



## BOARD OF ZONING ADJUSTMENT SUBMISSION

2000- 2002 11TH ST, NW

Washington, DC 20001

Square 0304, LOT 27, 30, 31

Zoning District: CR/ARTS

---

A1 COVER SHEET

A2 ZONING TABULATIONS

A3.1 EXISTING SITE PHOTOS

A3.2 VICINITY MAP

A4 EXISTING CIVIL PLAN

A5 PROPOSED CELLAR PLAN

A6 PROPOSED FIRST FLOOR PLAN

A7 PROPOSED SECOND FLOOR PLAN

A8 PROPOSED THIRD FLOOR PLAN

A9 PROPOSED FOURTH- TENTH (TYPICAL) FLOOR PLAN

A10 PROPOSED PENTHOUSE PLAN

A11 PROPOSED ROOF PLAN

A12 PROPOSED EAST ELEVATION

A13 PROPOSED SOUTH ELEVATION

A14 PROPOSED WEST ELEVATION

A15 PROPOSED NORTH ELEVATION

A16 PROPOSED BUILDING SECTION (LOOKING NORTH)

A17 BIKE RACK SPECIFICATIONS

NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

Square 304, Lot 27 - Lot 30 - Lot 31			
Zoning Requirements	Permitted/Required		Proposed
District / Overlay	CR/ARTS		Unchanged
Lot Area	5,850.0 sf		5,850.0 sf
Lot Occupancy - Ground Floor / Commercial	100%	5,850.0 sf	80% : 2,427.0 sf : 2,272.0 sf : 4,699.0
Lot Occupancy - Residential (w/ IZ Bonus)	80%	4,680.0 sf	64% : 0.0 sf : 3,736.0 sf : 3,736.0 sf
FAR - Total (Bays Excluded)	7.7	45,045.0 sf	6.3 : 4,854.0 sf : 32,056.0 sf : 36,910.0 sf
FAR - Commercial	3.0	17,550.0 sf	1.2 : 4,854.0 sf : 2,272.0 sf : 7,126.0 sf
Offstreet Parking - Total	14.0		0 (Variance for 14)
Offstreet Parking - Commercial	3.0		0
Offstreet Parking - Residential	1 space per 3 dwelling units (33/3) = 11		0
Loading Requirement - Total	0		0
Loading Requirement - Commercial	0		0
Loading Requirement - Residential	0 (<50 Units)		0
Rear Yard	21'-6"		10'-0" (Variance)
Side Yard	No side yard shall be required; but if a side yard is provided, it shall be at least 3 inches wide for each foot of height of building, but not less than 8 feet.		0'-0"
Building Height (w/ Overlay Bonus)	100'-0"	Per 1909.1, maximum building height shall not exceed 100'-0"	100'-0"
Inclusionary Units	32,056 * 0.08 = 2,564.5 sf (appr. 4 units @ 650 sf/unit)	Bonus IZ FAR @ 20% of base FAR (0.6) = 1.2 5,850.0 sf * 1.2 = 7,020.0 sf 7,020.0 sf / 2 = 3,510.0 sf (appr. 5 units @ 750 sf/unit)	5 units (appr. 750 sf/unit)
	Per 2603.3, 8 % of GFA devoted to residential use or 50% of bonus density utilized for inclusionary units, whichever is greater		
Roof Structure	(i) single structure (ii) single height (iii) setback 1:1 on all sides		(i) single structure (ii) single height (iii) setback 1:1 on 3 sides (south and east and west) (not required on north)
Bicycle Parking Requirement	6.5 spaces		10 spaces
Bike Parking - Commercial	5.5 spaces In excess of 3,000 sq.ft, 1 bike space for each 300 sq.ft of GFA and cellar floor area.		6 spaces
Bike Parking - Residential	# of bike spaces shall be ≥ to 5% of the number of vehicle parking spaces required. .05 * 11 = 0.55 Bike Space		4 spaces
Green Area Ratio (GAR)	0.20		0.22
Public Space at Ground Level	5850 * 0.1 = 585 sf Per 633.1, 10% of total lot area		0 sf (Variance)

Building (FAR) GSF - Bays and Penthouse Excluded			
Floor Level	Commercial (FAR) GSF		Residential (FAR) GSF
	Existing Bldg	New Bldg	
Lower Level (Cellar)	-	2,380.0 sf	851 (Not included in FAR total below)
First Floor	2,427.0 sf	2,272.0 sf	1,109.0 sf
Second Floor	2,427.0 sf	0.0 sf	2,920.0 sf
Third Floor	-	0.0 sf	2,920.0 sf
Fourth Floor	-	0.0 sf	3,431.0 sf
Fifth Floor	-	0.0 sf	3,234.0 sf
Sixth Floor	-	0.0 sf	3,234.0 sf
Seventh Floor	-	0.0 sf	3,234.0 sf
Eighth Floor	-	0.0 sf	3,234.0 sf
Ninth Floor	-	0.0 sf	3,234.0 sf
Tenth Floor	-	0.0 sf	3,234.0 sf
Penthouse	-	0.0 sf	1375 (not included in FAR total below)
Subtotal	4,854.0 sf	2,272.0 sf	29,784.0 sf
Total Building	36,910.0 sf		

