

February 19, 2013

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

RECEIVED
D.C. OFFICE OF ZONING
2013 FEB 19 11 4:00

Re: *BZA Application No. 18508, Howard University Interdisciplinary Research Building at 2201 Georgia Avenue, N W (Square 3065, Lot 833)*

Dear Mr. Jordan and Members of the Board:

The Howard University (the "Applicant," the "University" or "HU") submits this supplemental submission in the above-referenced case. The applicant is requesting an additional special exception to deviate from the penthouse setback requirements pursuant to 11 DCMR sections 411.11 and 840.3(b) for the subject Interdisciplinary Research Building ("HUIRB") at premises address of 2201 Georgia Avenue, NW (Square 3065, Lot 833) (the "Property"). A set of more detailed architectural plans for the project is submitted herewith.

Regarding the notice requirements, the subject special exception was included in the posting of the property and the affected ANC and community organizations have also been notified of this additional special exception request.

Section 840.3(b) requires a setback from the exterior building walls at a distance which is equivalent to the height of the penthouse.¹ The project penthouse is 10 feet high so a 10 foot setback is required. The project penthouse is located on a narrow (30 foot wide) central building element which in and of itself is set back from the property lines on the Georgia Avenue and eastern property frontages. As a result, the requested setback deviation is primarily only an issue with respect to the north face of the building where both the building wall and the penthouse are flush with the property line. With respect to the Georgia Avenue and eastern property frontages,

¹ We note that in addition to the penthouse, a screening wall is shown all around the top level of the building. The height of this screening wall is under review with the Zoning Administrator

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18508

1919 Pennsylvania Avenue, N W • Suite 550 • Washington, D C 20006-3434
Phone (202) 333-8800 • Fax (202) 337-6065

EXHIBIT NO. 21
Board of Zoning Adjustment
District of Columbia
CASE NO. 18508
EXHIBIT NO. 21

the penthouse is effectively set back in excess of the requisite amount from the property lines (67 feet and 52 feet, respectively). With respect to the W Street building frontage, the setback is approximately 9 feet from the property line.

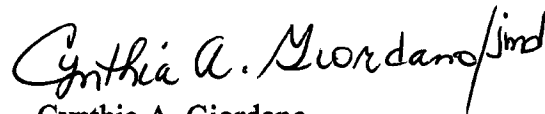
The proposed penthouse setbacks meet the special exception standards. The design of the project is determined to a large extent by the specialized research use to which the project is devoted.

Regarding impacts, the penthouse design as proposed will not adversely affect the light or air of any adjacent properties or views from the adjacent public spaces. As indicated above, the penthouse is effectively set back the required amount, or very close to that amount, from the Georgia Avenue, W Street, and western property lines. To the north, the subject property is abutted by another property owned by the University which is developed with a structure that is not impacted by the proposed penthouse.

The University looks forward to presenting additional details regarding the penthouse design and impacts at the upcoming hearing.

Thank you in advance for your consideration of this request.

Sincerely,


Cynthia A. Giordano

Attachments
CAG/jmd

cc: ANC 1B
Maxine Brown-Roberts, Office of Planning

EXTERIOR DESIGN
ELEVATIONS



EXTERIOR DESIGN
ELEVATIONS



EXTERIOR DESIGN
ELEVATIONS



Interdisciplinary Research Building

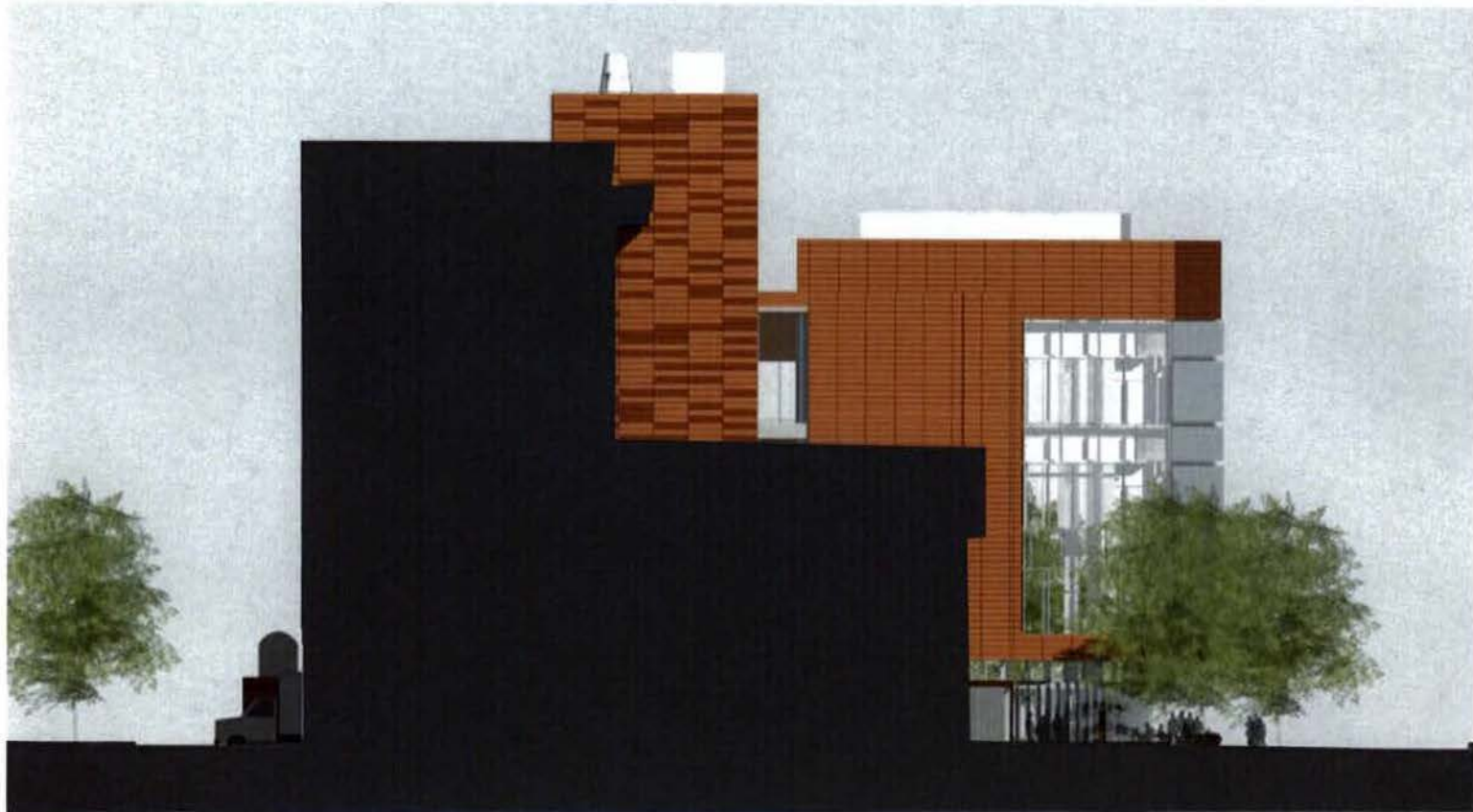


BRAILSFORD & DUNLAVEY



Turner

EXTERIOR DESIGN
ELEVATIONS



 **HOWARD**
UNIVERSITY **Interdisciplinary Research Building**

 **BRAILSFORD & DUNLAVEY** |  **HDR** |  **Turner**

EXTERIOR DESIGN

PROJECT PERSPECTIVES



Interdisciplinary Research Building

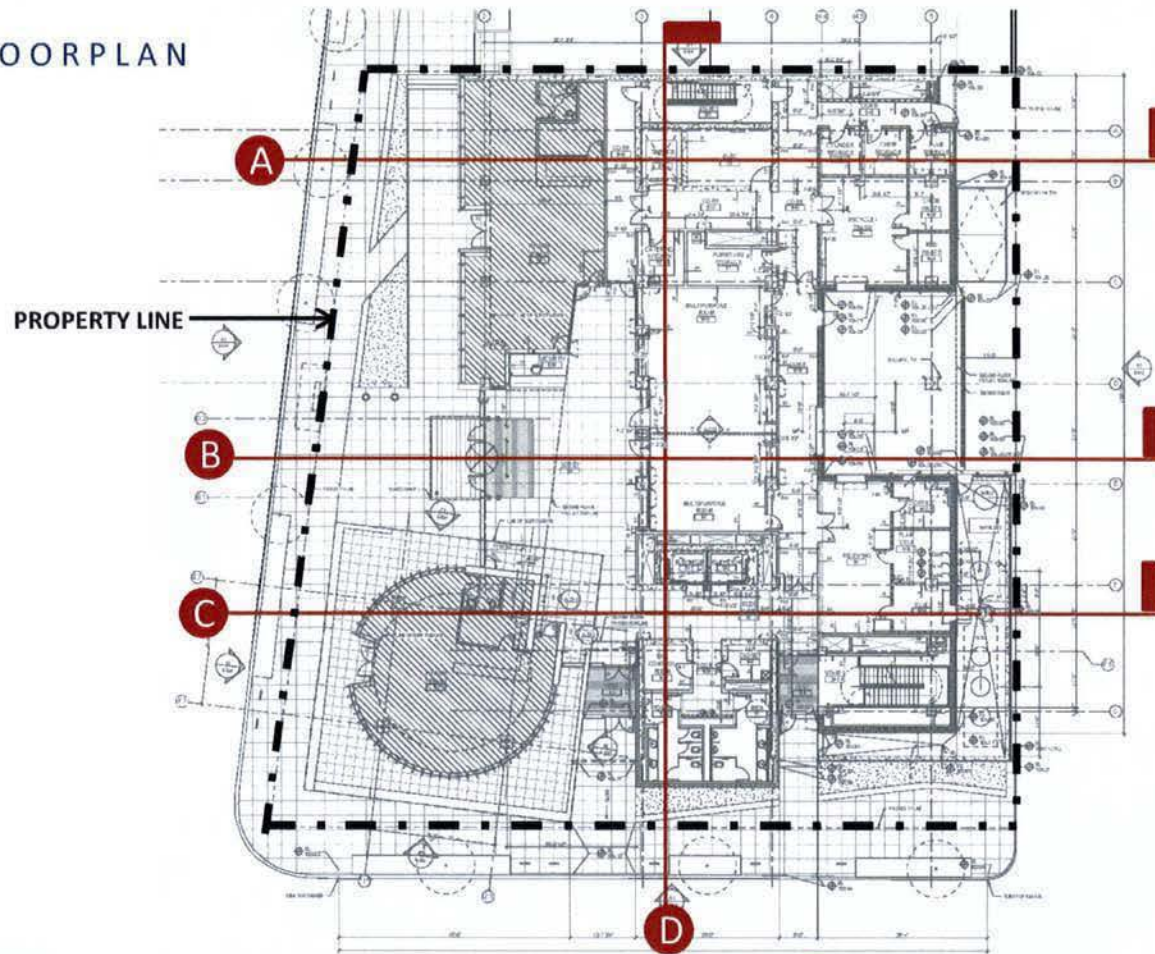


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EXTERIOR DESIGN
SITE/FLOORPLAN



