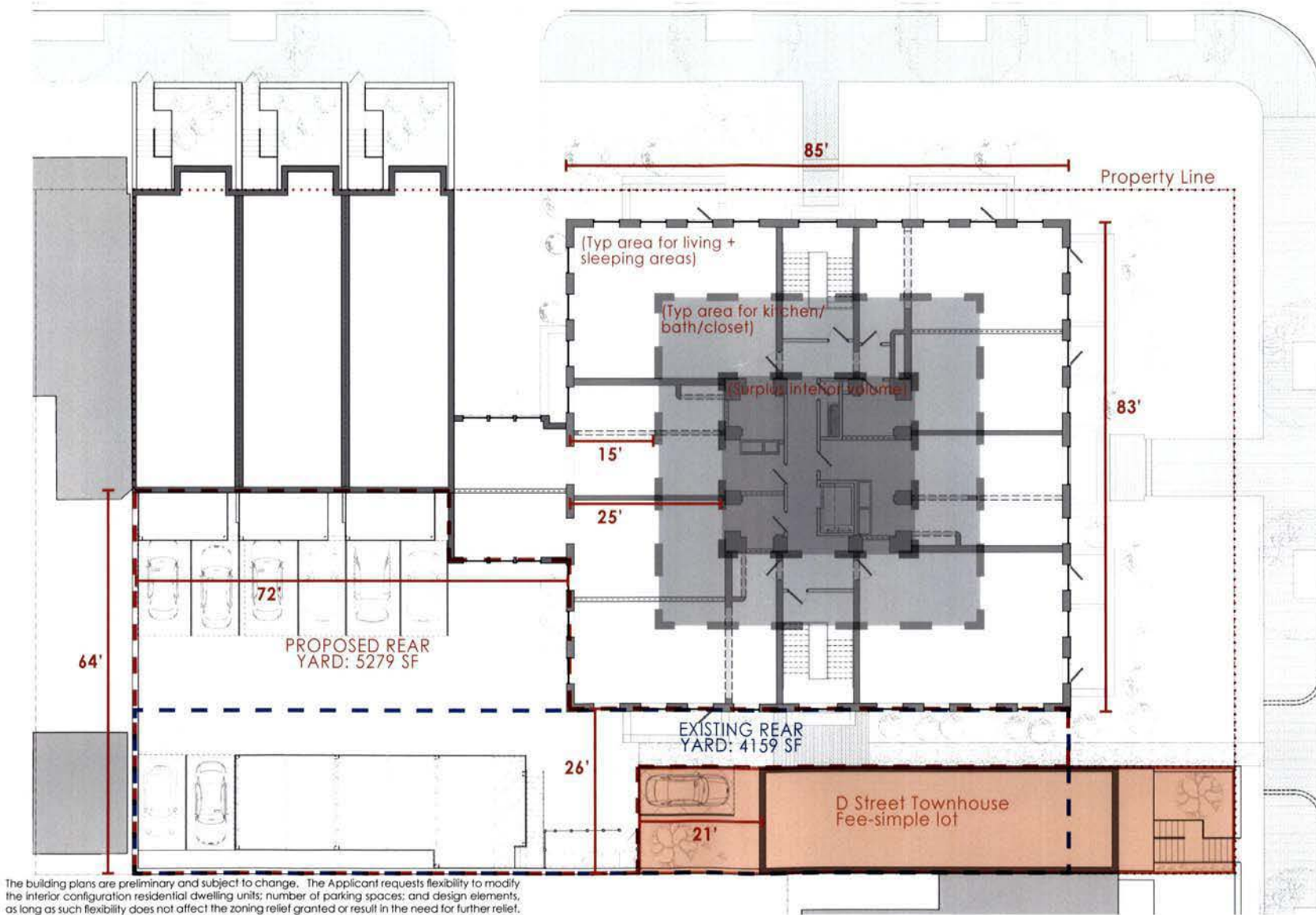
Edmonds School



901 D Street NE

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05



