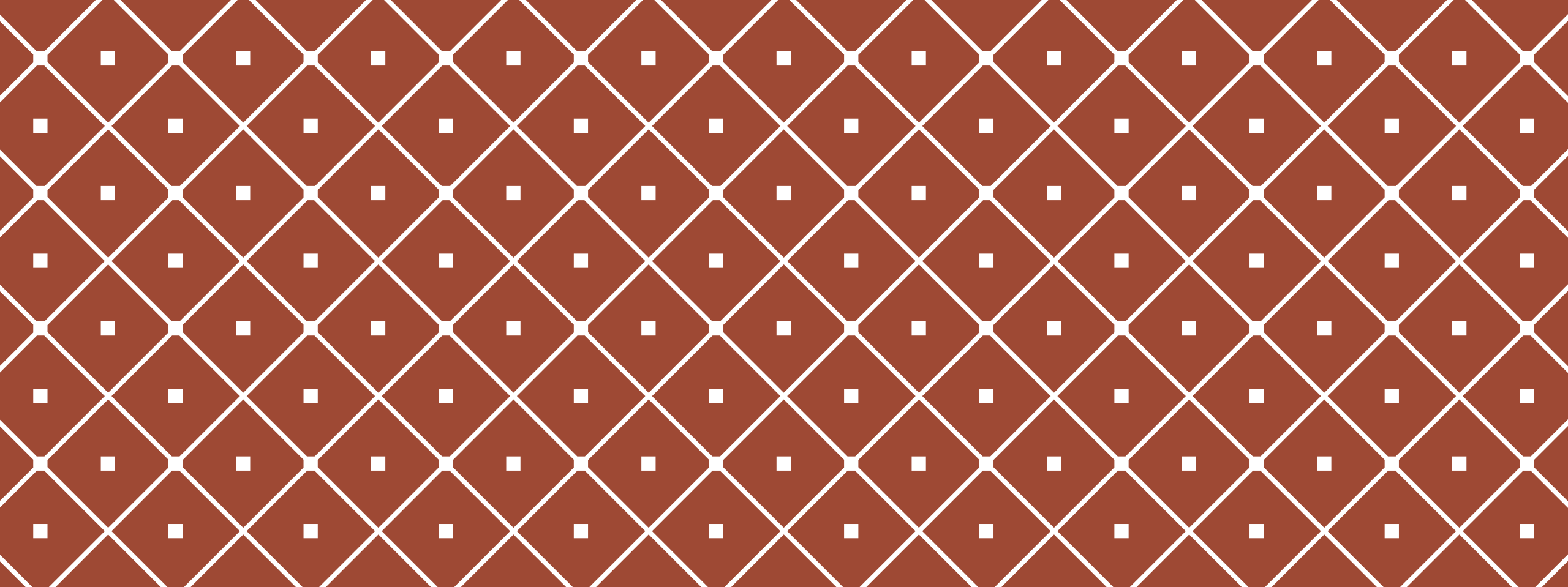




1012 HARVARD STREET NW

BZA Presentation
July 28, 2015

Board of Zoning Adjustment
District of Columbia
CASE NO.19024
EXHIBIT NO.29

PROJECT OVERVIEW

- Conversion of existing vacant 4-unit apartment building to 10-unit condominium.
- Building will be 4 above-ground stories and a cellar.
- 5 parking spaces required; proposal to BZA to provide 3 spaces.
- Developed by local company S2 Development; designed by local architecture firm Bennett Frank McCarthy.

CURRENT BUILDING



PLANNED BUILDING



PARKING

- 3 spots proposed.
- BZA hearing set for June 23, 2015.
- Photo shows current parking availability on street immediately outside of 1012 Harvard St NW. Photo is from Google Maps.
- Reason for high parking availability is because 1012 Harvard Street is on a predominantly commercial/industrial block.
- Currently attempting to procure empty vacant lot behind subject property.



NEIGHBORS

- 1000 block of Harvard St NW is atypical for the Columbia Heights neighborhood as it is almost entirely industrial.
- Across the street from Pepco Utility Center.
- Adjacent to Exxon Gas Station on east side and alley on west side.
- Other nearby properties include non-profit organization and commercial property.
- All owners of neighboring properties who were required to be notified have primary addresses that are not at the neighboring property.