Interdisciplinary Research Building



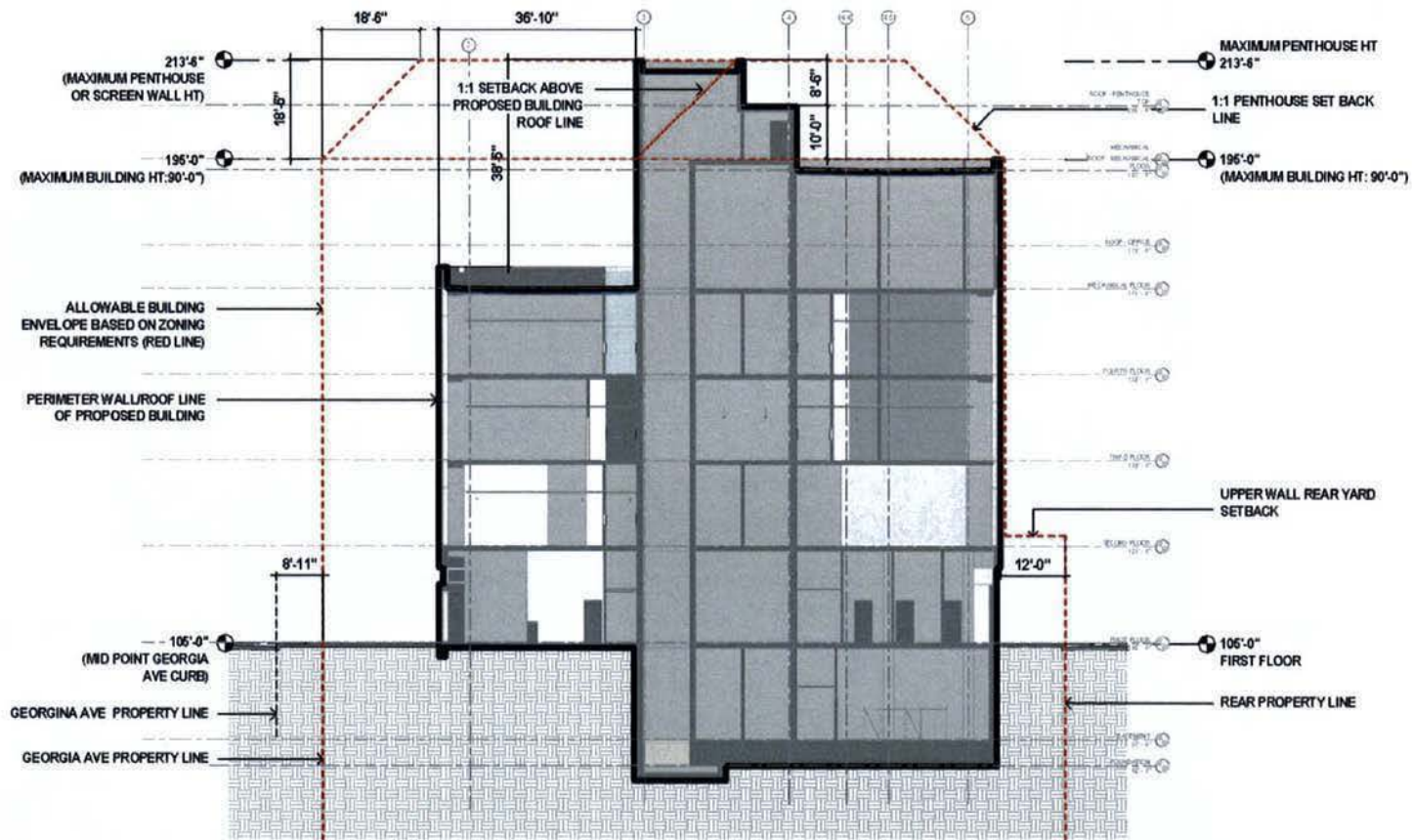
BRAILSFORD & DUNLAVEY

HDR

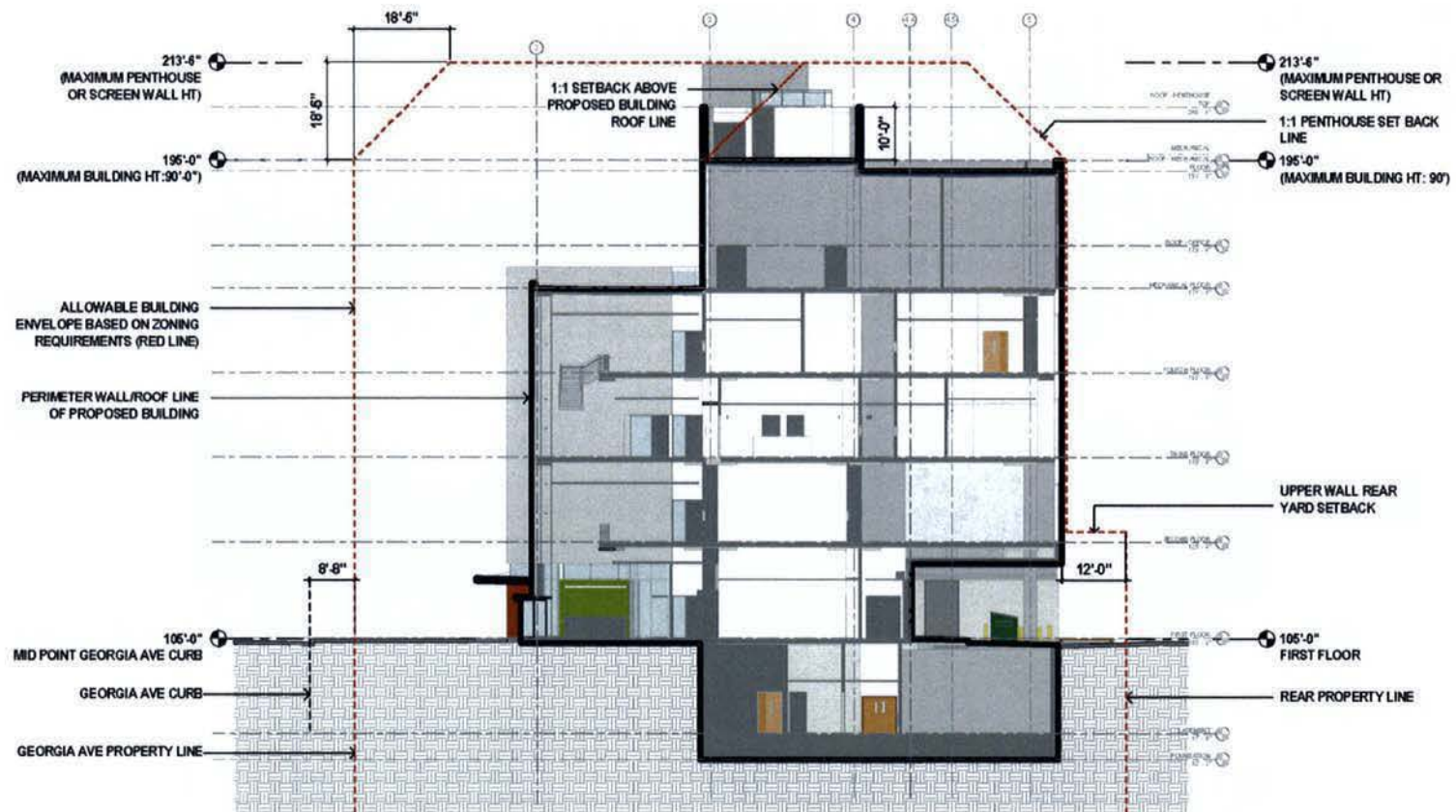


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EXTERIOR DESIGN
SECTION A



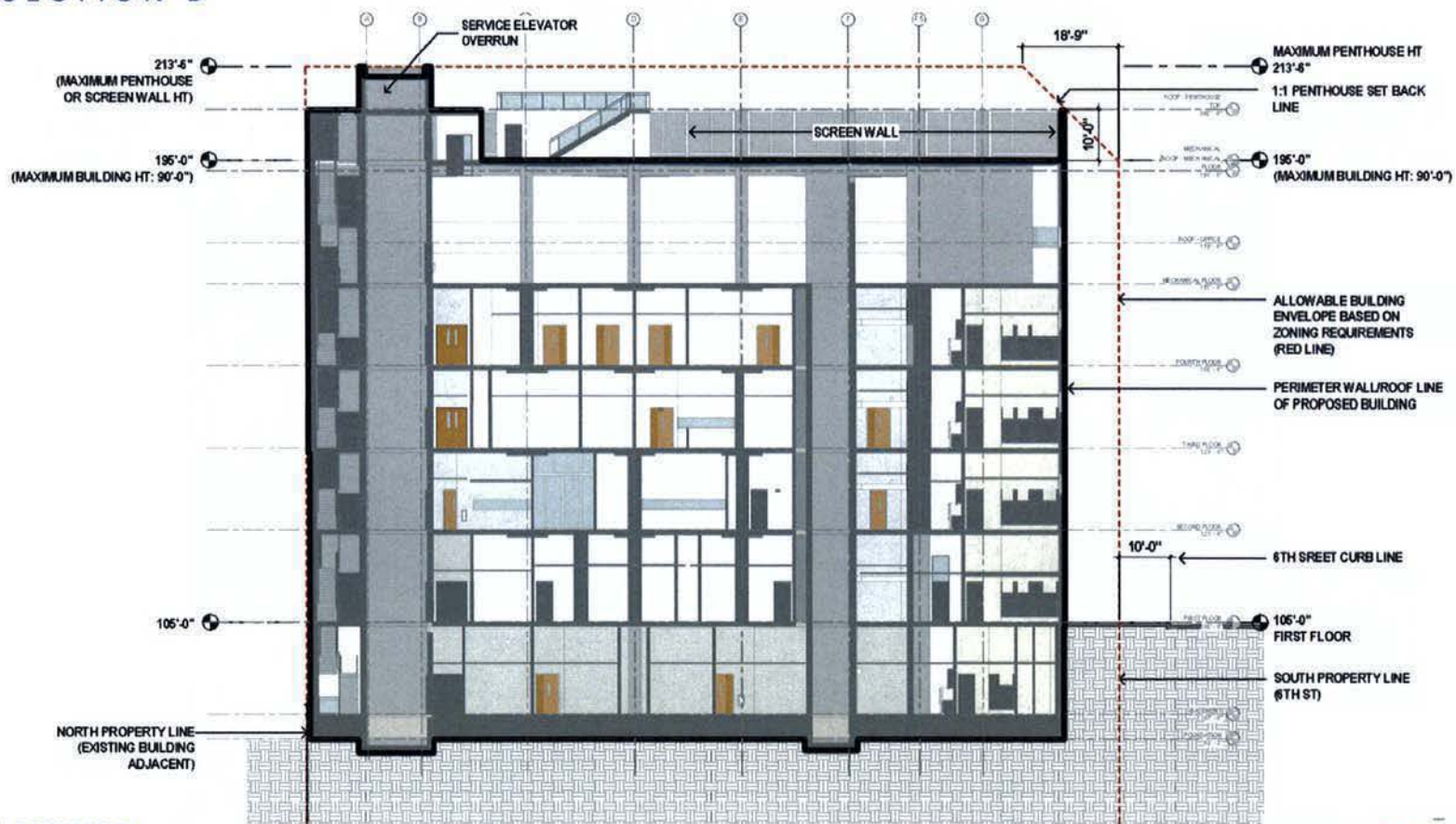
EXTERIOR DESIGN
SECTION B



EXTERIOR DESIGN
SECTION C



EXTERIOR DESIGN
SECTION D



LIFE SAFETY SYMBOLS

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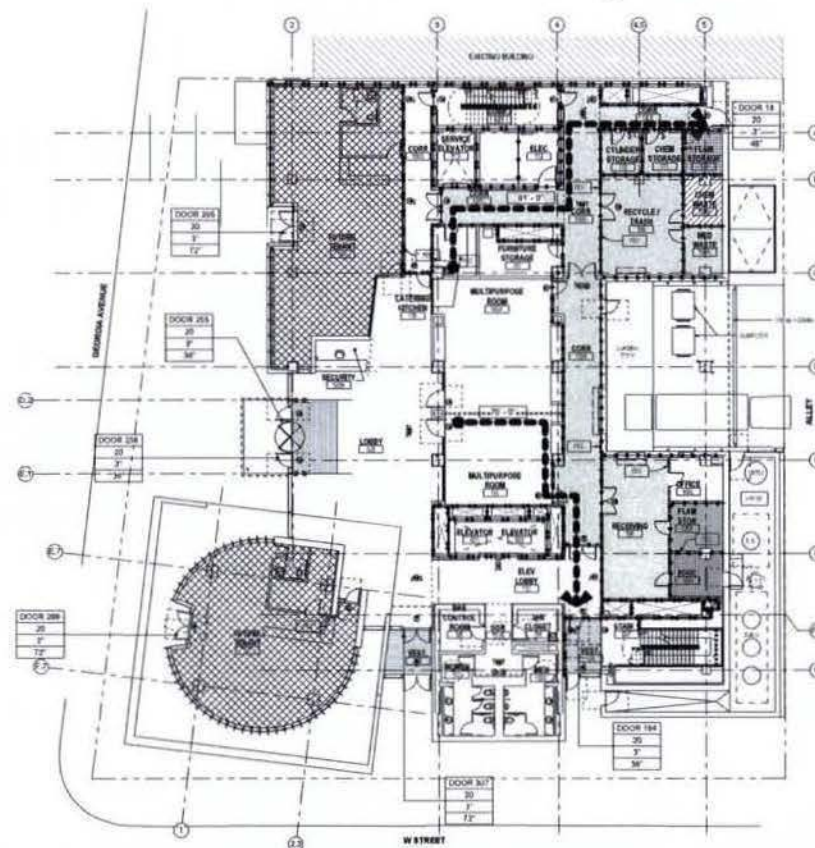
THESE RESULTS WERE SUBMITTED TO THE JOURNAL OF THE
SOCIETY OF AMERICAN ARCHITECTS, MAY 1904



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UNIVERSITY

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DESIGN DEVELOPMENT



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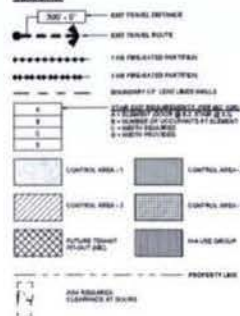
A4 FIRST FLOOR LIFE SAFETY

KEYNOTES - SHEET

LIFE SAFETY SYMBOLS



LEGEND



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WASHINGTON, DC 20001



INTERDISCIPLINARY