11th Street Overlay District - Uptown Arts-Mixed Use (ARTS)		
Item	Required	Proposed
Residential Lot Occupancy (per 1909.1)	75% for CR. IZ Zoning permits a 5% Bonus Density increase to 80%	63% Lot Occupancy
Driveways (per 1903.2)	No driveways that provide access from a pedestrian street to required parking spaces or loading berths are permitted	U Street streetwall to remain unchanged; 11th Street streetwall not applicable
Building Setback (per 1903.3)	≥ 75% of streetwall up to a height of 15'-0" shall abut the property line along the street right-of-way	U Street streetwall to remain unchanged; 11th Street streetwall not applicable
Display Window (per 1903.4)	≥ 50% of streetwall surface area at ground level = commercial/lobby entrances + display window glass	U Street streetwall to remain unchanged; 11th Street streetwall not applicable

# NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

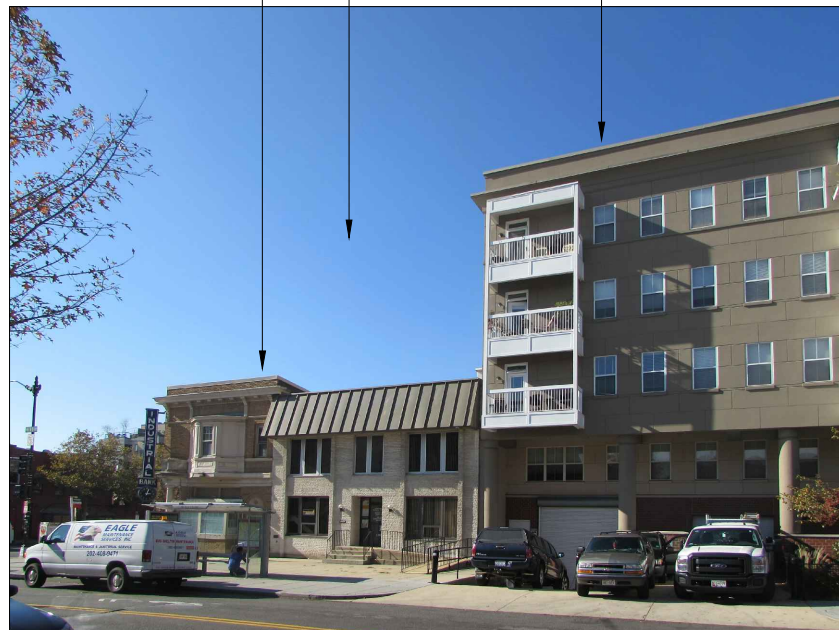
## ZONING TABULATIONS

2000- 2002 11th Street, NW

**A2** Bonstra Haresign ARCHITECTS

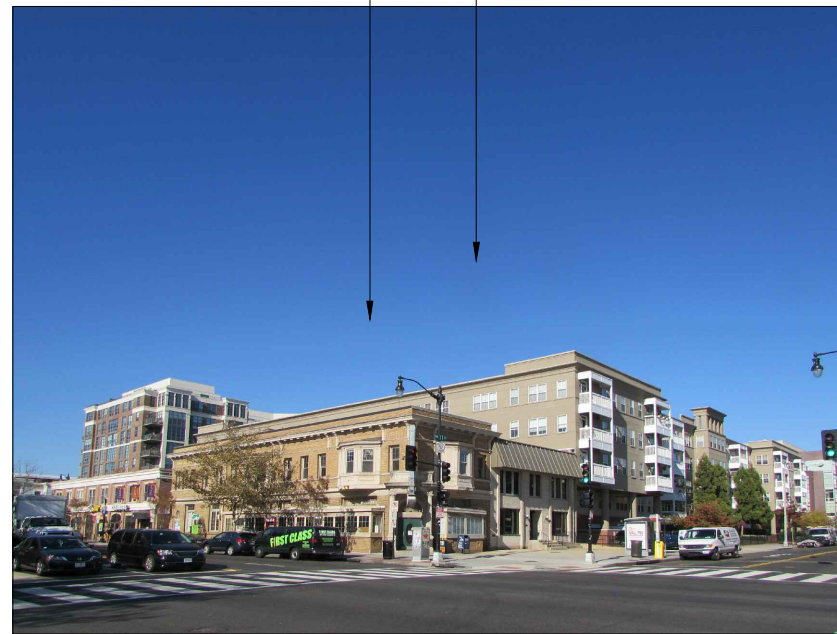
**FRELON**

INDUSTRIAL BANK      SITE      LINCOLN CONDOMINIUMS



① 11TH STREET (LOOKING SOUTHWEST)

INDUSTRIAL BANK      SITE



② U STREET (LOOKING NORTHWEST)

SITE



③ U STREET (LOOKING EAST)