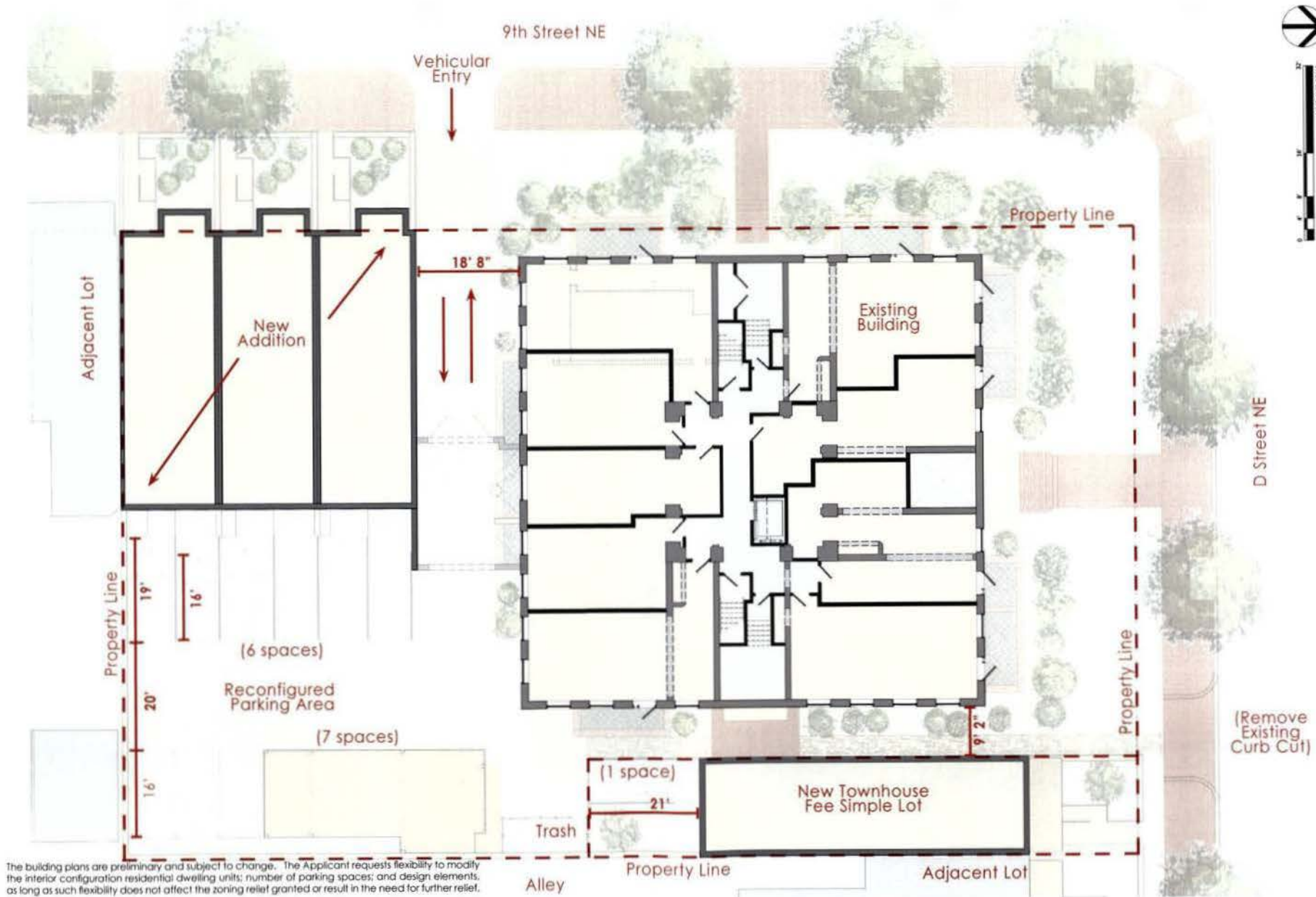
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901 D Street NE