VARIANCE TEST

The Application Meets the Variance Test:

Unique Conditions and Practical Difficulty

Location on an industrial block

Size and configuration

Existing building limits parking space

To provide 5 parking spaces would severely limit footprint

The unit mix and number is reasonable; no micro-units

Obtaining the neighboring lot would solve the parking issue, but Applicant has not yet been able to find the owners

Reducing the depth of existing building (moving back wall in from where it currently sits) to allow for more green space to satisfy the Green Area Ratio (GAR) requirement

No Substantial Detriment to the Public Good or the Integrity of the Zoning Regulations

Only asking for relief for 2 spaces; 3 spaces provided

Industrial block; plenty of parking on the street

Quality project which retains some of the existing building's features

Potential to revitalize the industrial block

Neighbors are either industrial or multi-family rentals

4-blocks to metro; 2-blocks to Capital BikeShare; over a dozen bus lines within 3-blocks of subject property

NOTIFICATION

All neighbors notified via below letter:

██████████ or current owner,

We are excited to let you know that in January our company purchased 1012 Harvard Street NW, which is across the alley from your properties at ██████████ Street NW and ██████████ NW. The property is now vacant and we have completed interior demolition under our current permit. Our intention is to apply for a building permit for conversion of the property into luxury condominiums. The building, along with the planned addition, will comply with all structural and zoning requirements, including those relating to height, floor area, and setbacks. We are requesting relief from the Board of Zoning Adjustment from the parking requirement because we can only provide three parking spaces (the requirement would be five spaces).

We are currently in the design phase and would be happy to meet with you at your convenience to discuss the project or the BZA application if you have any questions. I can be reached by phone at (202) 506-5474 or email at Info@S2-Development.com. Please visit our website at www.S2-Development.com to see similar projects we have done around the city.

Thank you,

Lee Simon
Member S2 Development
S2 Development member 1012 Harvard Street LLC

BIKE RACKS, GAR & TRASH

The following pages show how bikes, GAR, and trash will be handled.

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	FORM	QUANTITY	COMMENTS
	TREES						
CC	CERES CANADENSIS	REDBUD	2.5" CAL	SHOWN	8x8	3	AS REQUIRED BY THE NAMED TREE ARBORIST
	HERBACEOUS PLANT MATERIAL						
GC-1	CHRYSANTHEMUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL	18" D.C.	CONT.	50	STABILIZATION
GC-1	RUDOLPHIA FULGIDA "GOLDSTROM"	BLACK EYED SUSAN	1 GAL	18" D.C.	CONT.	50	STABILIZATION
GC-1	COINCEA PURPUREA "WHITE DAWN"	WHITE COMEFLOWER	1 GAL	18" D.C.	CONT.	35	STABILIZATION
S00	NO CERTIFIED TURFGRASS	TALL FESCUE/KENTUCKY BLUEGRASS	SQUARE FEET			130	

A cross-sectional diagram of a raised bed. It shows a layer of mulch on top of the soil. A line indicates the '6" MULCH' layer. Another line indicates the 'PLANT BED EDGE'. The diagram shows plants growing within the bed, with their roots extending into the soil below the mulch layer.

	PROPOSED TREE
CC	PLANT TYPE
	PROPOSED PLANT GREATER THAN 2'
	PROPOSED PERMEABLE
	PROPOSED GROUND LESS THAN 2'
	PROPERTY LINE