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2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20059



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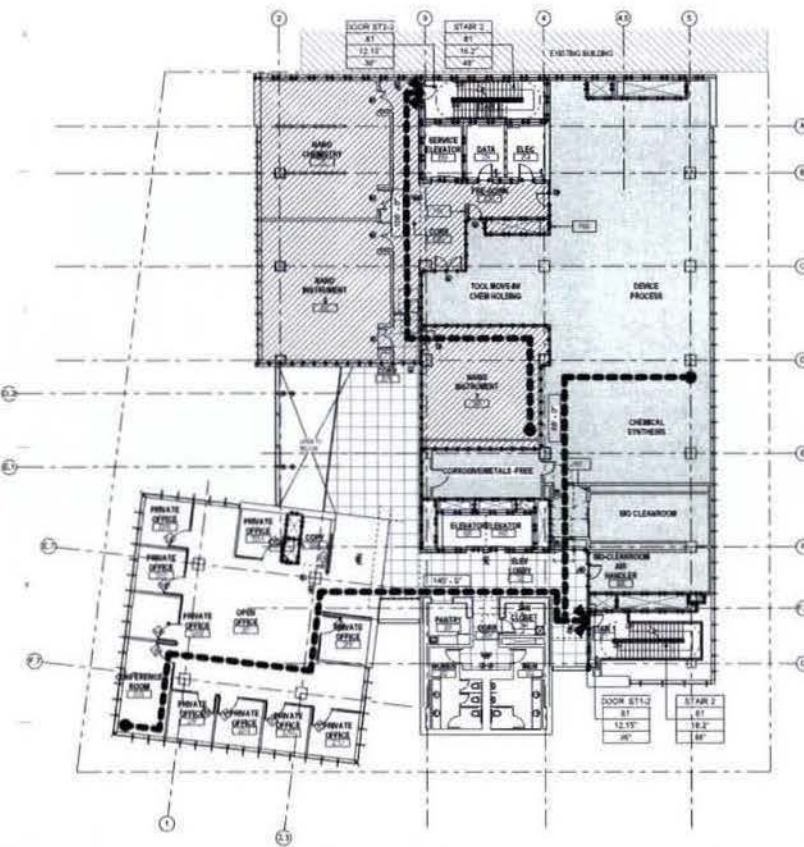
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LIFE SAFETY PLAN

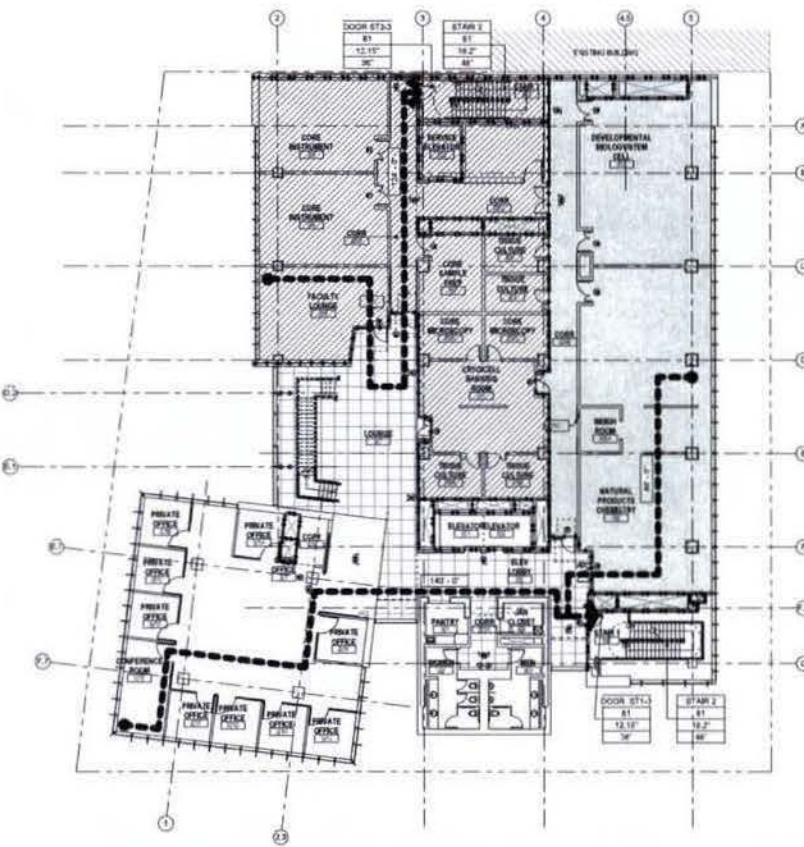
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G-101

DESIGN DEVELOPMENT



A1 SECOND FLOOR - LIFE SAFETY



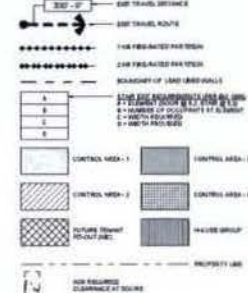
A4 THIRD FLOOR - LIFE SAFETY

KEYNOTES - SHEET

LIFE SAFETY SYMBOLS



LEGEND



HDR
HDR ARCHITECTURE, P.C.

1000 PENNSYLVANIA AVENUE, SUITE 800
WASHINGTON, DISTRICT OF COLUMBIA 20004



UNIVERSITY OF MARYLAND SYSTEM
1000 PENNSYLVANIA AVENUE, SUITE 800
WASHINGTON, DISTRICT OF COLUMBIA 20004

INTERDISCIPLINARY RESEARCH BUILDING

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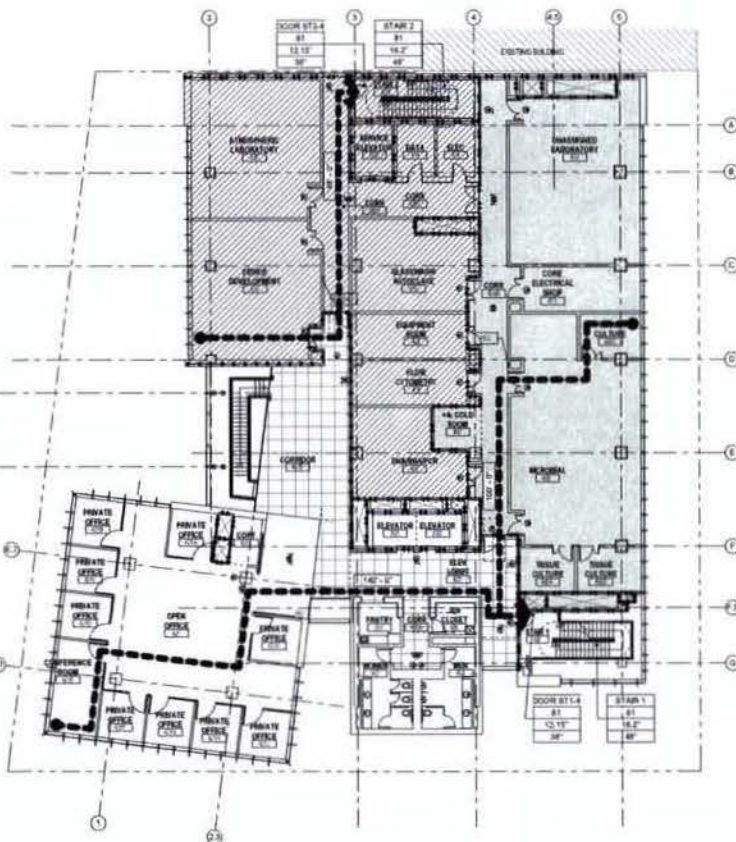
NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	10/1/09	W. J. BROWN	W. J. BROWN