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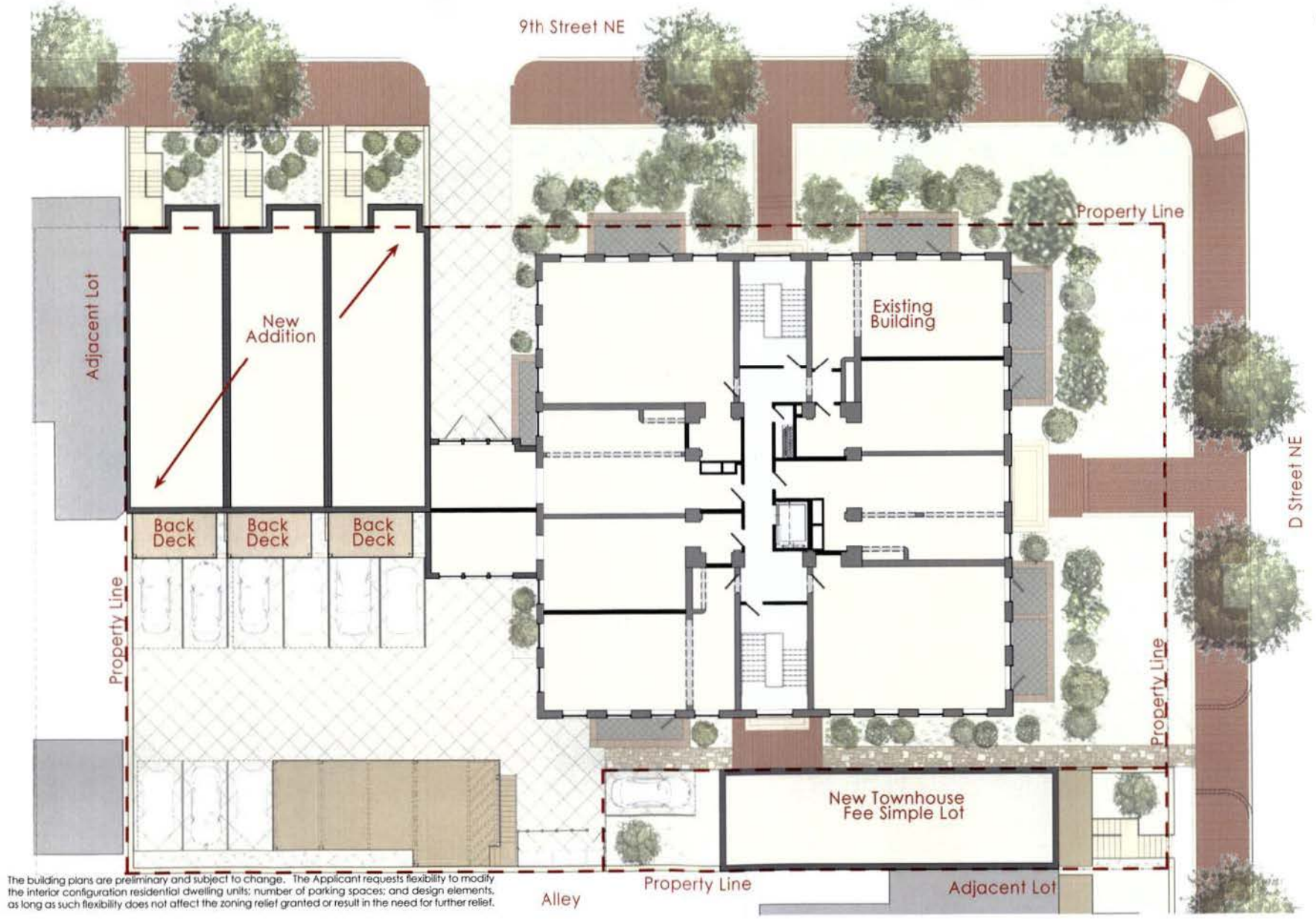