# NEIGHBORHOOD DEVELOPMENT COMPANY

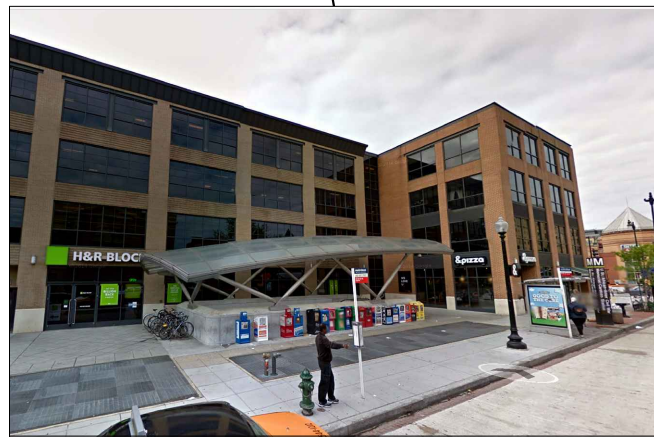
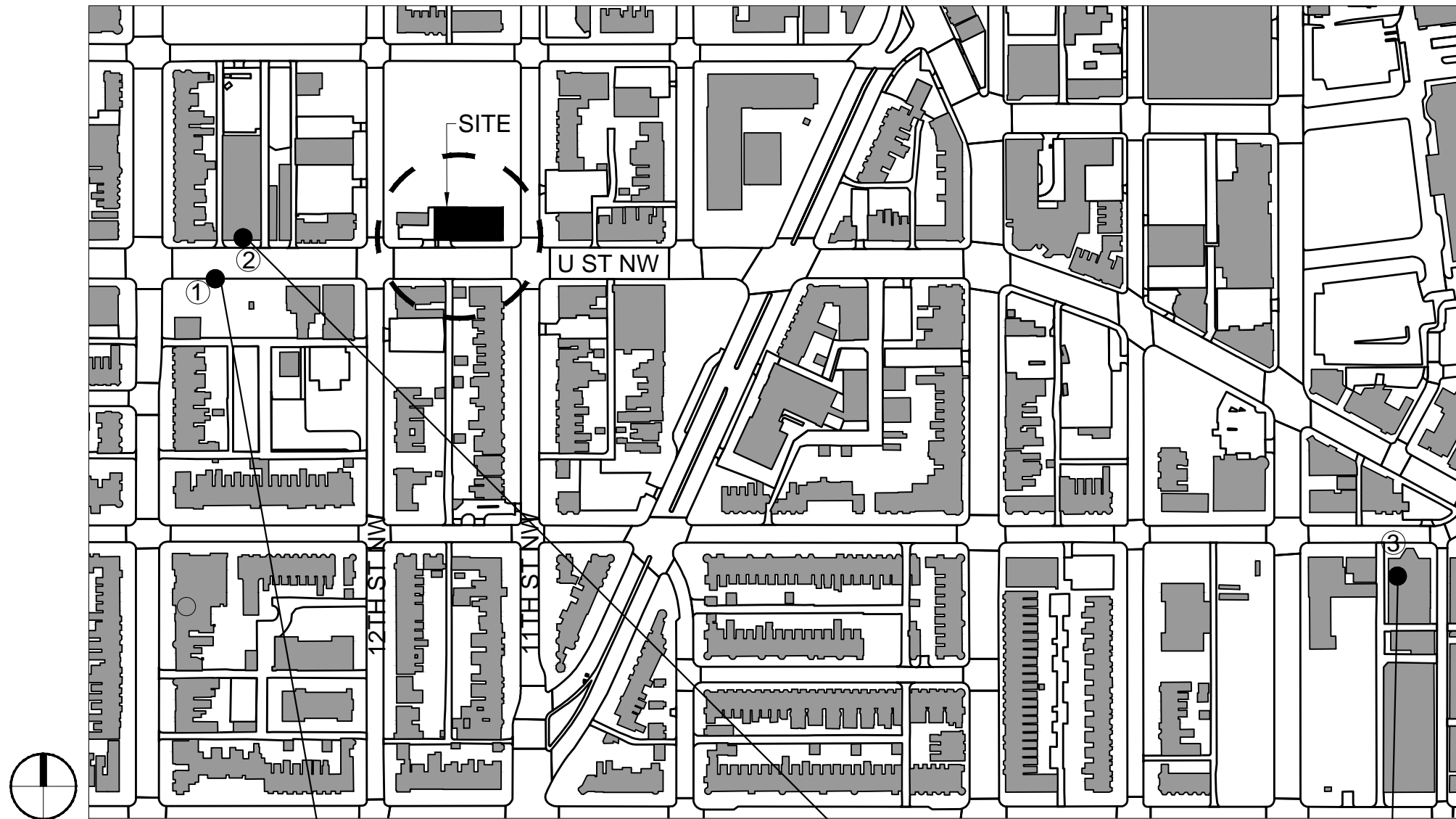
July 8th, 2015 - BZA SUBMISSION

