

May 5, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

RECEIVED
OFFICE OF ZONING
2014 MAY -6 PM 1:57

Re: BZA Case No. 18723: The Logic: 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

Enclosed please find Pre-Hearing documents in support of the above referenced application for three area variances and one special exception to allow the construction of a mixed-use residential project in the Arts/C-2-B District at 10th and V Streets, NW, including the following:

1. Updated Relief Required and Burden of Proof Notes
2. Revised architectural plans, elevations, and renderings
3. HPRB Concept Approval documentation
4. Letters of support

Please contact us if you require any additional information or we can answer any questions.
Thank you for your consideration.

Sincerely,

Suman Sorg, owner
2101 Morning Bright LLC

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18723

EXHIBIT NO. _____

Application of 2101 Morning Bright LLC
2105 10th Street, NW
(Square 358, Lots 5, 6, 802)
BZA Case no 18723
Pre-Hearing Notes

Property Information:

Location: 10th + V St, NW

Lot Area: 9,553 sf

Zoning: Arts/C-2-B

Max FAR: 5.0

Height: 70'

Units: 44 residential (41 in new construction, 3 in Church) + 1 commercial

Parking: 15 spaces provided in 1 underground level

Existing Building (Church) Footprint: 1,682 sf (4,655 total sf)

HPRB: Concept Design Approval obtained 4/3/14

Public Space: Project does not require Public Space Committee review

Chronology:

1/9/2014 – Sorg presents project to U Street Neighborhood Association Support received for project

1/27/2014 – Sorg presents project to ANC 1B Design Review Committee Support received for 2 variances

1/28/2014 – Sorg meets with Councilmember Jim Graham Support received for project

2/6/2014 – Sorg presents project to full ANC 1B Unanimous Support received for 2 variances

2/17/2014 – Sorg amends BZA application to include additional relief of 1 variance + 1 SE

2/25/2014 – Sorg presents project to ANC 1B Design Review Committee Unanimous Support received for 1 variance + 1 SE

4/3/2014 – HPRB hearing for Logic Approval received for concept design

4/7/2014 – Sorg meets with Public Space representatives (DDOT + OP) Confirmation project does not require Public Space Committee review

5/1/2014 – Sorg presents project to full ANC 1B Unanimous Support received for 1 variance and 1 SE

Relief Sought:

Variance relief sought:

1. Lot Occupancy (772.1) – The residential portion of the property may not occupy more than 80% of the lot. Here, due to the location of an existing individually listed historic landmark building that must be retained and its effect on the buildable land, the Applicant proposes a residential project that occupies up to a maximum 93% of the lot on certain vertical planes/floors of the building, but is well below the maximum on others. The average lot occupancy over the height of the building is 81%.

2. Rear Yard (774.1) – Structures must include a rear yard of not less than 15'. Here, given the existing conditions of zero rear yard, due to the location of an existing historic building within the required rear yard, the Applicant proposes a residential project that maintains the nonconformity and provides zero feet in the rear yard. The average rear setback provided for the new construction portion of the project, however, is 14' 9", just 3" shy of the minimum.

3. Location of Parking Spaces (2116.12) – Parking spaces provided within a structure shall be located at least 20 feet from all lot lines that abut public streets, unless the ceilings of all parking levels are at or below grade. Here, given poor soil conditions and precarious and shallow foundations of two attached buildings, including an historic landmark structure, combined with a constrained site, the Applicant proposes to construct one level of required parking at the property lines that extends above the grade of adjacent sidewalks by an average of 3' 2".

Special Exception relief sought:

4. Roof Structures (770.6) – Housing for mechanical equipment or a stairway or elevator penthouse shall be set back from all exterior walls at a distance at least equal to its height above the roof upon which it is located. In this case, the roof structure height is 14', while the setback is 9' 6" from the wall of the new construction portion of the project that abuts and rises above the southern wall of the

church This wall is located near the center of the property, which mitigates any potential visual impact of the roof structure to the surrounding streets

Uniqueness/Exceptional Condition:

- Property contains large historic landmark structure that must be retained
- Corner lot with two street frontages
- Poor soil conditions
- Shallow foundations of abutting buildings, including historic landmark

Burden of Proof:

Lot Occupancy:

Calculations new construction sf + existing building sf (where applicable) = total sf -- % lot occ/floor

1st Floor 6844 sf + 1682 sf = 8526 sf – 89%

2nd Floor 7090 sf + 1682 sf = 8772 sf – 92%

3rd Floor 7190 sf + 1682 sf = 8872 sf – 93%

4th Floor 7190 sf – 75%

5th Floor: 7145 sf – 75%

6th Floor 6099 sf – 64%

Average % Lot Occupancy = 81%

- Location and configuration of church creates odd-shaped lot, leading to inefficient building layout for new construction
- Meeting lot occupancy requirement would force the core southward, eliminating at least 5 parking spaces and triggering the need for a parking variance
- Moving the core would also conflict with the drive aisle in the parking level
- Locating residential entrance on V St side, as preferred by HPRB, leads to a more inefficient core and circulation than would an entrance on 10th St
- Meeting HRPB requirements has carved away at the building mass, putting additional pressure on the ability to accommodate density on the site
- HPRB approved the extension of the new construction behind the church
- DDOT has reviewed and confirmed adequate access to garage
- Church has large building footprint and mass, but yields comparatively little SF
- This modest increase in overall lot occupancy does not unduly impact neighboring property, since it is separated by an alley, which combined with rear setback of new construction locates the building between 27'5" and 22'8" away from its closest (non-attached) neighbor The setback also increases at the top level

- The bulk and density of the proposed project is not out of character with new buildings built in the neighborhood, including within the square

Rear Yard:

The existing rear yard is 0', due to the entrance located on V Street and location of the north wall of the Church on the property line abutting the adjacent 10-foot alley. The calculations below are for the new construction portion of the project, which accounts for 52' of the 99' 2" rear property line. The request for relief is for 0' in the rear yard, but these calculations demonstrate that the design of the project builds in significant setback at the rear of the property where feasible.

Calculations

1st Floor 22' 5"

2nd Floor 12' 8"

3rd Floor 12' 8"

4th Floor 12' 8"

5th Floor 12' 8"

6th Floor 15' 8"

Average Rear Yard: 14' 9"

- Entrance on V St, as preferred by HPRB, locates rear of property at north property line, subject to rear yard requirements
- Existing individually landmarked historic church located in required rear yard, making rear yard provided 0'
- This relief was previously approved for a building of similar mass/density on this site
- Average setback over height of building nearly meets rear yard requirements and exceeds it at ground level and 6th floor

Location of Parking Spaces:

The Applicant is providing the required number of parking spaces for this project, but is unable to do so while meeting the provisions of 2116.12. The new construction, as proposed, sits on a plinth slightly above grade at 3' 10" above at the lowest elevation of the property and 2' 7" above at the highest.