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901 D Street NE

07 Ground Floor Plan

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11-27-12

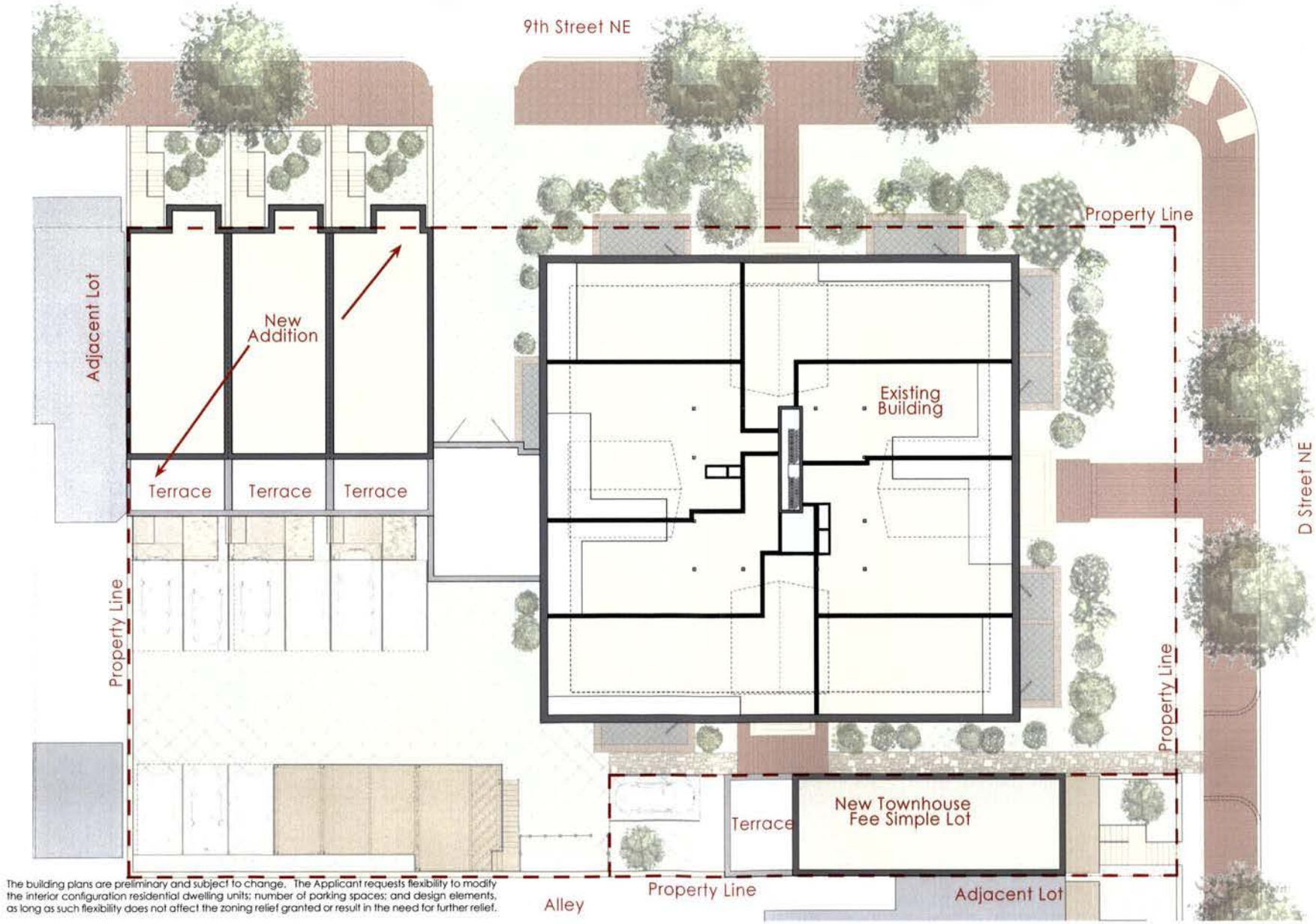
Edmonds School

09 Second Floor Plan

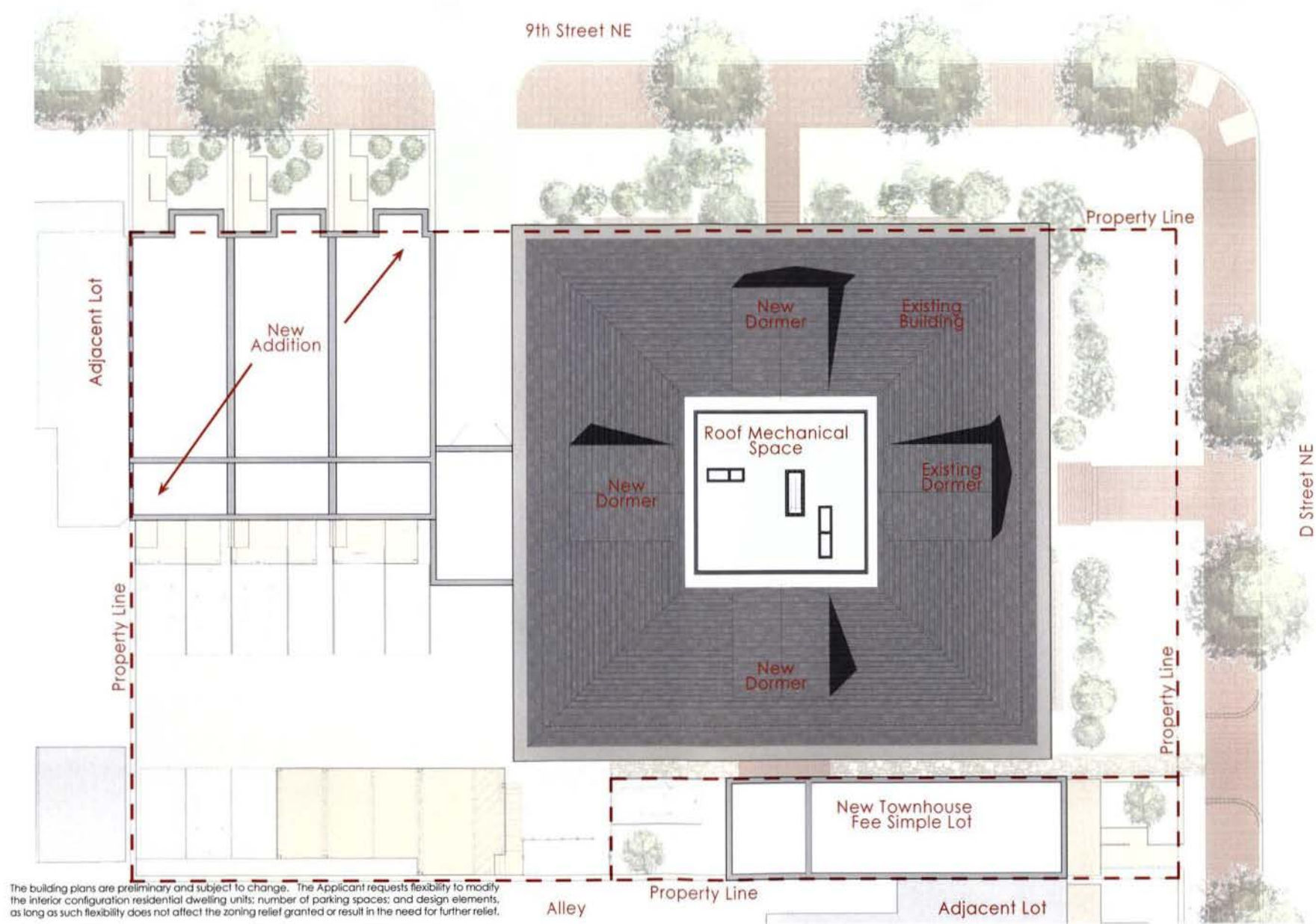


901 D Street NE

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901 D Street NE

CAS Riegler ditto
residential

11 Roo Plan



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ONE BEDROOM CAPITOL HILL MARKET STUDY
PREPARED FOR: CAS Riegler
November 27, 2012