EXISTING SITE PHOTOS

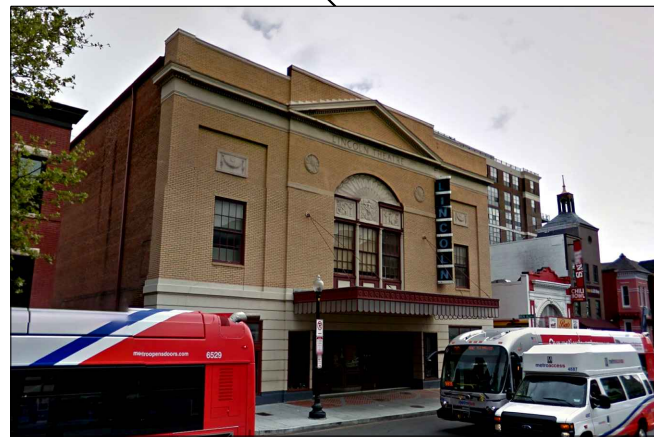
2000- 2002 11th Street, NW

**A3.1** Bonstra Haresign ARCHITECTS

**FRELON**



① U STREET METRO STOP - 1240 U ST, NW



② LINCOLN THEATER - 1215 U ST, NW



③ HOWARD THEATRE - 620 T STREET, NW

# NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

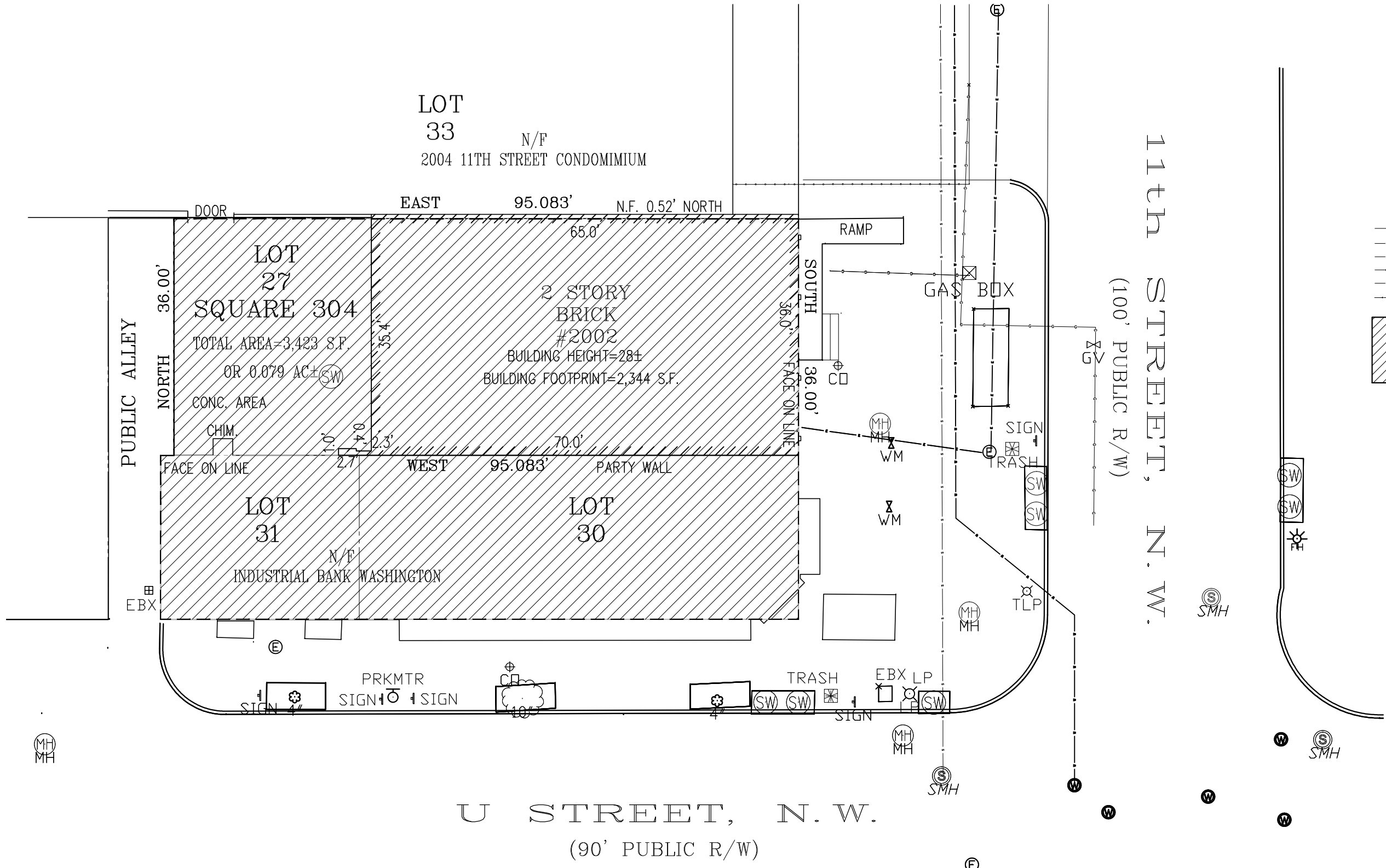
VICINITY MAP

NTS

2000- 2002 11th Street, NW

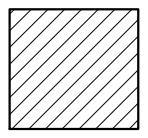
**A3.2** Bonstra | Haresign  
ARCHITECTS

**FRELON**

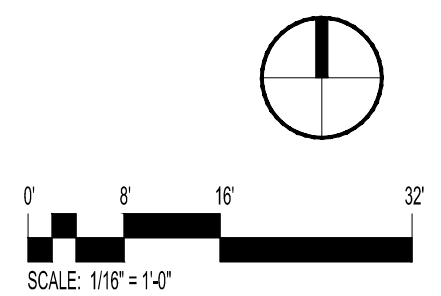


**KEY**

- ⊕ WATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- + GUY WIRE
- GM ⊗ GAS METER
- ⊙ SEWER MANHOLE
- WM ⊗ WATER METER
- ↑ SIGN
- ⊗ UTILITY POLE
- ⊙ UNKNOWN MANHOLE
- TREE
- OVERHEAD ELECTRIC/CABLE LINE
- - - UNDERGROUND SANITARY SEWER CONDUIT
- - - UNDERGROUND WATER CONDUIT
- - - UNDERGROUND NATURAL GAS CONDUIT
- - - UNDERGROUND ELECTRICAL CONDUIT
- - - IRON RAIL FENCE