- The parking level rises above adjacent grade in a range from a maximum of 3' 10" to 2' 7"
- Public Space review by OP and DDOT confirmed this condition is acceptable
- HPRB approval noted this condition as acceptable
- 5 geotechnical borings have revealed very "collapsible," "silty," poor soil conditions
- Attached property to the east has a foundation of only 18" below grade
- Foundation of existing attached Church is only 6' below grade
- Underpinning of historic landmark is potentially hazardous and could result in collapse

- In order to exercise caution, the proposed depth of the garage parking level matches the foundation level of the church
- Proposal minimizes underpinning and shoring for property to the east and eliminates the need for underpinning the heavy church structure
- It is impossible to set the parking spaces back 20' from the property line and meet parking requirements for number of spaces This would lead to 0 parking spaces
- The "plinth" created is not out of character with the surrounding neighborhood and mirrors the entry to the Church, which is four steps above grade This was approved by HPRB

Roof Structures:

The necessity for relief from the roof structure setback requirements is triggered by the fact that the proposed roof structure is not set back at a 1:1 ratio from a wall of the new construction extending above the south wall of the church that is defined as an "exterior" wall, despite its location near the center of the property

- The roof structure is set back 9'6", where 14' would be required given its height
- Roof structures are set back significantly more than the required distance from all walls abutting streets or alley
- Relief is requested for setback from an "exterior" wall located in the middle of the property above the Church, meaning that the spirit of the regulation is followed as there is no negative visual impact when viewed from the street
- HPRB has reviewed this condition and approved it
- This condition results from the odd shaped property caused by the location of the church and the necessity to locate the core near the southeast corner of the Church building
- The core cannot be moved to the south to accommodate the required setback without eliminating at least 5 parking spaces and triggering the requirement of a parking variance
- The location of the roof structure in the center of the property meets the spirit and intent of the zoning regulations and means that neighboring properties will not be adversely affected

No Harm to Public Good/Zone Plan:

The request for relief can be granted without harm to the public good and without threat to the zone plan

- The project restores and reuses a deteriorated and long vacant historic structure
- The project puts long vacant property into productive use
- The project provides much-needed residential dwelling units for the city
- The project will provide a mix of uses
- Allowing the project to occupy up to 93% of the lot and as low as 64% of the lot will not impinge unduly on neighboring properties based, in part, on the property's location on a corner and because the Applicant has built in additional setbacks from the alley
- Allowing the project to provide zero rear yard continues an existing nonconformity, but leads to a more appropriate preservation strategy and urban scape, by located the entrances on V Street In addition, the Applicant is providing a rear setback on the new construction portion of the project

that averages 14'9" and at its least is 12'8" and is set back from the closest property by 22'8" or more

- Allowing the underground parking level to rise above the adjacent grade a maximum of 3'10" will not cause the project to be out of character with the surrounding neighborhood and enables the Applicant to provide the required number of parking spaces while protecting the abutting buildings

Conclusion:

The applicant has considered and designed this building thoughtfully and the project is meeting with significant support from the surrounding community, including from the U Street Neighborhood Association, ANC 1B, and the Ward One Councilmember, Jim Graham, as well as community residents. The Applicant has met with several neighbors to address any concerns and has enacted design changes as a result of these conversations, in the hopes that the entire community would feel comfortable with this new addition. As a neighbor whose business is located within two blocks of the subject property, the Applicant has been a positive force in the development of this area and wishes to continue those efforts with this project. We thank you very much for your consideration.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



See p. 3

HPRB ACTIONS
March 27 and April 3, 2014

The Historic Preservation Review Board met to consider the following items on March 27 and April 3, 2014

MARCH 27 MEETING

Present Gretchen Pfahler (Chair), Rauzia Ally, Graham Davidson, Nancy Metzger, Robert Sonderman, Joseph Taylor and Charles Wilson Absent Maria Casarella and Andrew Aurbach

DUPONT CIRCLE HISTORIC DISTRICT

1815 Riggs Place NW, HPA14-250, concept /one-story addition to a non-contributing building.

The Board found the proposed concept compatible with the character of the historic district and consistent with the purposes of the preservation act with the following conditions (A) Direct the architect to further study the metal panel cladding- both in color and pattern at the 3rd story, (B) Further define the projecting cornice so that it is more integral with the addition, (C) Encourage the applicant to include cleaning the limestone entry and brick façade as part of the scope of this project to further enhance the façade in this historic district, and D) Eliminate the front façade balcony space The HPO further recommends that the Board delegate final approval to staff
Vote 6-0

U STREET HISTORIC DISTRICT

1441-1449 U Street, NW (Portner Place), HPA 14-176, concept/11 story residential building on U Street, 8 story residential building on V Street

The Board found the height and mass of the proposed new construction, and the design of the V Street elevation, to be compatible with the historic district but on the U Street elevation requested further study to mitigate the horizontal quality of the projecting bays, to strengthen the tripartite organization and the base of the building, elimination of the entrance tower element, and a simplification of materials The Board also requested that the project return for further review rather than final approval being delegated to staff Vote 7-0

SHERIDAN KALORAMA HISTORIC DISTRICT

2419 Massachusetts Avenue, NW, HPA 14-245, concept/side additions, fence

The Board found the concept compatible with the character of the Massachusetts Avenue Historic District on the condition that the new metal fence be fabricated of iron rather than steel

2300 Wyoming Avenue, NW, HPA 14-244, concept/fences, retaining walls

The Board found revised plans (submitted by the applicant since the release of the HPO report and addressing the issues raised within) to be compatible with the character of the historic district, with the conditions that the perimeter fencing be iron rather than steel and that the retaining walls be as low as possible to simply retain the grade. Vote 7-0

MOUNT PLEASANT HISTORIC DISTRICT

1867 Park Road NW, HPA 14-091, revised concept/construction of rear addition, repairs and site work

The Board approved the concept as compatible with the character of the historic district and delegated further review to staff, with the condition that the floor framing in the building be retained. The Board also expressed concern with: the details of the front porch, including roof pitch and material, and diameter of the columns, the details of replacement or new retaining walls and stairs in the front yard, and that any replacements of the sash in the dormer windows replicate the original configurations or be consistent with the rest of the windows in the house. Vote 7-0.

1867 (1865) Park Road NW, HPA 14-243, concept/construction of a two-story frame house and site work.

The Board approved the concept as compatible with the character of the historic district and delegated further review to staff. The Board also confirmed that no rear-yard fences are part of the present application, but offered that if an application for a fence is later submitted to staff, it should be within the standard height limitation and not exceed a height necessary for its function. Vote 7-0

HISTORIC LANDMARKS

Riggs-Tompkins Building, 3336 14th Street NW, HPA 14-240, signs and awnings

The Board recommended approval of a permit for the awnings and entrance canopy, an illuminated slogan sign, but no blade signs. The Board recommended allowing flexibility on the heights at which the entrance canopy and the awnings would be hung and the possibility of putting box signage in the sign band on 14th Street and continuing the sign band onto Monroe is necessary for mounting signs. Vote 7-0

HISTORIC LANDMARK

Western High School (Duke Ellington School of the Arts), 3500 R Street NW, HPA 14-133, revised concept, alterations and new construction.