Address	Property Name	List Price	Sold Price	Concessions	Net Sold Price	Sold Date	Baths	Half Baths	Square Feet	Condo Fee	PPSF
ONE BEDROOMS 400-800 SQFT											
626 INDEPENDENCE AVE SE #202	THE EVELYN	\$334,900	\$364,900	\$2,000	\$362,900	2/27/2012	1	0	550	\$174	\$660
626 INDEPENDENCE AVE SE #205	THE EVELYN	\$334,900	\$349,900	\$2,000	\$347,900	4/16/2012	1	0	550	\$174	\$633
626 INDEPENDENCE AVE SE #302	THE EVELYN	\$344,900	\$344,900	\$5,000	\$339,900	4/13/2012	1	0	550	\$174	\$618
626 INDEPENDENCE AVE SE #305	THE EVELYN	\$334,900	\$334,900	\$2,000	\$332,900	2/29/2012	1	0	550	\$174	\$605
626 INDEPENDENCE AVE SE #305	THE EVELYN	\$344,900	\$374,900	\$2,000	\$372,900	2/29/2012	1	0	550	\$174	\$678
326 8TH ST NE #202	STANTON HOUSE	\$344,999	\$348,500	\$9,500	\$339,000	7/27/2012	1	0	604	\$275	\$561
626 INDEPENDENCE AVE SE #206	THE EVELYN	\$384,900	\$414,900	\$2,000	\$412,900	4/23/2012	1	0	654	\$206	\$631
1391 PENNSYLVANIA AVE SE #439	JENKINS ROW	\$339,900	\$330,000	\$0	\$330,000	8/31/2012	1	0	680	\$350	\$485
1391 PENNSYLVANIA AVE SE #246	JENKINS ROW	\$333,000	\$326,500	\$0	\$326,500	10/31/2012	1	0	680	\$350	\$480
1391 PENNSYLVANIA AVE SE #330	JENKINS ROW	\$349,900	\$340,000	\$0	\$340,000	4/4/2012	1	0	684	\$365	\$497
1391 PENNSYLVANIA AVE SE #466	JENKINS ROW	\$360,900	\$350,000	\$300	\$349,700	2/6/2012	1	0	728	\$390	\$480
1391 PENNSYLVANIA AVE SE #340	CAPITOL HILL	\$349,999	\$340,999	\$0	\$340,999	5/8/2012	1	0	732	\$379	\$466
1025 1ST ST SE #1302	CAPITOL HILL	\$398,900	\$398,900	\$1,000	\$397,900	8/14/2012	1	0	787	\$368	\$506
ONE BEDROOMS 800-1100 SQFT											
1025 1ST ST SE #1304	CAPITOL HILL	\$398,900	\$399,900	\$0	\$399,900	3/5/2012	1	0	821	\$409	\$482
401 13TH ST NE #203	LINCOLN PARK TERRACE	\$349,950	\$345,000	\$0	\$345,000	6/27/2012	1	0	825	\$264	\$418
245 13TH ST SE #202	AXIS	\$399,900	\$399,999	\$5,000	\$394,999	4/30/2012	2	0	812	\$320	\$475
1391 PENNSYLVANIA AVE SE #525	JENKINS ROW	\$399,900	\$396,000	\$8,000	\$388,000	11/5/2012	2	0	832	\$443	\$466
1391 PENNSYLVANIA AVE SE #424	CAPITOL HILL	\$389,000	\$389,000	\$0	\$389,000	8/7/2012	1	0	896	\$473	\$434
1391 PENNSYLVANIA AVE SE #224	JENKINS ROW	\$409,000	\$404,500	\$0	\$404,500	11/21/2012	1	0	896	\$473	\$451
1391 PENNSYLVANIA AVE SE #324	CAPITOL HILL	\$389,000	\$389,000	\$9,275	\$379,725	4/27/2012	1	0	937	\$473	\$405
1391 PENNSYLVANIA AVE SE #363	CAPITOL HILL	\$429,000	\$422,000	\$0	\$422,000	12/30/2011	2	0	1029	\$525	\$410
1025 1ST ST SE #610	CAPITOL HILL	\$483,900	\$475,000	\$16,500	\$458,500	6/20/2012	1	0	1065	\$498	\$431
1025 1ST ST SE #810	CAPITOL HILL	\$491,900	\$507,900	\$1,000	\$506,900	10/6/2012	2	0	1065	\$498	\$476
1025 1ST ST SE #912	CAPITOL HILL	\$478,000	\$478,000	\$11,000	\$467,000	1/10/2012	1	0	1067	\$450	\$438