PROJECT AREA



**NEIGHBORHOOD DEVELOPMENT COMPANY**

July 8th, 2015 - BZA SUBMISSION

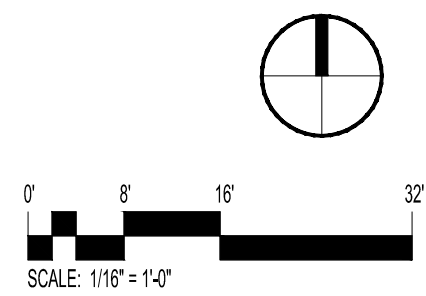
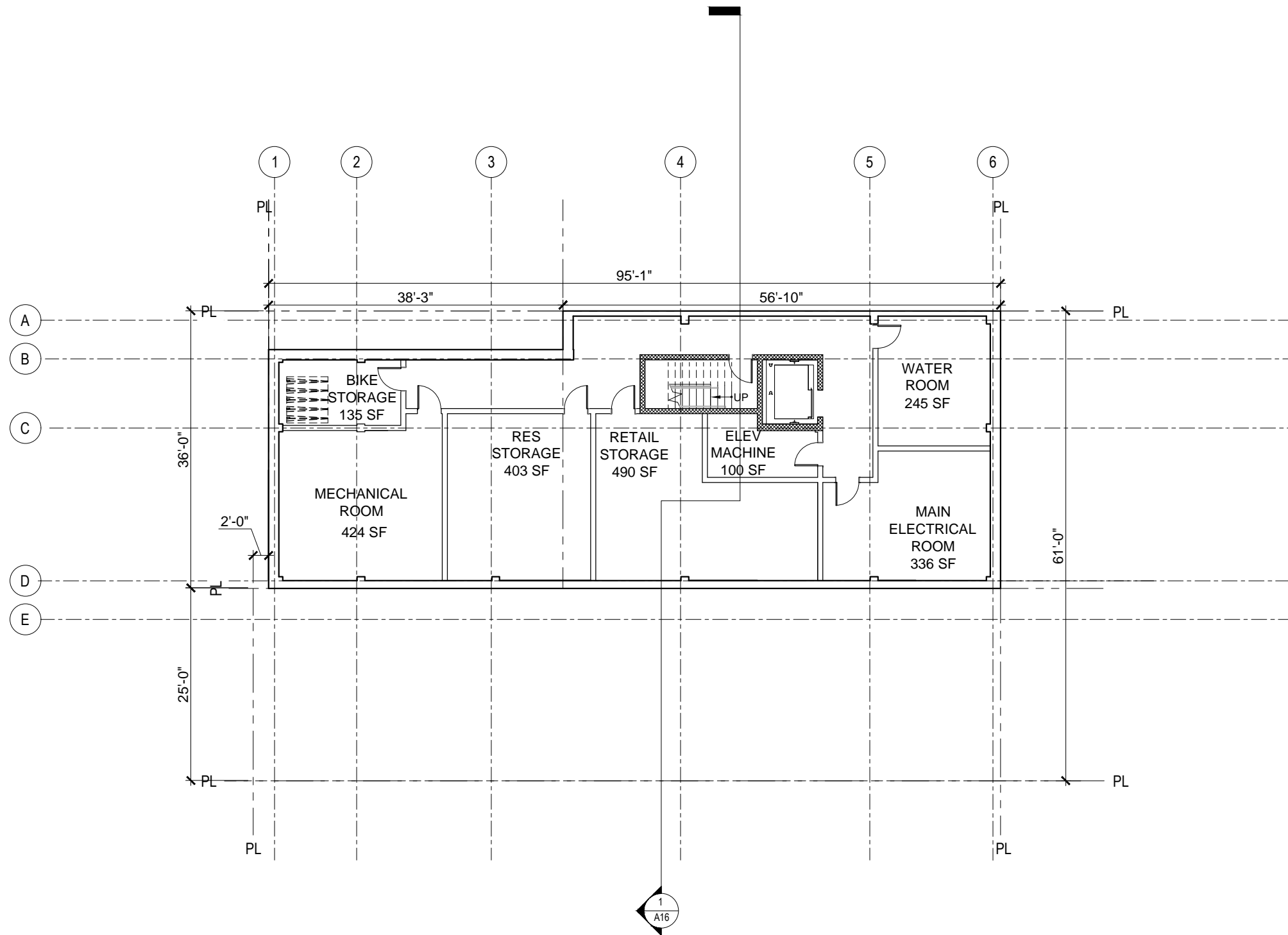
**EXISTING CIVIL PLAN**

1/16" = 1'-0"