PROJECT NAME	PROJECT NO.
INTERDISCIPLINARY RESEARCH BUILDING	1000
PROJECT LOCATION	2201 GEORGIA AVENUE, NW
PROJECT OWNER	HOWARD UNIVERSITY
PROJECT ARCHITECT	HDR ARCHITECTURE, P.C.
PROJECT ENGINEER	W. J. BROWN
PROJECT DATE	10/1/09
PROJECT SCALE	1/8" = 1'-0"
PROJECT STATUS	ISSUED FOR PERMIT
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PROJECT CHECKED BY	W. J. BROWN
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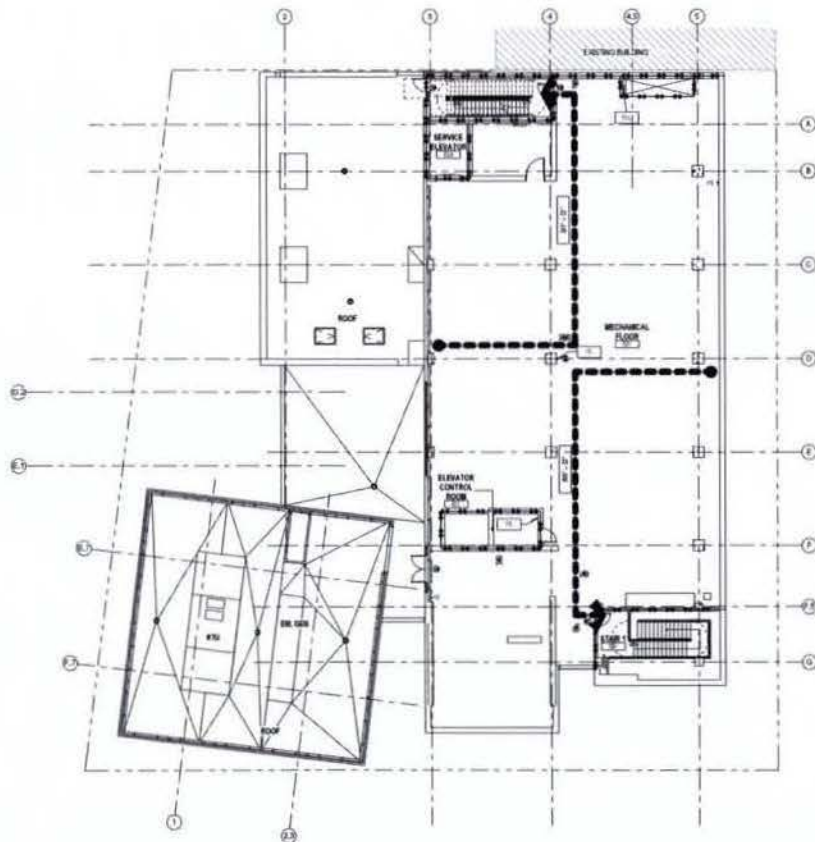
LIFE SAFETY PLAN

G-102

DESIGN DEVELOPMENT



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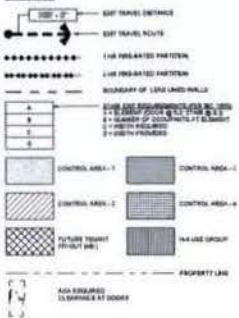


A4 MECHANICAL PENTHOUSE - LIFE SAFETY

KEYNOTES - SHEET

LIFE SAFETY SYMBOLS

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THE UNIVERSITY OF CHICAGO PRESS



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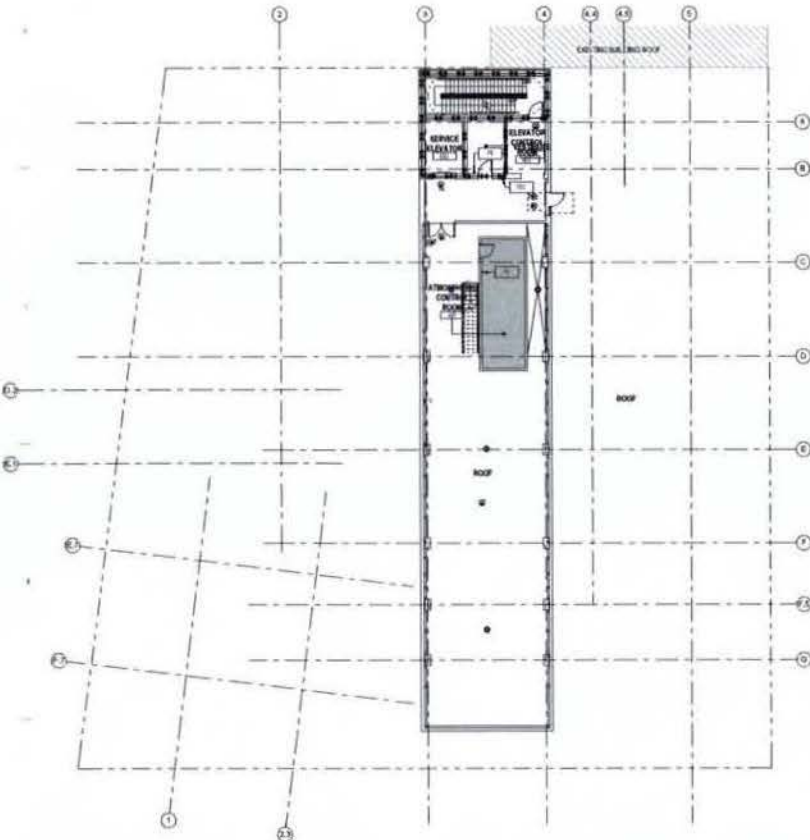
PHASE	DATE	DESCRIPTION
PHASE 1: INITIAL ASSESSMENT	10/20/2020	Initial assessment of the project and the team.

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LIFE SAFETY PLAN

G-103

DESIGN DEVELOPMENT



UPPER MECHANICAL PENTHOUSE - LIFE SAFETY

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BETHESDA, MARYLAND 20814



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PRELIMINARY



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DESIGNED BY: HDR & ASSOCIATES, INC.

DATE: 10/1/01

L-100

MATERIALS PLAN

DESIGN DEVELOPMENT

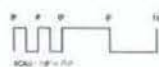
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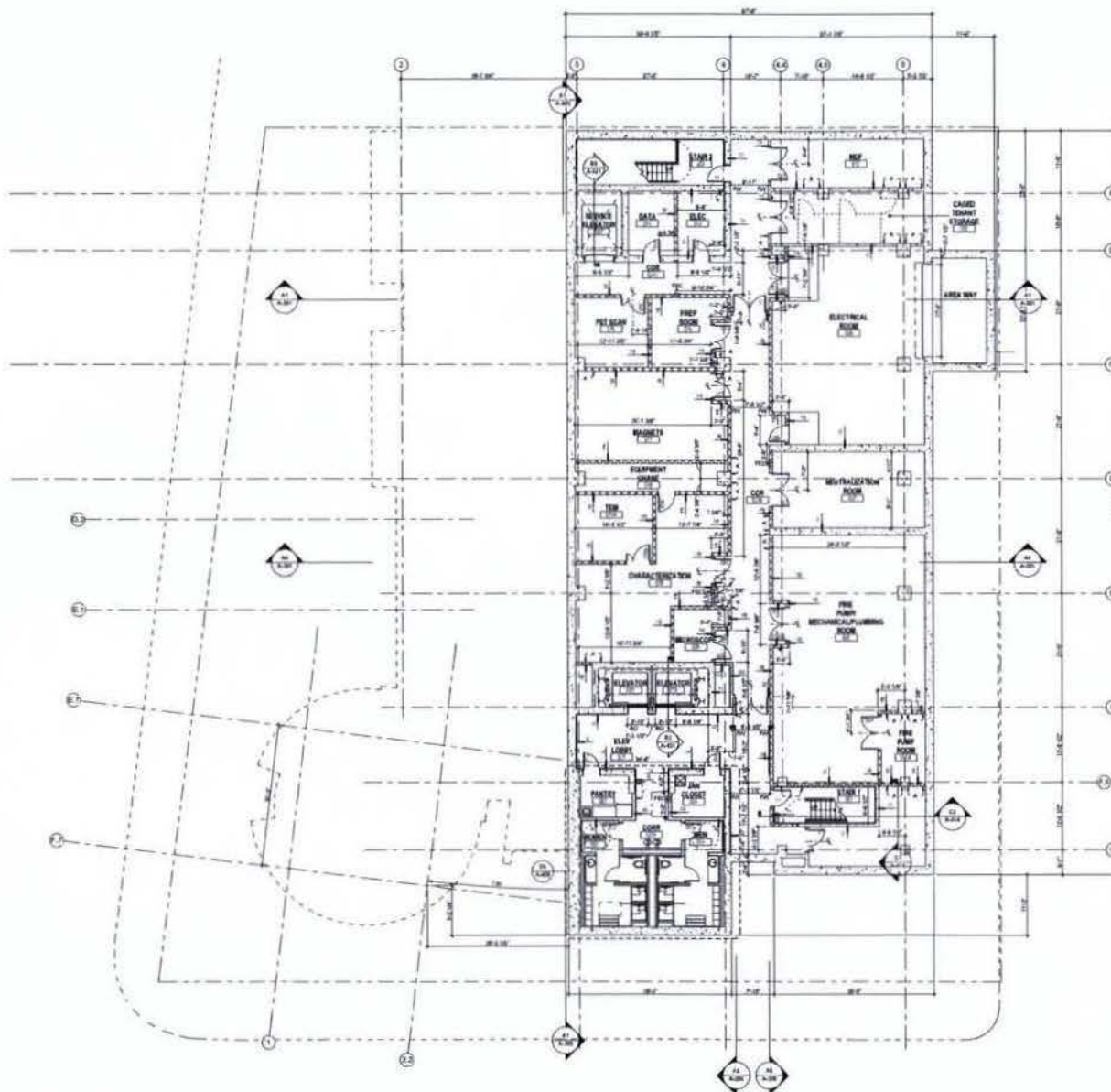
Howard University
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Washington, DC 20059
(202) 520-1000
www.howard.edu

LABORATORY
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Washington, DC 20059
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GENERAL SHEET NOTES:

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KEYNOTES - SHEET

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INTERDISCIPLINARY RESEARCH BUILDING