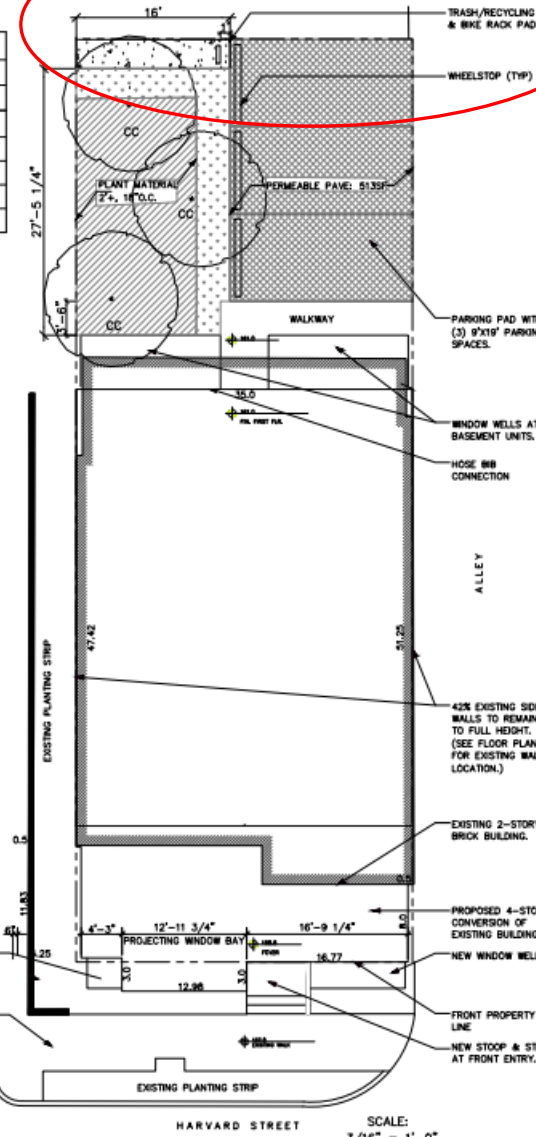
LANDSCAPE AREA MANAGEMENT

1. SOIL IN THE LANDSCAPE AREA IS TO BE REMOVED TO A DEPTH OF 24" FOLLOWING CONSTRUCTION.
2. SCARIFY GROUND AT 24" DEPTH AND REPLACE WITH TOPSOIL TO FINISHED GRADE PRIOR TO INSTALLING PLANT MATERIAL.

1. ALL PLANT MATERIAL IS TO BE WATERED AND MAINTAINED FOR A ONE YEAR ESTABLISHMENT PERIOD.

1. ALL PERMEABLE SURFACES ARE TO BE MAINTAINED AND VACUUMED PER MANUFACTURER RECOMMENDATIONS FOR LIFE OF PRODUCT.

NOTE:
NO IRRIGATION IS PROPOSED FOR THE PROJECT. PLANT MATERIALS WILL BE WATERED THROUGH HOSE END CONNECTIONS ON EXTERIOR OF BUILDING.

[illegible]

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE • ENVIRONMENTAL PLANNING
17322 NEW HAMPSHIRE AVENUE, SUITE 101 ARLINGTON, MD 20840
P. 301.342.3239 F. 301.342.3232 WWW.NORTONLANDDESIGN.COM

This is to certify that I have examined all required GAR plan submittals prior to submission. I further certify that all aspects of the submittal, including landscape elements within the Lot and the listed GAR score, meet the specifications required under Chapter 34 of Title 11 of the District of Columbia Municipal Regulations.

MICHAEL NORTON, PROFESSIONAL LANDSCAPE ARCHITECT

17830 NEW HAMPSHIRE AVE, SUITE 101, ASHTON, MD 20861
Address

Date: July 10, 2015 Phone/Fax: 240-342-2329

Certified Landscape Report Signature: _____
 MARYLAND
 Certifying Organization: _____
 3310
 Certification Number: _____



04 May 15 Permit

1012 HARVARD STREET, Washington, DC 20001
 Project # 1502

BENNETT FRANK MCCARTHY
architects, inc.
 400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2745
 301-585-2332 www.bfmcc.com 301-660-4817

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Drawing Title:
LANDSCAPE & GAR PLAN

L-1.1

CONVERSION

- The existing 1012 Harvard building will be converted rather than razing it.
- The majority of both sidewalls will be preserved and architecturally highlighted as can be seen in the rendering.



TEAM

- **DEVELOPER:** S2 Development is a D.C.-based residential real estate developer formed in 2009. S2 specializes in multifamily development in the District. S2 builds beautiful homes using high quality materials and construction methods. From the S2 website **“We care about transforming D.C. for the better. We look to improve neighborhoods by finding underutilized properties and transforming them into magnificent condominium and mixed-used buildings.”**
- **ARCHITECT:** Bennett Frank McCarthy (BFM) is a renowned architect known for their beautiful designs. From the BFM website **“We believe that architecture and community design work best when the surrounding context is taken into account. A good addition reinforces the building of which it is a part and the community to which it belongs.”**



Paintings of S2 projects by local artist, Joseph Snyder, based at Eastern Market.

CONCLUSION

- We look forward to working on this project in the beautiful Columbia Heights Neighborhood.
- Summary:
 - 10 residences
 - 3 parking spaces
 - Industrial heavy block
 - Local developer and architect team
 - Revitalizing conversion of dilapidated building