2000- 2002 11th Street, NW

**A4** Bonstra | Haresign  
ARCHITECTS

**FRELON**



NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

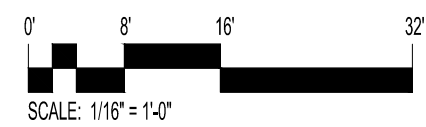
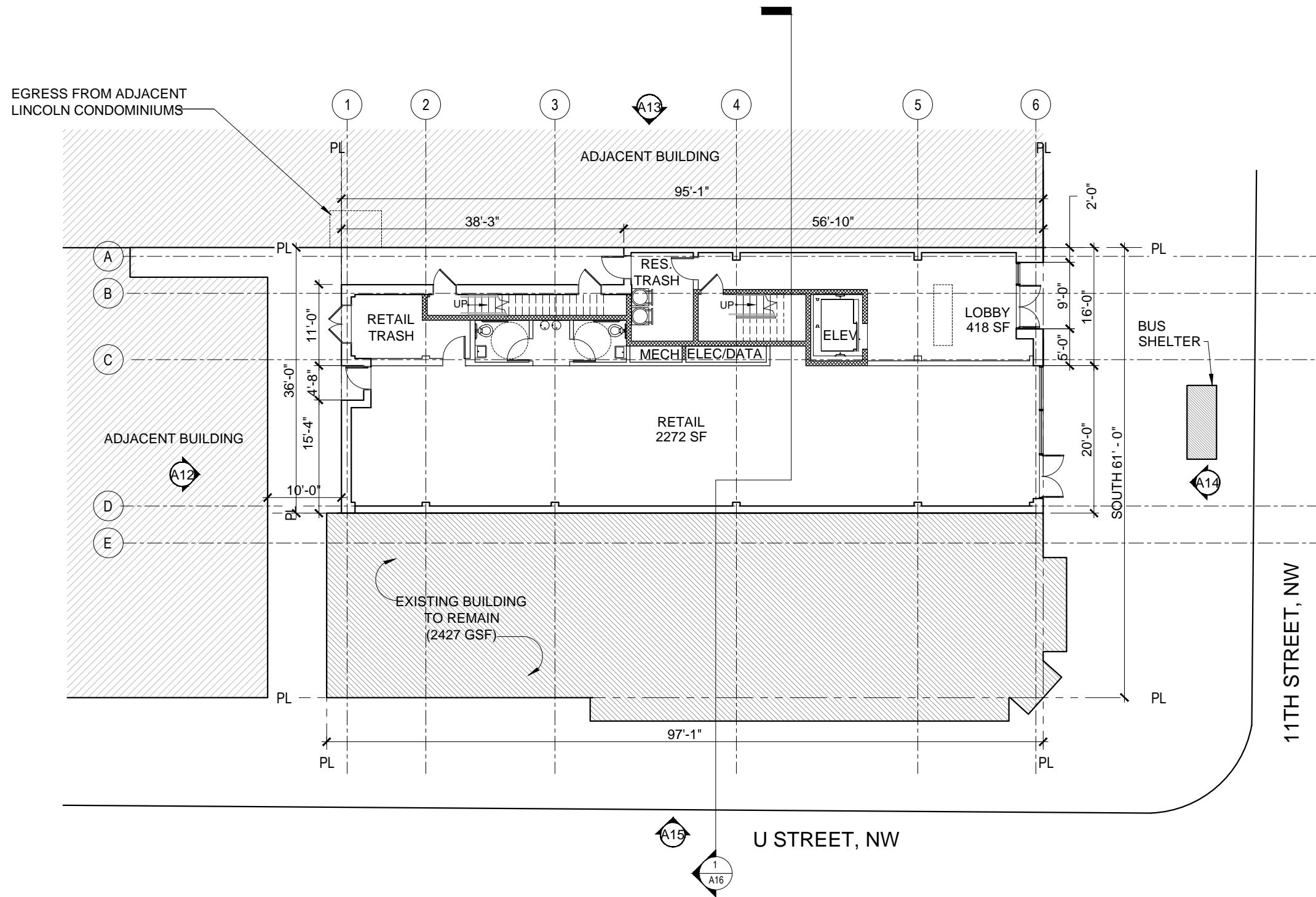
PROPOSED CELLAR PLAN

1/16" = 1'-0"

2000- 2002 11th Street, NW

**A5** Bonstra Haresign  
ARCHITECTS

**FRELON**



NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

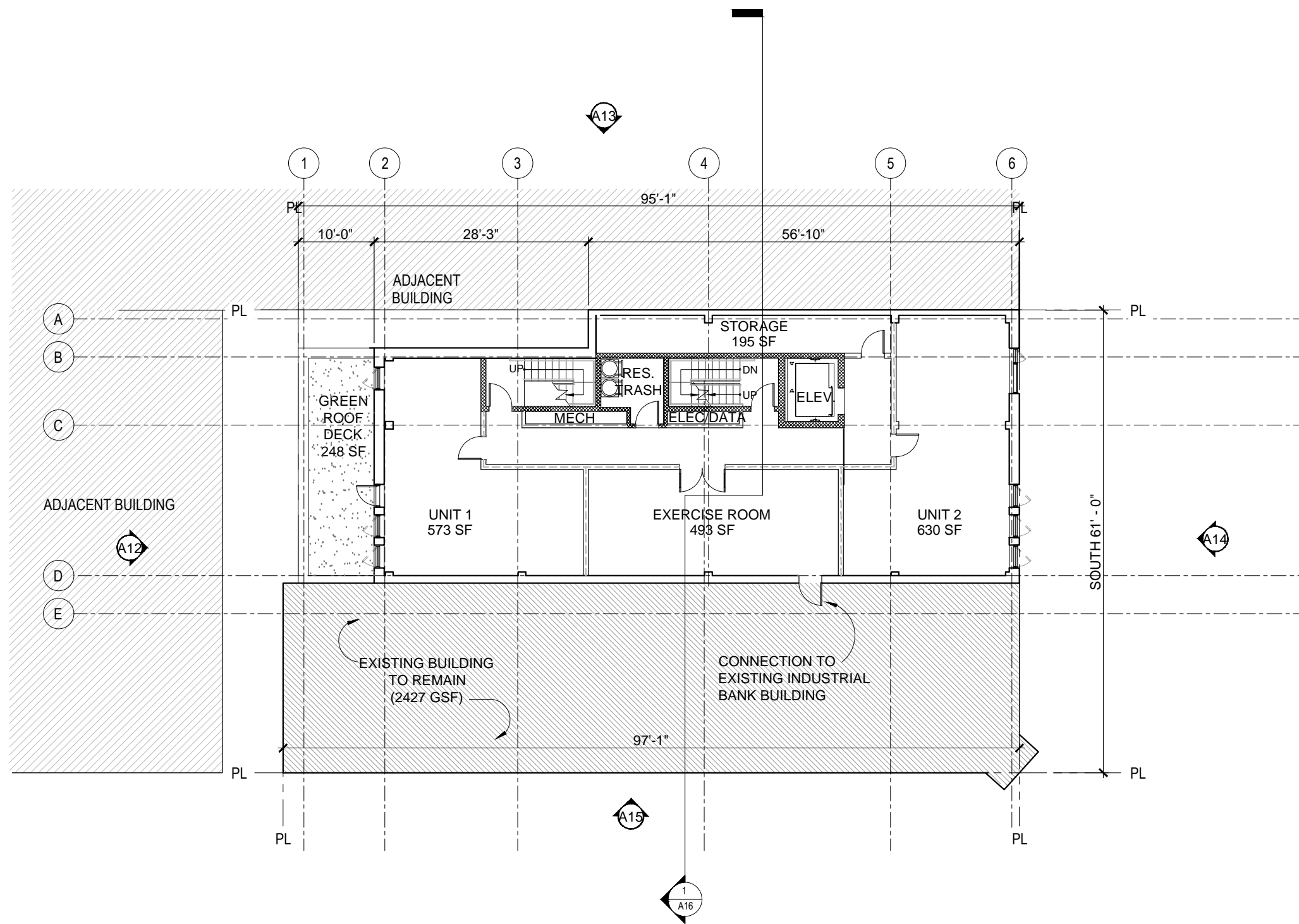
PROPOSED FIRST FLOOR PLAN (SITE PLAN)