The Board unanimously approved the staff report which recommended the Front Bar concept as consistent with the Act and the Back Bar and Middle Bar concepts as inconsistent. The Board also identified a number of project features for further refinement and future review by the Board including elements of the front plaza, the lantern reading room, the entry porches, the elevations of the new additions, the fly tower, night lighting, and the degree to which projections on the roof would be visible from the surrounding community. Finally, the Board requested that original materials be used to reconstruct the porches and their balustrades (substitute materials being considered acceptable for the rooftop balustrade) and recommended that permanent exhibits interpreting the history of the school and its auditorium be incorporated into the school's display areas. Vote. 6-0

WASHINGTON HEIGHTS HISTORIC DISTRICT

1835-37 Wyoming Avenue NW, HPA 13-623, revised concept/rear roof deck and stair access

1. The Board approved the revised rear addition. Vote 5-0
2. The Board approved the roof work conditioned upon a redesign of the stair tower, rotating the HVAC equipment 90 degrees, and setting the deck back from the rear wall. Vote 4-1

APRIL 3 MEETING

Present: Gretchen Pfaehler (Chair), Andrew Aurbach, Rauzia Ally, Maria Casarella, Graham Davidson, Nancy Metzger, Robert Sonderman, Joseph Taylor and Charles Wilson. Absent: Robert Sonderman

DOWNTOWN HISTORIC DISTRICT

610-624 Eye Street, NW and 609-619 H Street, NW, HPA 14-242, revised concept/alteration, demolition of 616-Rear Eye Street, new construction

The Board concurred with the conclusions of the HPO report, and also found that greater clarity needed to be provided regarding the relationship of the project to the Wah Luck House and that the new construction may be too close to that building, that the H Street façade of the new construction should be stepped back at the upper floors rather than rising straight up to 110 feet to provide for a more compatible relationship with the retained H Street buildings, that the treatment of the retained alley buildings with new construction directly above them was not a compatible treatment, that clarity needed to be provided on the height of the street-fronting Eye Street infill element; that the façade of the new construction behind the Eye Street historic buildings needed to have greater variation in plane and/or materials to ensure that it doesn't read as too monolithic. Vote: 8-0

HISTORIC LANDMARKS

First African New Church, 2105 10th Street NW, HPA 14-125, concept/rehabilitation of landmark and construction of six-story apartment addition

The Board approved the concept but recommended several areas of the design that needed further work before it was compatible with the landmark. These elements included further information and detailing on the size and jointing of the metal panels, the size and detailing of the windows, the design of the sunshade element, the design of the retail base, the spacing of the projecting bays on the two primary elevation, and

the penthouse height and location of the roof deck railing The project was directed to return to the HPRB for further review when ready Vote 7-0 (Wilson absent)

ANACOSTIA HISTORIC DISTRICT

2006 Martin Luther King Jr Avenue SE, HPA 14-249, concept/third-story addition and alterations

The Board approved the concept for the addition but request the applicant to return with revisions and further development, including retaining the façade's upper windows, cornice bands and masonry colors, simplifying the south elevation and retaining more of the masonry wall toward the front corner, consider introducing more light through the building from above, and address several of the staff report comments Vote: 7-0 (Wilson absent)

CAPITOL HILL HISTORIC DISTRICT

819 D Street NE, HPA 14-180, concept/exterior alterations, rooftop addition.

The Board adopted the staff report and recommended against the following alterations: expansion of the areaways, church roof skylights, and any rooftop structures on the row houses The Board requested the applicant provide a mock-up of a modified stained glass window prior to making a determination on any window alterations Vote 6-0

140 12th Street SE, HPA 14-184, concept/second story carriage house addition

The Board found the concept to be consistent with the purposes of the preservation act and delegated final approval to staff with the condition the applicant further differentiate the addition from the original building, work with staff on the location of mechanical units and any new meters, and simplify details around the doors and windows. Vote 3-2 (Metzger and Taylor opposed, Aurbach absent)

640 Lexington Place NE, HPA 14-218, concept/rear addition/roof alteration

Due to scheduling constraints, consideration of the case was deferred until April 24

MOUNT VERNON SQUARE HISTORIC DISTRICT

415 M Street NW, HPA 14-177, concept/three-story side and rear addition

Due to scheduling constraints, consideration of the case was deferred until April 24

HISTORIC LANDMARK

Waffle Shop, 522 10th Street, NW, HPA 14-231, raze and relocate

The Board recommended approval of an application to raze the Waffle Shop as consistent with the purposes of the preservation law, due to loss of both interior and exterior integrity. Salvaged elements and documentation will be used to execute the terms of an agreement with preservation groups to recreate the building at another location

CONSENT CALENDAR

The Board approved all of the following items on the consent calendar on March 27 by a vote of 6-0 (Ally Aurbach and Wilson absent)

ANACOSTIA HISTORIC DISTRICT

1352 Valley Place, SE, HPA 13-619, concept revision and subdivision

This case was discussed on the record as two objections had been received

CAPITOL HILL HISTORIC DISTRICT

700 Constitution Ave NE, HPA 12-150, request for renewal of concept approval

442 New Jersey Avenue SE, HPA 14-173, concept/rear addition

CLEVELAND PARK HISTORIC DISTRICT

3425 Connecticut Avenue NW, HPA 14-034, concept/roof addition

MOUNT PLEASANT HISTORIC DISTRICT

3110 19th Street NW, HPA 14-247, concept/two-story-and-basement addition at rear

1855 Lamont Street NW, HPA 14-253, concept/two-story rear addition

MOUNT VERNON SQUARE HISTORIC DISTRICT

216 Morgan Street NW, HPA 14-232, concept/new 2-story brick rowhouse

SHAW HISTORIC DISTRICT

1225 10th St NW, HPA 14-161, concept/new 3-story brick, 3-unit building

SHERIDAN KALORAMA HISTORIC DISTRICT

29 Kalorama Circle, NW, HPA 14-241, concept/side addition

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc (202) 898-1108, www.olenderreporting.com, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning dc.gov>



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B

2000 14th Street, NW
Suite 100B
Washington, DC 20009

Commissioners

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1b01@anc dc gov

Jeremy Leffler
1b02@anc dc gov

Sedrick Muhammad
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Deborah Thomas
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E. Gail Anderson Holness
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Zahra Jilani
1b12@anc dc gov

February 13, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Dear Chairman Jordan and Members of the Board:

The ANC 1B Design Review Committee recommended support for Logic's BZA application and the relief requested for 0 ft. rear yard setback and to increase the allowable lot occupancy from 80% to 90%. The uniqueness of the property, the presence of the historic church on the site, and the ability to design and construct an efficient building on the site is impractical without receiving zoning relief.

ANC 1B supports the application for the Logic for the following areas of relief:

1. A variance from the rear-yard setback requirement of section 774.1, which requires that structures must include a rear yard of not less than 15 feet. The Applicant proposes a residential project that maintains the existing zero rear-yard nonconformity and then provides a rear yard along the alley that encroaches only 3 feet into the required rear yard at its narrowest.
2. A variance from the lot occupancy requirements of section 772.1, which requires that the residential portion of the property may not occupy more than 80% of the lot. The applicant proposes a 90% lot usage residential project given the disproportionate lot area and the mass of the church in relation to the available new construction area, the practical difficulty in utilizing the resulting L-shaped lot to create an efficient building, and, the Historic Preservation that reduces the mass of the building on 5 and 6 floors.