ONE BEDROOMS 400-800 SQFT (IDEAL)	
Average List Price	\$351,231
Average Net Sold Price	\$353,346
Average Concessions*	\$2,867
Average PPSF	\$562

ONE BEDROOMS 800-1100 SQFT (WITHOUT BZA VARIANCE)	
Average List Price	\$419,950
Average Net Sold Price	\$414,098
Average Concessions*	\$8,538
Average PPSF**	\$445

*Average based on properties with concessions.

** Not viable given all cost premiums associated with the Historic Renovation.

Criteria: Based on one bedroom condominium listings sold within the last 360 days in Capitol Hill built after 2002.

Version 1.01.17.13

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	ML#	DOMP	ListDate	ListPrice	ClosePrice	CloseDate	Subsidy	Address	CondoCoopProjName	CondoCoopFee	YrBlt	TotSqFt	FR	HB	BB
F	DC7590 713	142	2-May-11	\$229,000	\$229,000	30-Dec-11	\$	1020 PENNSYLVANIA AVE SE #205	CAPITOL HILL	\$300	2007	0	1	0	1
F	DC7708 152	14	13-Oct-11	\$319,900	\$319,900	27-Jan-12	\$2,000	626 INDEPENDENCE AVE SE #106	THE EVELYN	\$175	2011	0	1	0	1
F	DC7765 011	82	10-Nov-11	\$478,000	\$478,000	10-Jan-12	\$11,000	1025 1ST ST SE #912	OLD CITY #1	\$450	2009	0	1	0	1
F	DC7708 169	14	13-Oct-11	\$334,900	\$364,900	27-Feb-12	\$2,000	626 INDEPENDENCE AVE SE #202	THE EVELYN	\$174	2011	550	1	0	1
F	DC7717 101	26	27-Oct-11	\$334,900	\$349,900	16-Apr-12	\$2,000	626 INDEPENDENCE AVE SE #205	THE EVELYN	\$174	2011	550	1	0	1
F	DC7731 502	35	22-Nov-11	\$344,900	\$344,900	13-Apr-12	\$5,000	626 INDEPENDENCE AVE SE #302	THE EVELYN	\$174	2011	550	1	0	1
F	DC7783 349	0	29-Feb-12	\$334,900	\$334,900	29-Feb-12	\$2,000	626 INDEPENDENCE AVE SE #105	THE EVELYN	\$174	2011	550	1	0	1
F	DC7783 248	0	29-Feb-12	\$344,900	\$374,900	29-Feb-12	\$2,000	626 INDEPENDENCE AVE SE #305	THE EVELYN	\$174	2011	550	1	0	1
F	DC7865 755	208	15-Jun-12	\$344,999	\$348,500	27-Jul-12	\$9,500	326 8TH ST NE #202	STANTON HOUSE	\$275	2003	604	1	0	1
F	DC7784 032	0	1-Mar-12	\$384,900	\$414,900	23-Apr-12	\$2,000	626 INDEPENDENCE AVE SE #206	THE EVELYN	\$206	2011	654	1	0	1