1/16" = 1'-0"

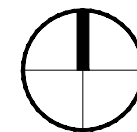
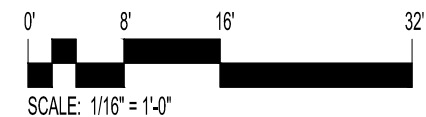
2000- 2002 11th Street, NW

**A6** Bonstra Haresign ARCHITECTS

**FRELON**



NOTE: INTERIOR PARTITION LOCATIONS  
SUBJECT TO CHANGE



# NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

## PROPOSED SECOND FLOOR PLAN

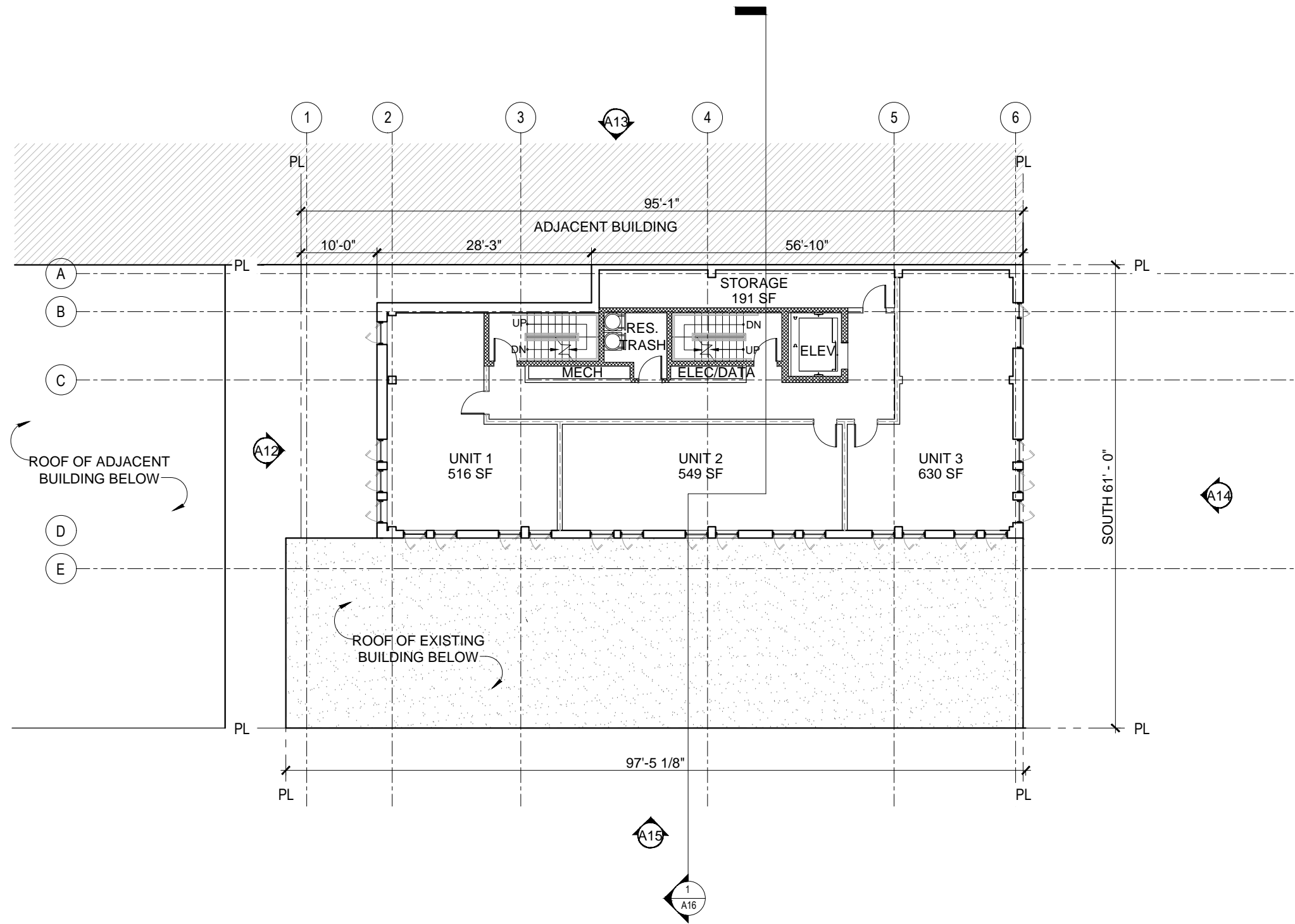
1/16" = 1'-0"