Advisory Neighborhood Commission 1B, at its regularly scheduled February 6 public meeting, with a quorum present, voted 9-0-1 to support BZA application #18723 with noted variances for the Logic.

Regards,

James A. Turner
Chair

Ricardo A. Reinoso
Secretary



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JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
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Chairperson
Committee on Human Services

February 21, 2014

Mr Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re. BZA Case No 18723

The Logic 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

I am writing in full support of the proposed project at 10th and V Streets, NW. As the Councilmember for Ward One, where this project is located, I have a strong desire to see thoughtful, well-designed new buildings as infill development that will have a strong positive impact on the quality of life for residents of the Ward. I believe that the scale and density of this building is appropriate and that the development team should be encouraged to move forward with the rejuvenation of a long-vacant corner.

The development team presented their plans and design for the project to me, including the requested areas of relief for lot occupancy, rear yard and parking at the property line above grade. They explained the uniqueness of the property and the resultant practical difficulty as it relates to the presence of the historic church on the site and how that condition impacts their ability to design and construct an efficient building on the site without receiving zoning relief. I believe that, as to the relief requested in this application, that the practical difficulty associated with development is clear as is the strong public benefit of building this project. The Logic will provide much-needed housing stock in the area, improved security on this corner, daytime uses in the neighborhood, and neighborhood-serving retail to this corridor. I further believe that the design of the addition to the church sets an example that I hope will be followed by future development in the area.

I therefore strongly urge the Board of Zoning Adjustment to approve this application, including relief for lot occupancy, rear yard, and parking above grade at the property line. I am pleased to support this project, and hope that you will do your part in assisting this neighborhood developer to proceed with haste in completing this project.

Bests,

JG/jl

sweetgreen

829 7th Street, NW
Washington, DC 20001
www.sweetgreen.com

February 19, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re. BZA Case No. 18723

The Logic 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

The property owner for the Logic project has shared their plans and three areas of requested zoning relief with me and I am writing to indicate my support for the project. I am the owner of a condominium unit in the Visio, at 2109 10th St, NW, located adjacent to the property to the north

Not only am I adjacent to the property, but my specific unit is on the first and second floors of the alley side, so my unit will be the one most effected. I see the new logic building as an incredibly exciting addition to my block and I look forward to seeing it completed

Sincerely,



Nicolas Jammet
Owner
2109 10th St NW #102
Washington DC 20001

February 19, 2014

Mr Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

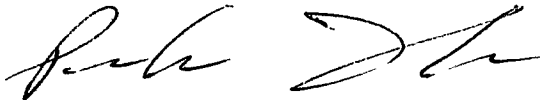
Re BZA Case No 18723

The Logic 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

The property owner for the Logic project has shared their plans and three areas of requested zoning relief with me and I am writing to indicate my support for the project I am the owner of a property in the neighborhood, located at
XXXXXXXXXXXXXXXXXXXX

Sincerely,



NAME

Pedro Talavera

Owner

911 V St NW

ADDRESS

Washington, DC 20001

February 19, 2014

Mr Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re BZA Case No 18723

The Logic 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

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XXXXXXXXXXXXXXXXXXXX

Sincerely,



NAME

Owner

ADDRESS

Washington, DC 20001

2/24/14

Jerald Johnson

Rhapsody Condominium Assoc Board member, owner #109
2119 10th St. NW (30 yr. lease)

February 19, 2014

Mr Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No 18723

The Logic 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

The property owner for the Logic project has shared their plans and three areas of requested zoning relief with me and I am writing to indicate my support for the project I am the owner of a property in the neighborhood, located at
XXXXXXXXXXXXXXXXXXXX.

0358-0803 + 0358-0062 + 0358-0063
William D. Riley 2-21-14
Sincerely,

NAME

Owner

ADDRESS

Washington, DC 20001



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B

2000 14th Street, NW
Suite 100B
Washington, DC 20009

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February 13, 2014

Ms Catherine Buell, Chair
Historic Preservation Review Board
DC Historic Preservation Office
1100 4th Street, SW, Suite E650
Washington, DC 20024

Dear Ms Buell and Members of the Board,

On January 27, 2014, the ANC Design Review Committee reviewed and approved the pending HPRB application and the design of the Logic project new construction as an addition to the individually landmarked First African New Church. The Logic development team made an abbreviated presentation at the February 6 public meeting of ANC 1B. The Design Review Committee recommended support for the HPRB concept design approval

ANC 1B supports the Logic project development and the design, including the historic church on the property, at the corner of 10 Street NW and V Street NW. The development will enliven a corner that has long stood vacant.

Advisory Neighborhood Commission 1B, at its regularly scheduled February 6 public meeting, with a quorum present, voted 9-0-1 to support HPRB application #14-125 for the Logic

Regards,

James A. Turner
Chair

Ricardo A. Reinoso
Secretary



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facebook.com/ANC1B



JIM GRAHAM
COUNCILMEMBER, WARD ONE
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Chairperson
Committee on Human Services

February 21, 2014

Ms. Catherine Buell, Chair
Historic Preservation Review Board
DC Historic Preservation Office
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re HPA No. 14-125

The Logic 10th and V Streets, NW

Dear Ms Buell and Members of the Board,

I am writing in full support of the proposed project at 10th and V Streets, NW. As the Councilmember for Ward One, where this project is located, I have a strong desire to see thoughtful, well-designed new buildings as neighbors to our historic structures. I believe the Logic is exemplary of appropriate infill development and will continue to improve the quality of life for residents of the Ward, as well as our building fabric.

I believe the proposed new mixed-use building relates appropriately and elegantly to the historic church on the property, while not attempting to be derivative. In addition, this development will bring critical new housing units and neighborhood serving retail to this community and will further the rejuvenation of the U Street corridor.

I am pleased to support this development project and urge the Historic Preservation Review Board to approve the conceptual design so that the project can proceed with haste.

Bests,

JG/jl

LOGIC BUILDING

WASHINGTON, D.C.