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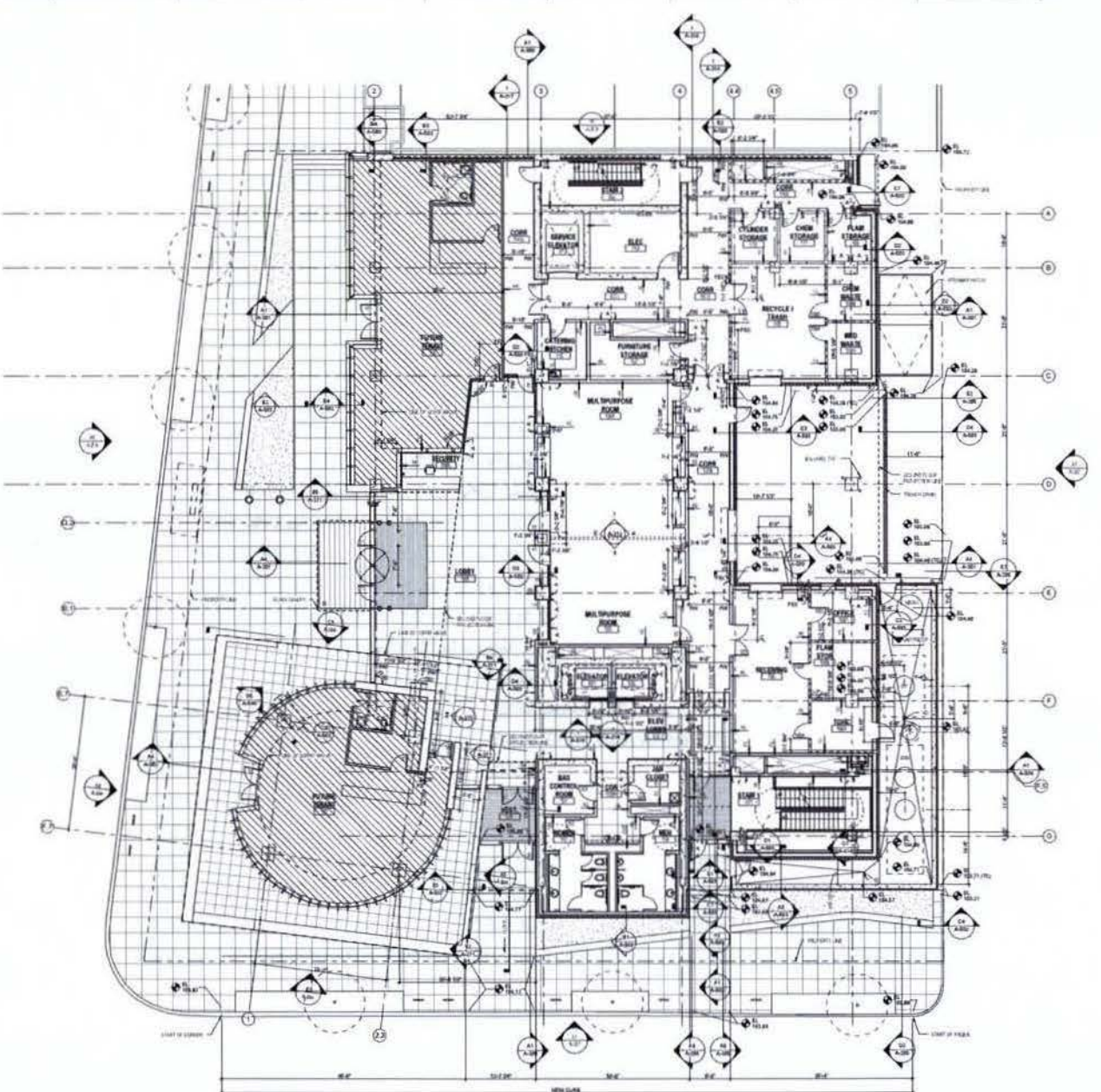
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NO.	REVISION	DATE	BY	CHKD.
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BASEMENT PLAN

A-110

DESIGN DEVELOPMENT



A1 FIRST FLOOR
10'-0"



GENERAL SHEET NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
2. ALL ROOMS ARE TO BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
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KEYNOTES - SHEET

LEGEND:

Shaded Area: Shaded Area (Shaded Area)



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WASHINGTON, DC 20059

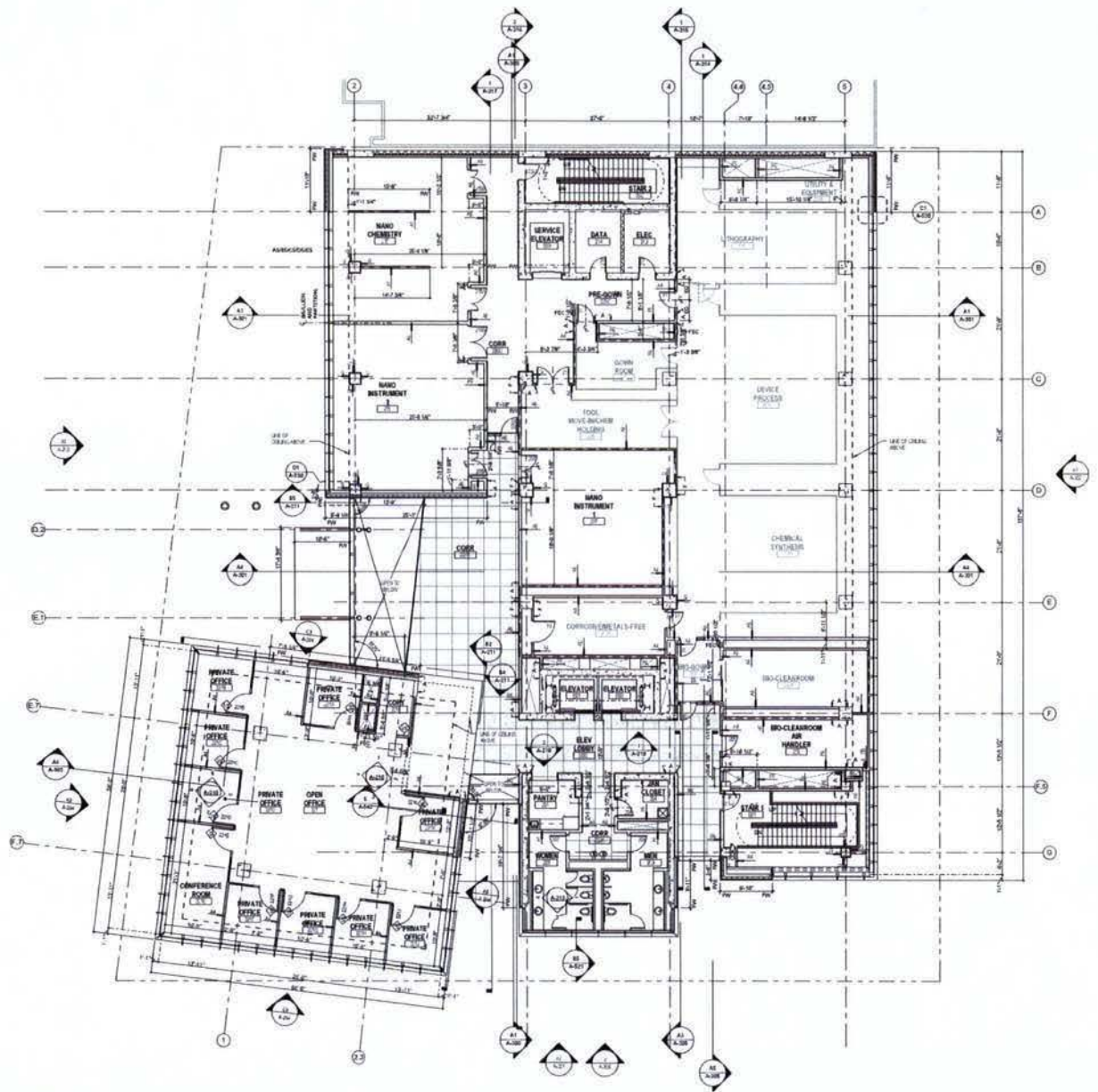


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3	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN
4	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN
5	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN
6	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN
7	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN
8	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN
9	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN
10	PROJECT INITIATION	01/15/2010	J. B. BROWN	J. B. BROWN

FIRST FLOOR PLAN

A-111

DESIGN DEVELOPMENT



A1 SECOND FLOOR
1/8" = 1'-0"



GENERAL SHEET NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO THE FACE OF WALLS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF WALLS UNLESS NOTED OTHERWISE.
4. DIMENSIONS OF CURVED WALLS ARE TO THE FACE OF THE WALL UNLESS NOTED OTHERWISE.
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LEGEND

- DOOR SWING SHOWN AT
--- DOOR SWING SHOWN AT

HDR

HDR ARCHITECTURE, INC.

2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20005



LINDSEY BAKER & ASSOCIATES, INC.
2201 GEORGIA AVENUE, NW, SUITE 200
WASHINGTON, DC 20005

PROJECT NO.

INTERDISCIPLINARY RESEARCH BUILDING

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WASHINGTON, DC 20005



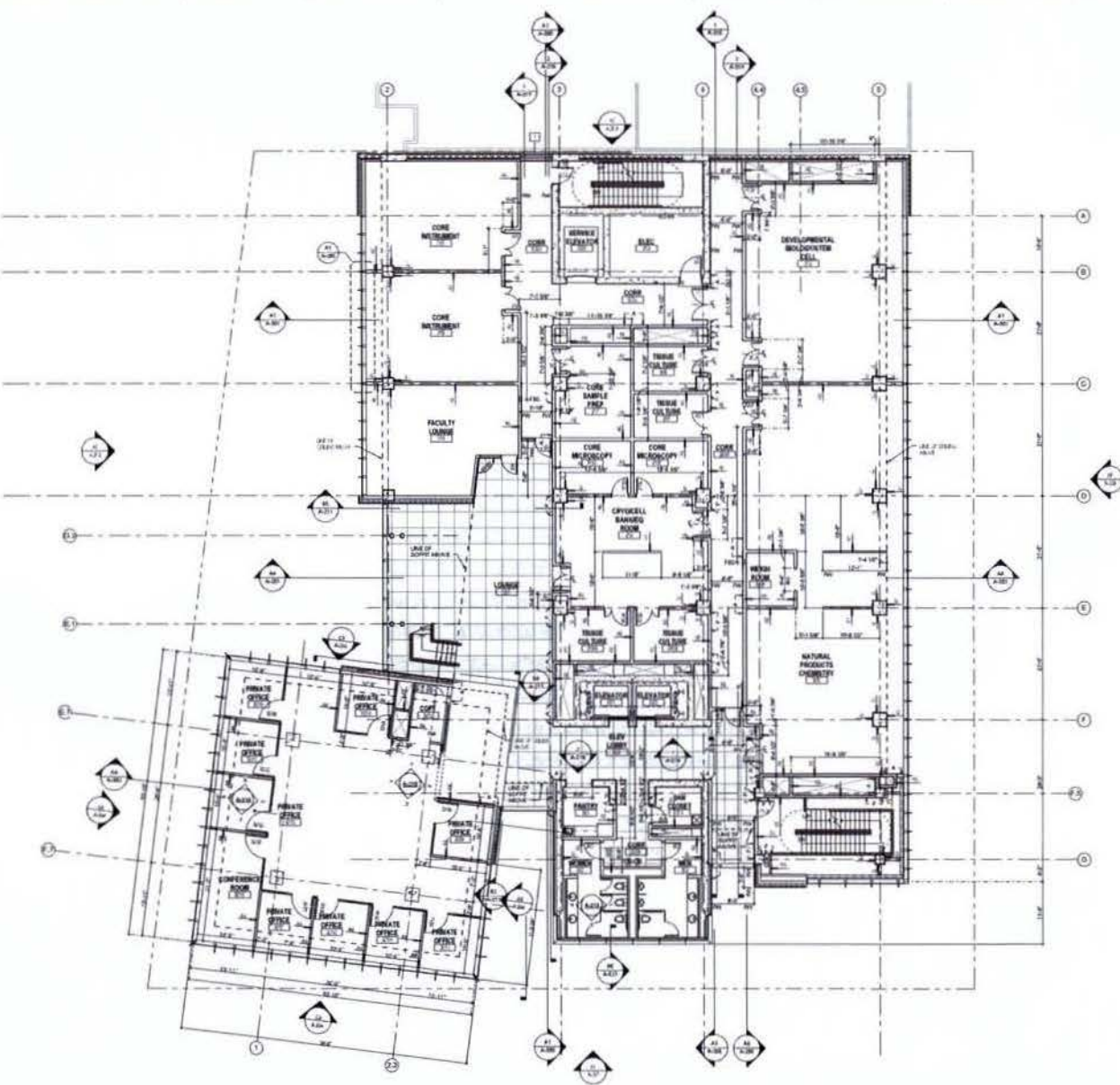
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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

A-112

DESIGN DEVELOPMENT



A1 THIRD FLOOR



GENERAL SHEET NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

KEYNOTES - SHEET

1. SEE SHEET A-112 FOR KEYNOTES TO THIS SHEET.



HDR ARCHITECTURE, INC.