F	DC7874 721	37	28-Jun-12	\$339,900	\$330,000	31-Aug-12	\$	1391 PENNSYLVANIA AVE SE #439	JENKINS ROW	\$350	2007	680	1	0	1
F	DC7895 481	51	28-Jul-12	\$333,000	\$326,500	31-Oct-12	\$	1391 PENNSYLVANIA AVE SE #246	JENKINS ROW	\$350	2007	680	1	0	1
F	DC7771 636	34	10-Feb-12	\$349,900	\$340,000	4-Apr-12	\$	1391 PENNSYLVANIA AVE SE #330	JENKINS ROW	\$365	2007	684	1	0	1
F	DC7780 610	17	24-Feb-12	\$249,900	\$249,000	8-May-12	\$7,470	920 15TH ST SE #A	AMAKA CONDOMINIUM	\$155	2006	700	1	0	1
F	DC7704 885	106	7-Oct-11	\$369,900	\$350,000	6-Feb-12	\$300	1391 PENNSYLVANIA AVE SE #466	JENKINS ROW	\$390	2007	728	1	0	1
F	DC7743 796	112	21-Dec-11	\$349,999	\$340,999	8-May-12	\$	1391 PENNSYLVANIA AVE SE #340	OLD CITY #1	\$379	2007	732	1	0	1
F	DC7832 154	64	2-May-12	\$398,900	\$398,900	14-Aug-12	\$1,000	1025 1ST ST SE #1302	OLD CITY #1	\$368	2009	787	1	0	1
F	DC7759 150	7	21-Jan-12	\$399,900	\$399,900	5-Mar-12	\$3	1025 1ST ST SE #1304	OLD CITY #1	\$409	2009	821	1	0	1
F	DC7820 240	10	17-Apr-12	\$349,950	\$345,000	27-Jun-12	\$	401 13TH ST NE #203	LINCOLN PARK TERRACE	\$264	2007	825	1	0	1
F	DC7794 721	70	15-Mar-12	\$399,900	\$399,999	30-Apr-12	\$5,000	245 15TH ST SE #202	AXIS	\$320	2008	832	2	0	1
F	DC7921 411	21	6-Sep-12	\$399,900	\$396,000	5-Nov-12	\$8,000	1391 PENNSYLVANIA AVE SE #525	JENKINS ROW	\$443	2007	832	2	0	1
F	DC7945 905	32	18-May-12	\$389,000	\$389,000	7-Aug-12	\$	1391 PENNSYLVANIA AVE SE #424	OLD CITY #1	\$473	2007	896	1	0	1
F	DC7949 580	8	18-Oct-12	\$409,000	\$404,500	21-Nov-12	\$	1391 PENNSYLVANIA AVE SE #224	JENKINS ROW	\$473	2007	896	1	0	1
F	DC7766 173	6	2-Feb-12	\$389,000	\$389,000	27-Apr-12	\$9,725	1391 PENNSYLVANIA AVE SE #324	OLD CITY #1	\$473	2007	937	1	0	1
F	DC7704 526	56	7-Oct-11	\$429,000	\$422,000	30-Dec-11	\$	1391 PENNSYLVANIA AVE SE #363	OLD CITY #1	\$525	2007	1029	2	0	1
F	DC7832 206	15	2-May-12	\$483,900	\$475,000	20-Jun-12	\$16,500	1025 1ST ST SE #610	OLD CITY #1	\$498	2009	1065	1	0	1
F	DC7843 791	124	17-May-12	\$491,900	\$507,900	6-Oct-12	\$1,000	1025 1ST ST SE #810	OLD CITY #1	\$498	2009	1065	2	0	1

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