SITE AERIAL VIEW

MAY 2014

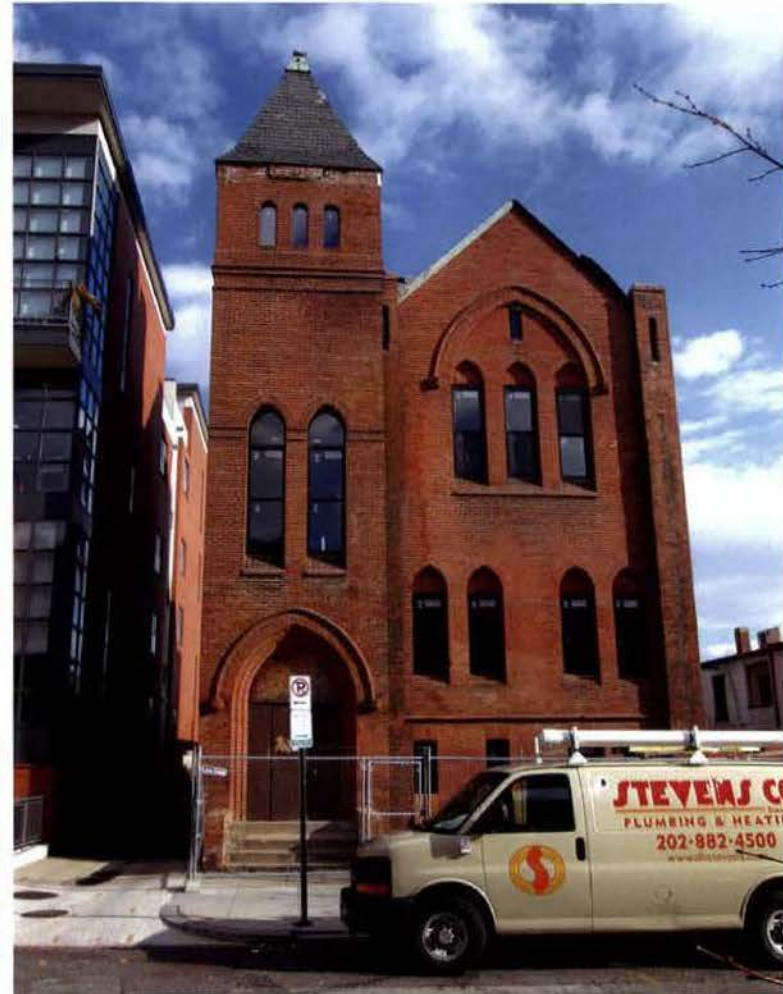


LOGIC BUILDING

WASHINGTON, D.C.

CURRENT CHURCH IMAGES

MAY 2014



LOGIC BUILDING

WASHINGTON, D.C.

SITE STREET VIEWS

MAY 2014



VIEW FROM 10TH STREET

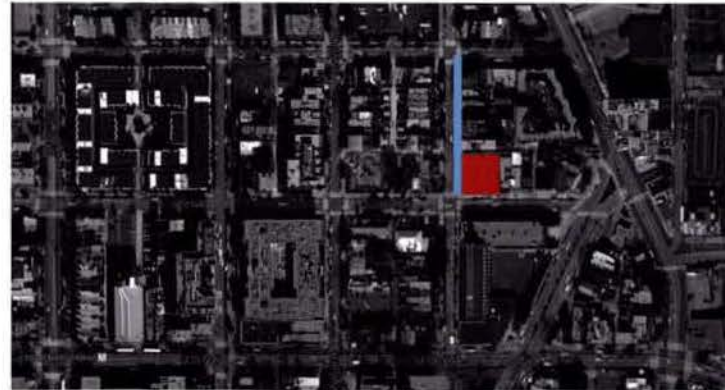


VIEW FROM THE INTERSECTION OF 10TH AND V STREET



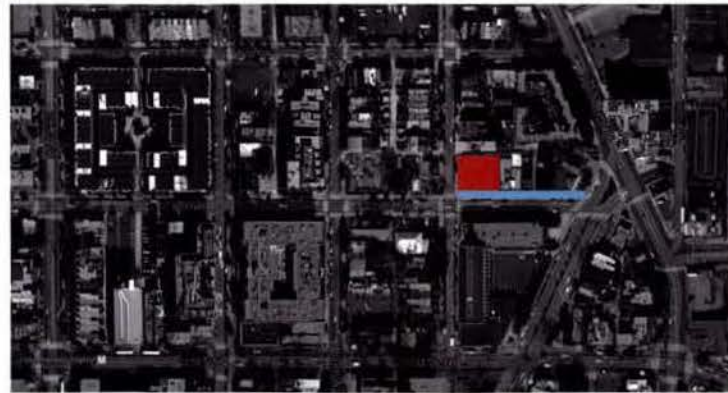


10TH STREET NW - BETWEEN V STREET AND W STREET (EAST ELEVATION)





V STREET NW - BETWEEN VERMONT AVENUE AND 10TH STREET (NORTH ELEVATION)





LOGIC BUILDING

WASHINGTON, D.C.