1000 NEW YORK AVENUE, SUITE 200
WASHINGTON, DC 20004



LANCE B. ANDERSON & ASSOCIATES, P.C.
1000 NEW YORK AVENUE, SUITE 200
WASHINGTON, DC 20004

**INTERDISCIPLINARY
RESEARCH
BUILDING**

2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20059

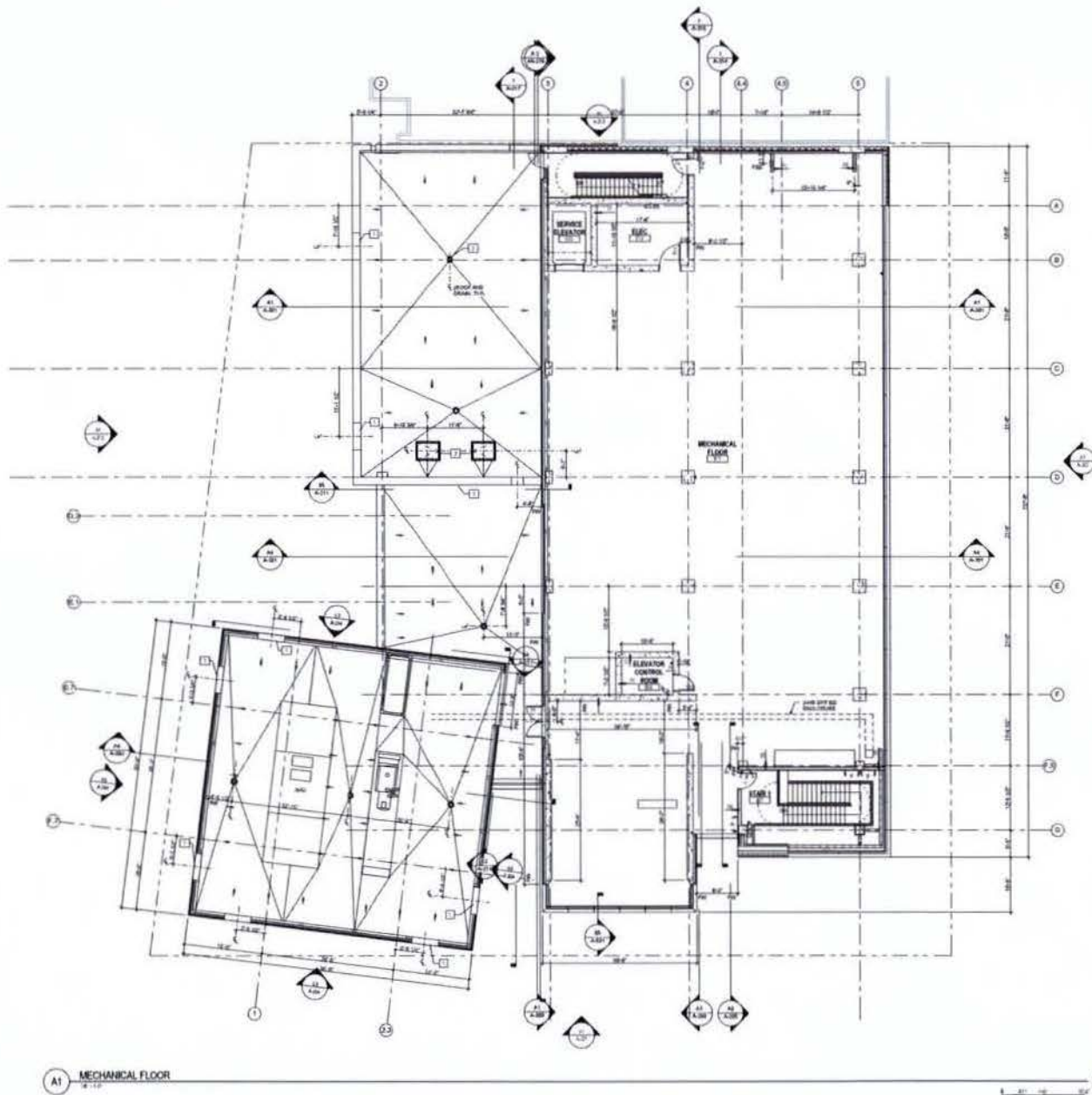


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THIRD FLOOR PLAN

A-113

DESIGN DEVELOPMENT



GENERAL SHEET NOTES:

1. ALL DIMENSIONS ARE IN FEET - DIMENSIONS NOTED
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KEYNOTES - SHEET

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HDR

HDR ARCHITECTURE, INC.

1000 PENNSYLVANIA AVENUE, SUITE 100
BETHESDA, MARYLAND 20814



LBA
LANCE BAKER & ASSOCIATES, INC.
1000 PENNSYLVANIA AVENUE, SUITE 100
BETHESDA, MARYLAND 20814

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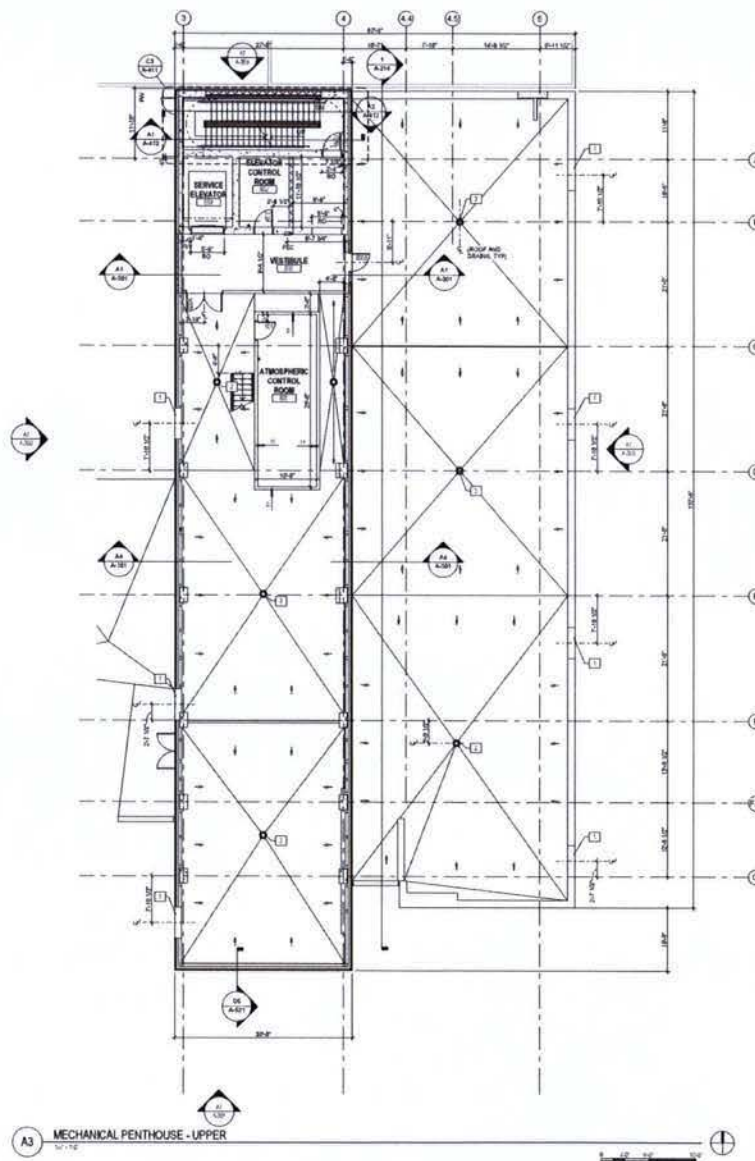
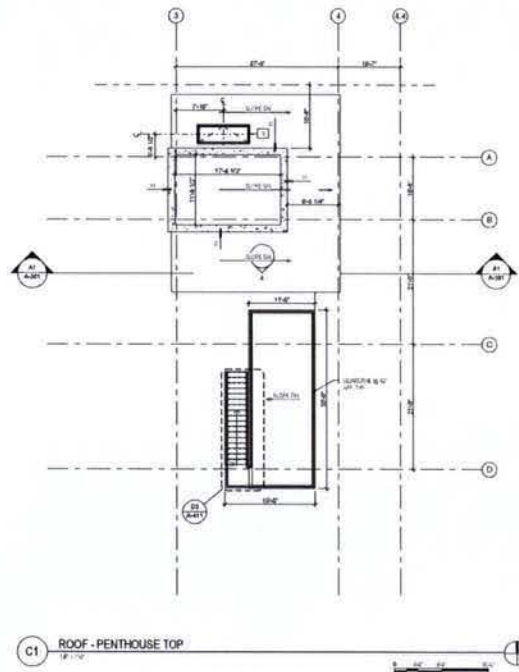
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DESIGNER	DATE
HDR	10/1/10

MECHANICAL PENTHOUSE PLAN

A-115

DESIGN DEVELOPMENT



GENERAL SHEET NOTES:

1. ALL WALLS ARE 12\"/>

KEYNOTES - SHEET

1. ALL MECHANICAL ROOMS TO BE LOCATED IN THE PENTHOUSE.
2. ALL MECHANICAL ROOMS TO BE LOCATED IN THE PENTHOUSE.
3. ALL MECHANICAL ROOMS TO BE LOCATED IN THE PENTHOUSE.

HDR

HDR ARCHITECTURE, INC.

2201 GEORGIA AVENUE, SUITE 200
WASHINGTON, DC 20005



LANCE BAILEY & ASSOCIATES, INC.
2201 GEORGIA AVENUE, SUITE 200
WASHINGTON, DC 20005

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2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20005

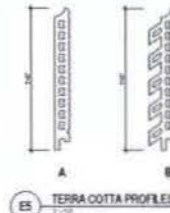


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UPPER MECHANICAL PENTHOUSE PLAN

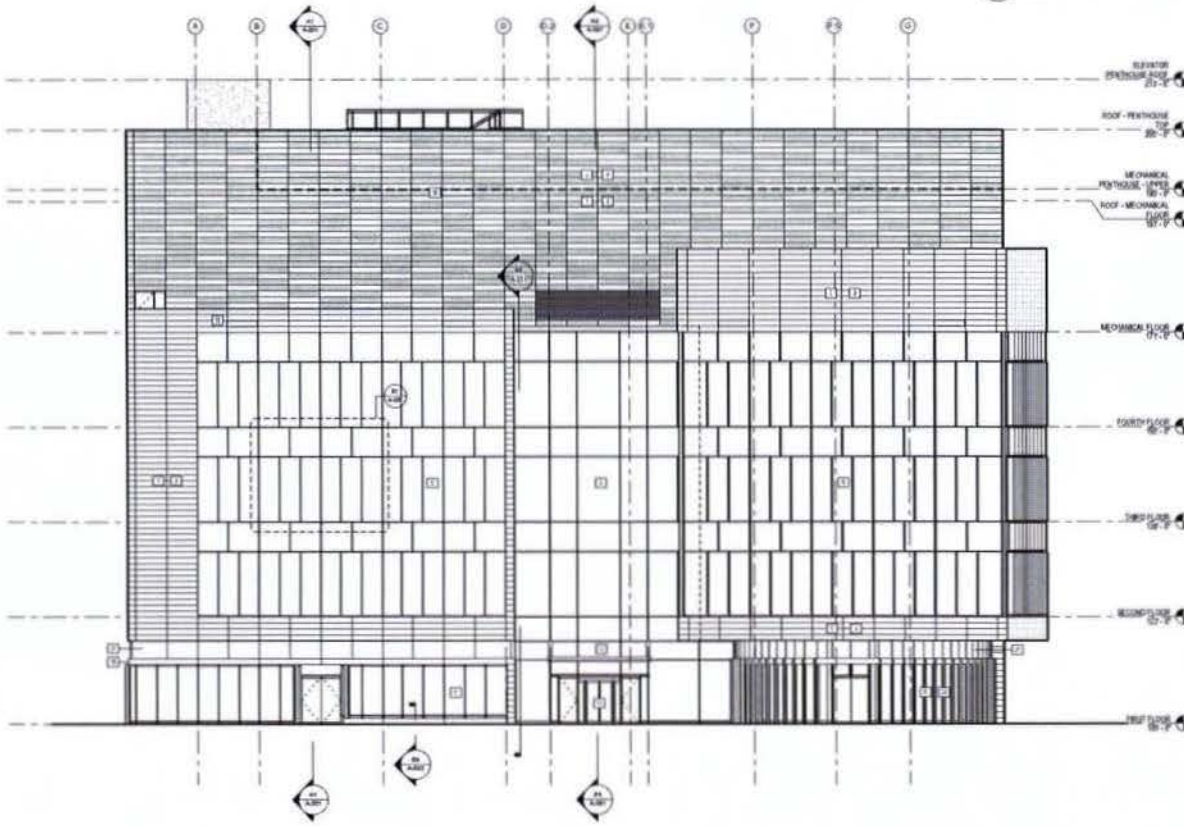
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A-116
DESIGN DEVELOPMENT



ELEVATION KEYNOTES

1. TERRA COTTA RAINSCREEN SYSTEM ON METAL STUD BACK-UP WALL.
2. TERRA COTTA PANELS AND WEATHERING SYSTEM ON WELDED STEEL TUBE STRUCTURE AND STEEL GIRT SUB-FRAME.
3. TERRA COTTA PANEL "A".
4. TERRA COTTA PANELS "B" AND "C" DATA SHEET.
5. CONTINUOUSLY EXPANDED-SEE A-211 FOR TYPE, DETAIL, AND FINISHING ALTERNATES.
6. PAINTED ALUMINUM "THINSLAT" COVER PANELS.
7. PAINTED ALUMINUM "THINSLAT" COVER PANELS ON BLIND-OFF METAL STUD BACK-UP WALL.
8. GROUND FLOOR 8" x 8" OF CONCRETE BRAGGWAY VENEER ON CONCRETE BLOCK BACK-UP WALL.
9. SHOWERHEAD-ALUMINUM SHOWER DOOR.
10. PAINTED YELLOW METAL DOOR PANEL AND FRAME.
11. 2-HOUR CONCRETE BLOCK PARTY WALL.
12. UNLIMITED GLASS ENTRANCE CANOPY/FLOOR.
13. PAINTED METAL PANEL.
14. REVISION DOOR.
15. ROOF SCUPPER.
16. STOP WINDOW- WITH CURTAIN WALL PROFILE.
17. PAINTED ALUMINUM RECESS IN TERRA COTTA WALL.
18. 1-HOUR FIRE RATED WINDOW ROOF.
19. METAL PANEL RAINSCREEN.
20. BUILDING SERVICE.
21. BUTT GLAZED INSULATED GLASS-NO VERTICAL MULLIONS. ALL FINISHES OF TONES.
22. STRUCTURALLY GLAZED WALLS WITH 1" GLASS SPAN AT TOP DETAIL. GLASS AT FINISHED OF CURTAIN WALL. ALL FINISHES OF TONES.
23. WOOD & PAINTED METAL INTERIOR PANEL SYSTEM DATA SHEET.



A1 EXTERIOR ELEVATION - WEST

1" = 10'



HDR ARCHITECTURE, INC.

2000 UNIVERSITY AVENUE, SUITE 200
WASHINGTON, DC 20004



LBA
LARGE SCALE & ARCHITECTURE INC.
2000 UNIVERSITY AVENUE, SUITE 200
WASHINGTON, DC 20004

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2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20009



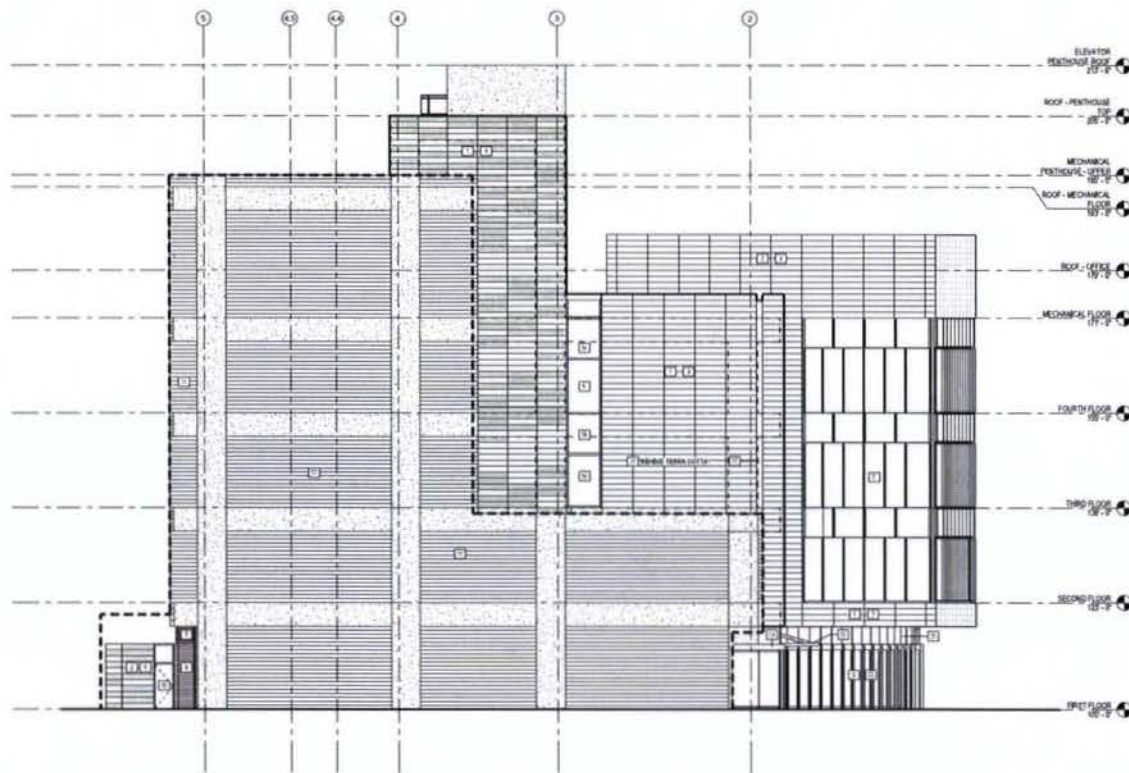
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EXTERIOR ELEVATION - WEST

A-200

DESIGN DEVELOPMENT

NOTE: EXTERIOR SITE WALLS, TERRACES, FLAG POLES, RAILINGS, ETC., ARE NOT SHOWN ON ELEVATION DRAWINGS. SEE ARCHITECTURAL AND LANDSCAPE SITE PLAN FOR ADDITIONAL INFORMATION.



A1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



ELEVATION KEYNOTES

1. TERRA COTTA RAINSCREEN SYSTEM ON METAL STUD BACK-UP WALL.
2. TERRA COTTA PANELS AND BRANDING SYSTEM ON REINFORCED STEEL TUBE STRUCTURE AND STEEL GIRT SUB FRAME.
3. TERRA COTTA PANEL 1'x1'.
4. TERRA COTTA PANELS 1'x1' AND 1'x2' MTL.
5. CURTAINWALL SYSTEM - SEE A-211 FOR TYPE, DETAIL, AND FINISH ALTERNATES.
6. PAINTED ALUMINUM "SHIMANT" LOUVER PANELS.
7. PAINTED ALUMINUM "SHIMANT" LOUVER PANELS ON BLANK-OFF METAL STUD BACK-UP WALL.
8. GROUND FLOOR 4'x4'x2" CONCRETE MASONRY VENEER ON CONCRETE BLOCK BACK-UP WALL.
9. OVERHEAD ROLLING SHUTTER DOOR.
10. PAINTED HOLLOW METAL DOOR PANEL AND FRAME.
11. 2 HOUR CONCRETE BLOCK PARTY WALL.
12. LAMINATED GLASS ENTRANCE CANOPY ROOF.
13. PAINTED METAL PANEL.
14. REVOLVING DOOR.
15. ROOF SCUPPER.
16. STRIP WINDOW - MATCH CURTAIN WALL PROFILES.
17. PAINTED ALUMINUM RECESSED IN TERRA COTTA WALL.
18. 1 HOUR FIRE RATED WINDOW BOX.
19. METAL PANEL RAINSCREEN.
20. BUILDING SIGNAGE.
21. BUTT GLAZED INSULATED GLASS - NO VERTICAL MULLIONS, ALL FINISH OPTIONS.
22. STRUCTURALLY GLAZED MULLIONS WITH 1" BLACK TIMBER TO DETAIL CORNER AT PERIMETER OF CIRCULAR CAFE, ALL FINISH OPTIONS.
23. WOOD & PAINTED METAL INTERIOR PANEL SYSTEM 50% MTL.

HDR

HDR ARCHITECTURE, INC.