GROUND FLOOR PLAN

MAY 2014

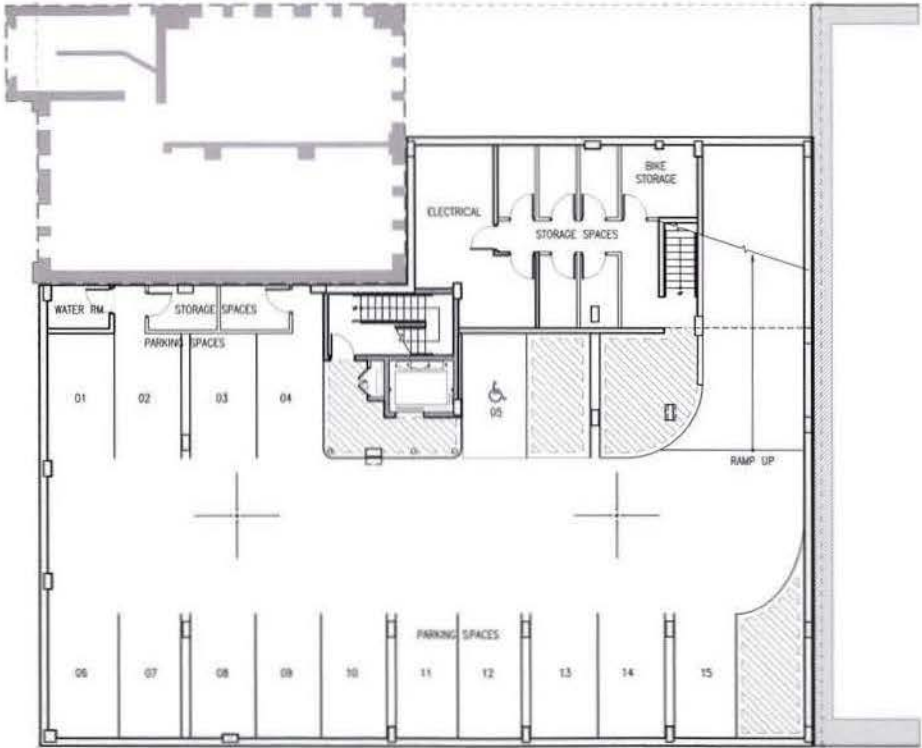


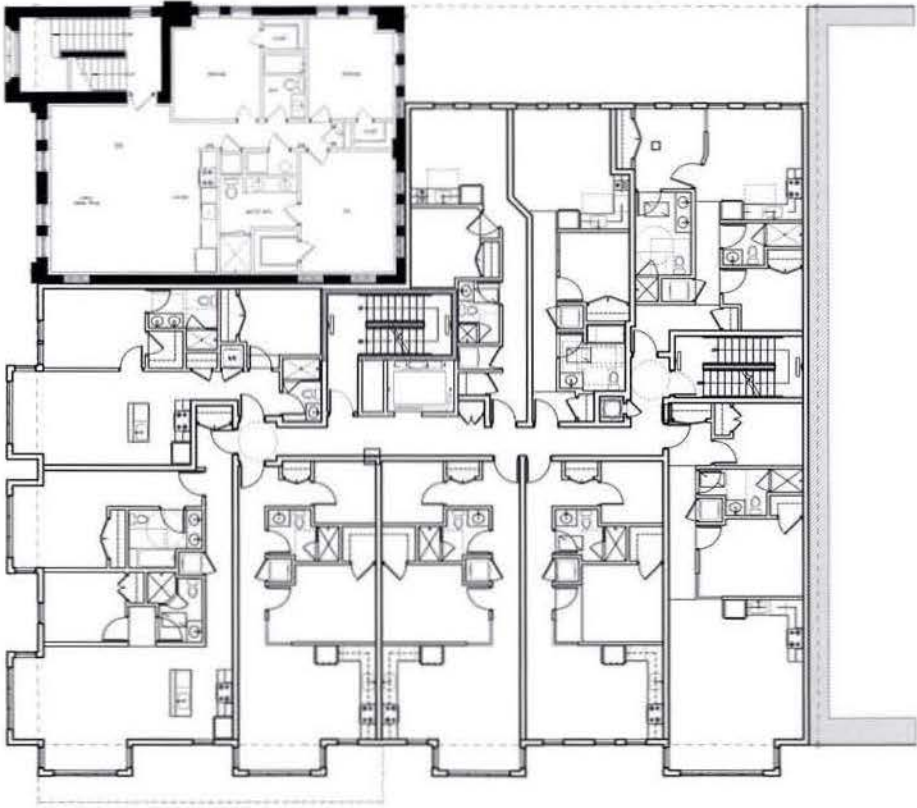
NOTES

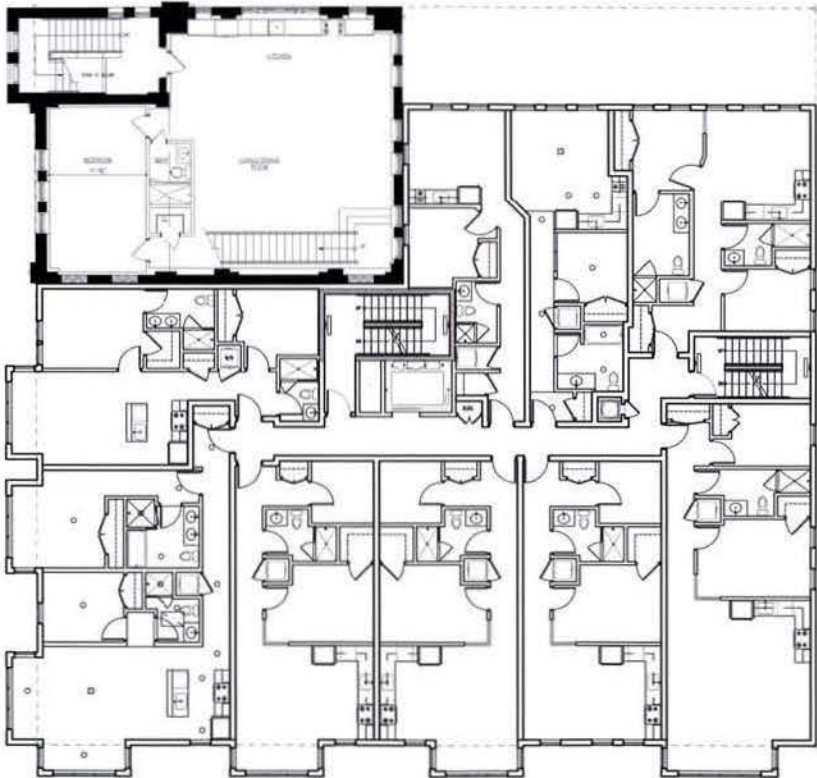
- 1 CONCRETE SIDEWALK TO BE PATCHED OR REPLACED AS REQUIRED.
- 2 BRICK STOOP ENTRANCE WITH BRICK STEPS.
- 3 LANDSCAPED GARDEN AT GRADE
- 4 EXISTING CHURCH STEPS
- 5 NEW CURB RAMPS WITH TACTILE STRIPS
- 6 EXISTING CURB RAMPS
- 7 NEW TREES AND TREE BOXES
- 8 NEW WASHINGTON GLOBE STREET LIGHTS
- 9 NEW BIKE RACKS
- 10 EXISTING CURB CUT TO BE CLOSED