1200 WASHINGTON AVENUE, SUITE 200
WASHINGTON, MARYLAND 20004



LAW, BUSINESS & ARCHITECTURE, INC.
1200 WASHINGTON AVENUE, SUITE 200
WASHINGTON, DC 20004

INTERDISCIPLINARY RESEARCH BUILDING

2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20059



**HOWARD
UNIVERSITY**

NO.	PROJECT	DESIGNER/ARCHITECT
1	2201 GEORGIA AVENUE, NW	HOWARD UNIVERSITY
2	2201 GEORGIA AVENUE, NW	HOWARD UNIVERSITY
3	2201 GEORGIA AVENUE, NW	HOWARD UNIVERSITY
4	2201 GEORGIA AVENUE, NW	HOWARD UNIVERSITY
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22	2201 GEORGIA AVENUE, NW	HOWARD UNIVERSITY
23	2201 GEORGIA AVENUE, NW	HOWARD UNIVERSITY

EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

A-203

DESIGN DEVELOPMENT



LANCE HUBER & ASSOCIATES, INC.
2200 DOWNSIDE AVENUE, N.W. SUITE
600-BOSTON, DC 20012

Discussion

INTERDISCIPLINARY
RESEARCH
BUILDING

2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20059

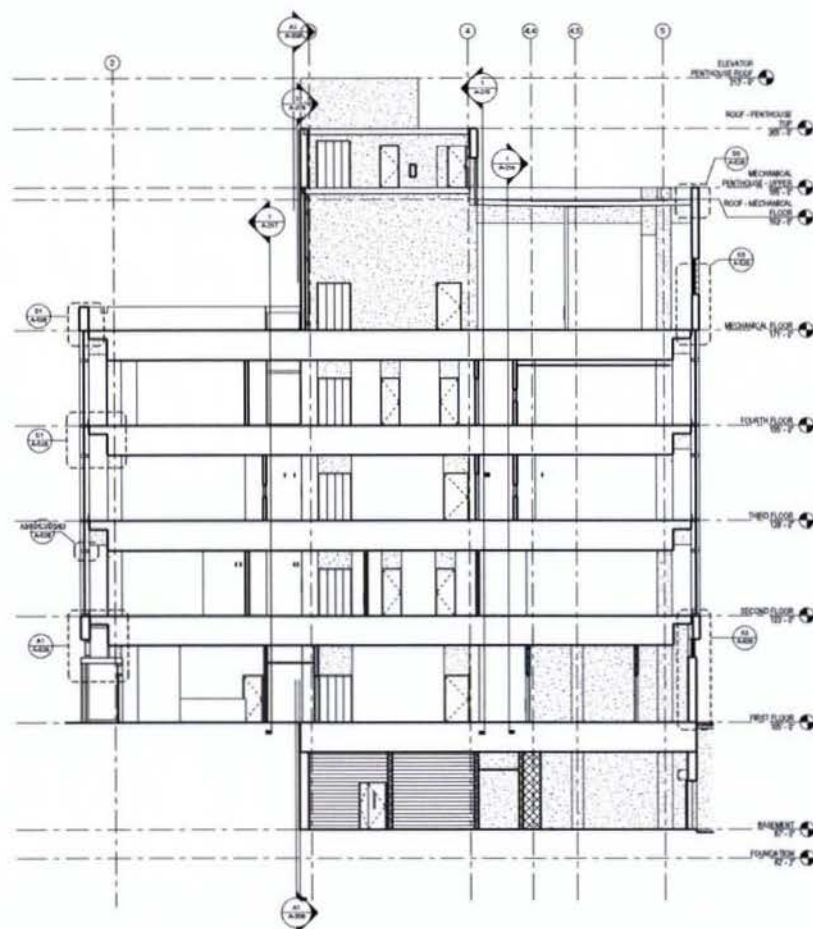
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UNIVERSITY[illegible][illegible]

BUILDING SECTIONS -
EAST/WEST

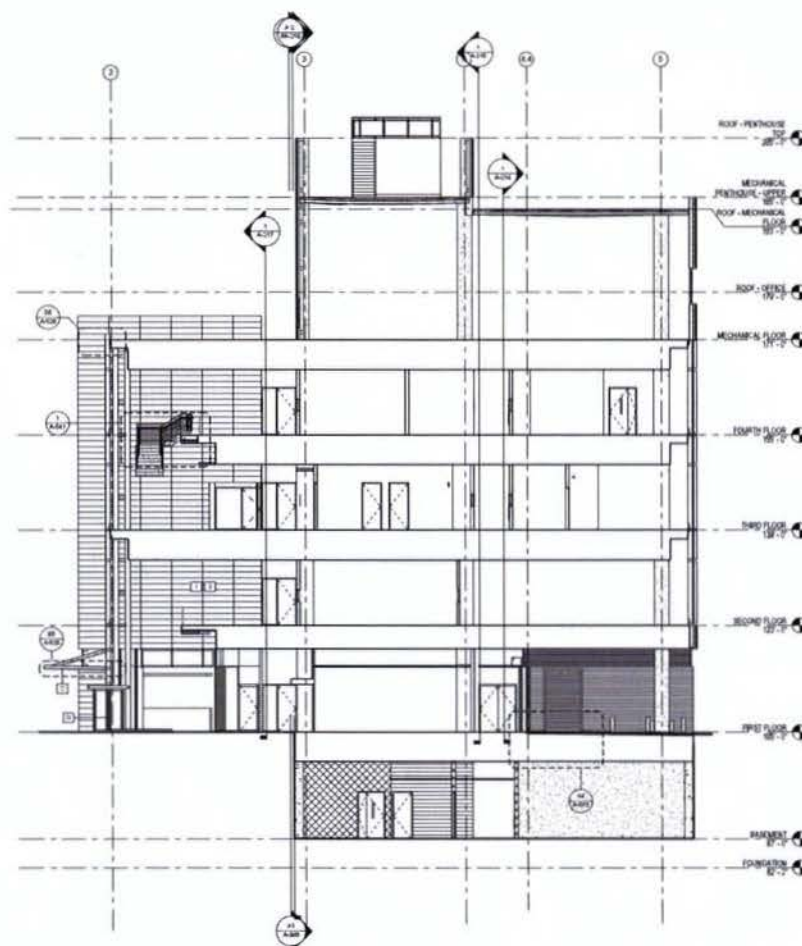
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A-301

DESIGN DEVELOPMENT



A1 BUILDING SECTION - EASTWEST LOOKING NORTH THRU EAST AND WEST LAB BLOCKS



A4 BUILDING SECTION - EASTWEST LOOKING NORTH THRU LOBBY AND LOADING DOCK



LANCE BARLEY & ASSOCIATES, INC.
2ND GEORGE PLAZA, NW, SUITE 100
BOSTON, MA 02115

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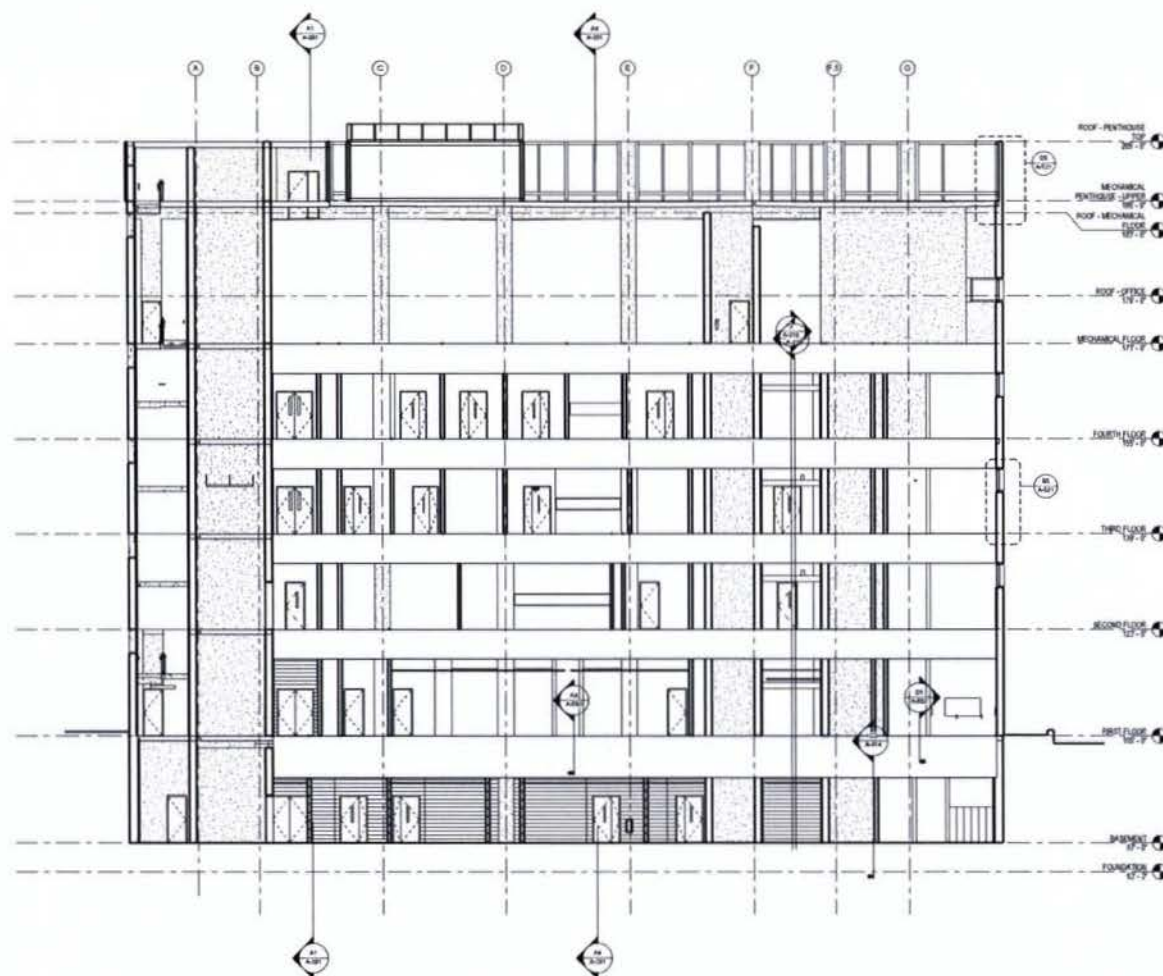
2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20059

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UNIVERSITY[illegible][illegible]

**BUILDING SECTION -
NORTH/SOUTH**

A-307

DESIGN DEVELOPMENT



A1 BUILDING SECTION - NORTHSOUTH LOOKING EAST THRU CORE

HDR

HDR ARCHITECTURE, INC.

7300 WILLOW LANE, SUITE 501
BETHESDA, MARYLAND 20814



LANCE BALEY & ASSOCIATES, INC.
THE DESIGN-BUILD FIRM, SUITE 200
WASHINGTON, DC 20001

PROJECT:

INTERDISCIPLINARY RESEARCH BUILDING

2201 GEORGIA AVENUE, NW
WASHINGTON, DC 20005



1867
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UNIVERSITY**

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STAIR SECTIONS

A-412

DESIGN DEVELOPMENT