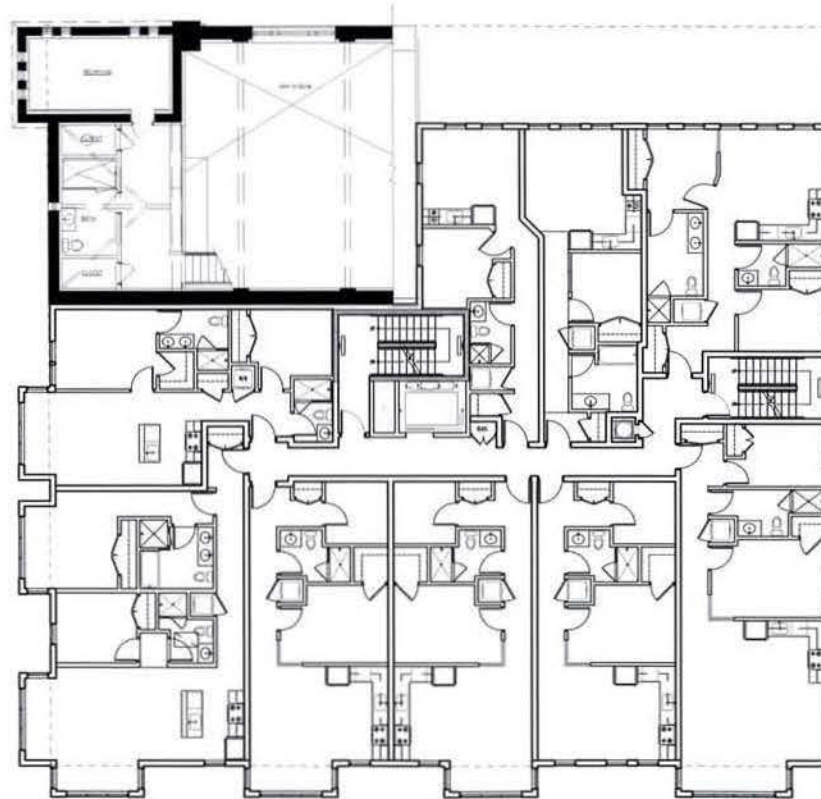


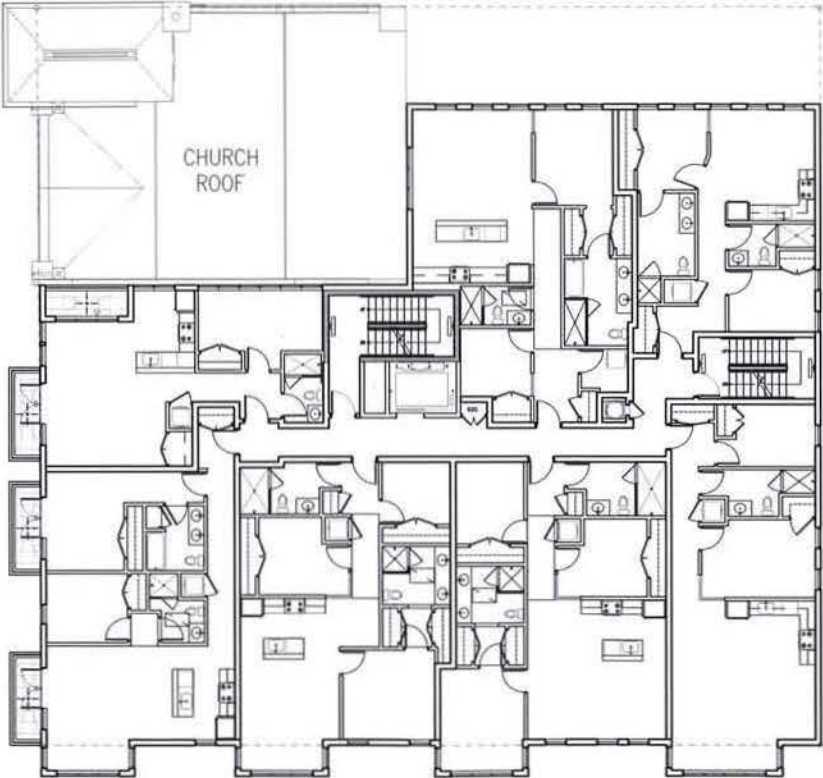
NOT TO SCALE

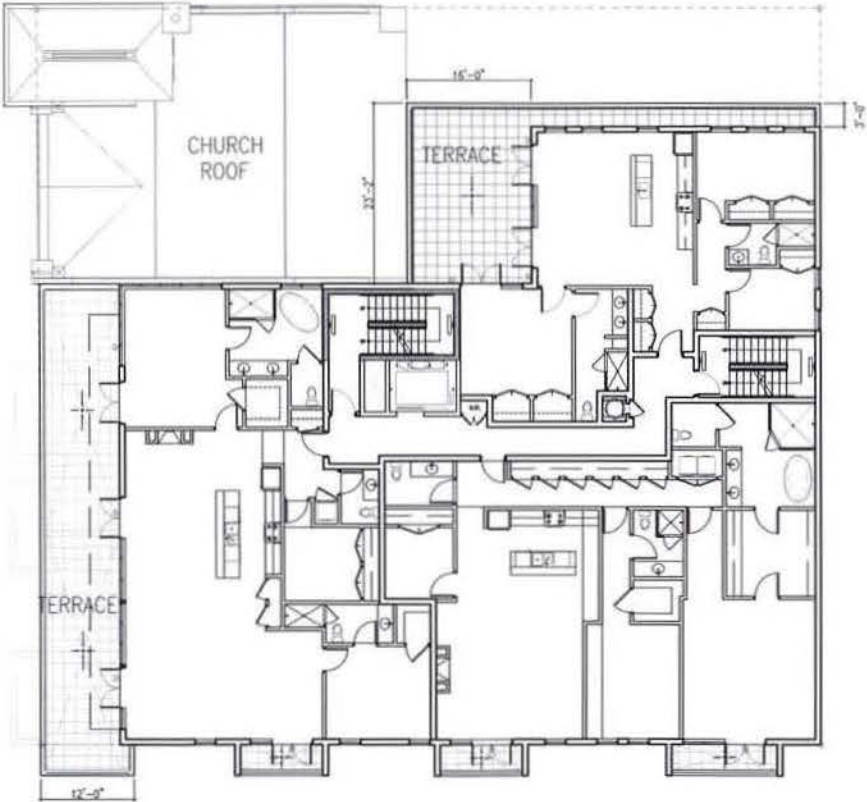




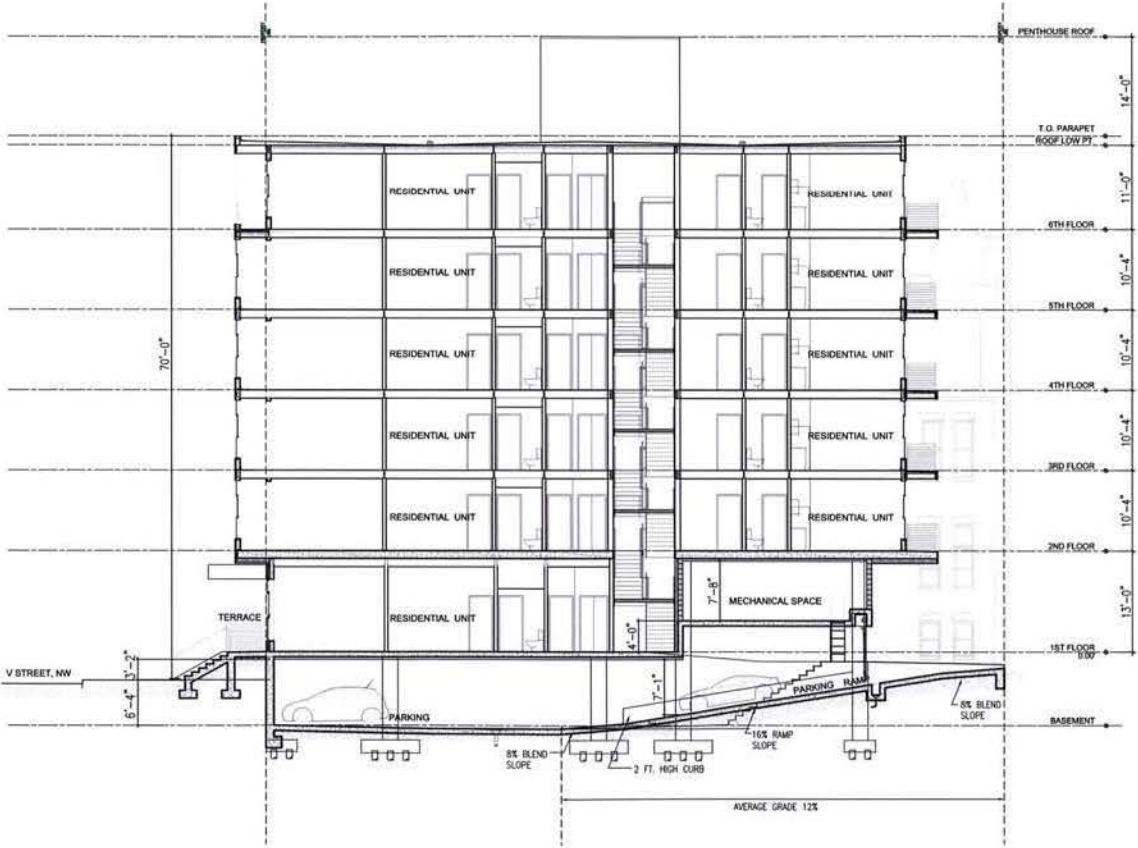












LOGIC BUILDING

WASHINGTON, D.C.

SOUTH ELEVATION

MAY 2014



SCALE: 1/16" = 1'-0"

LOGIC BUILDING

WASHINGTON, D.C.

WEST ELEVATION

MAY 2014



SCALE: 1/16" = 1'-0"

LOGIC BUILDING

WASHINGTON, D.C.

PERSPECTIVE VIEW

MAY 2014



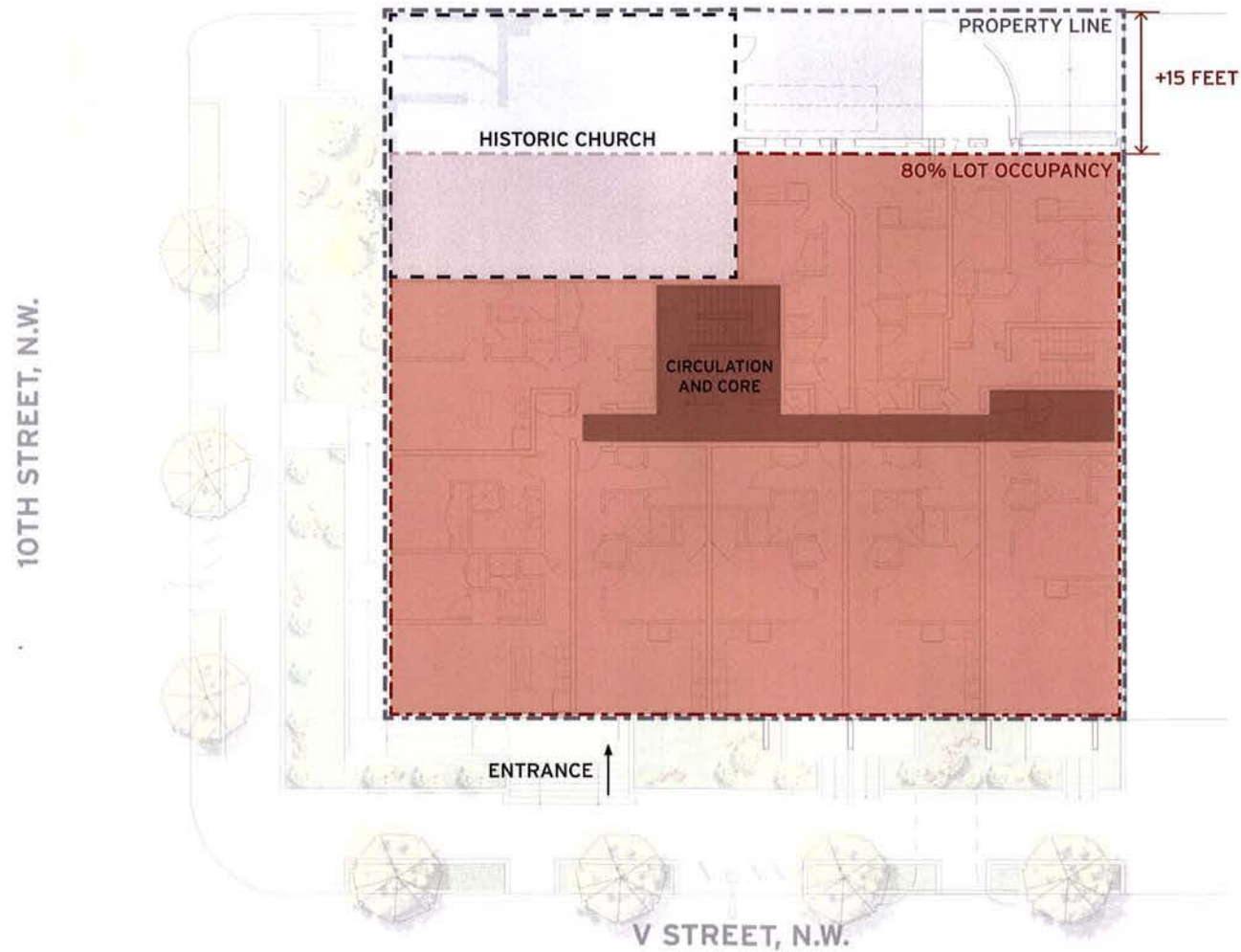
LOGIC BUILDING

WASHINGTON, D.C.

PERSPECTIVE VIEW

MAY 2014





UNCONSTRAINED BY CHURCH

- EFFICIENT CORE AND CIRCULATION.
- PROPER UNIT LAYOUTS THROUGHOUT.
- PROVISION FOR FULL LEVEL OF PARKING WITH REQUIRED NUMBER OF SPACES.



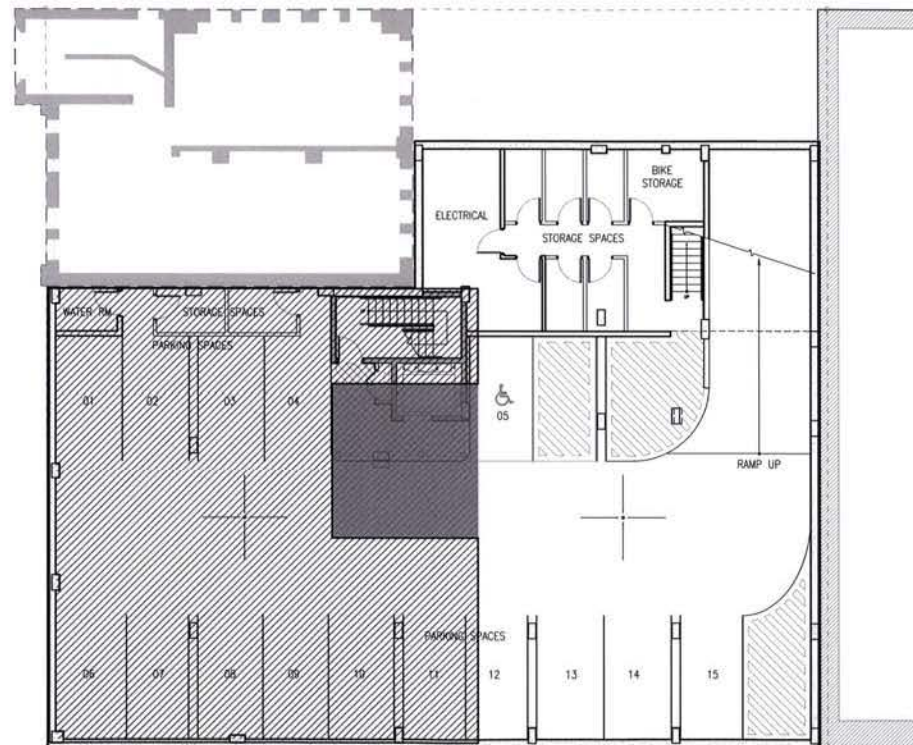
10TH STREET, N.W.



REDUCED LOT OCCUPANCY

- INEFFICIENT CORE AND CIRCULATION
- AWKWARD UNIT LAYOUT AT REAR OF THE BUILDING
- LOSS OF 12 UNITS
- CREATES DEAD SPACE





REDUCED LOT OCCUPANCY

- LOSS OF 10 SPACES TRIGGERS NEED FOR PARKING VARIANCE.