2000- 2002 11th Street, NW

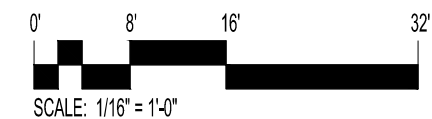
**A7** Bonstra Harsign  
ARCHITECTS

**FRELON**





NOTE: INTERIOR PARTITION LOCATIONS  
SUBJECT TO CHANGE



# NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

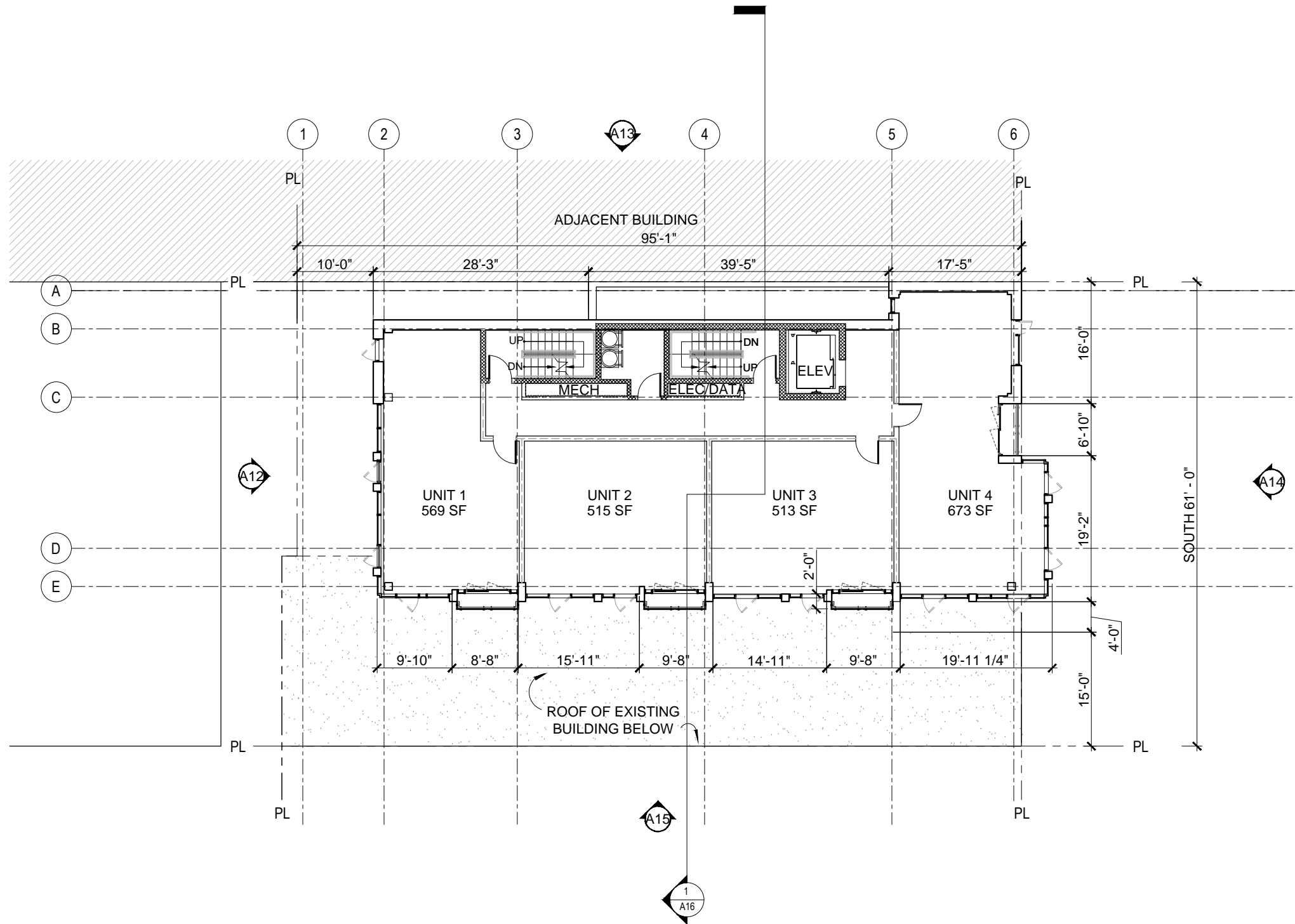
## PROPOSED THIRD FLOOR PLAN

1/16" = 1'-0"

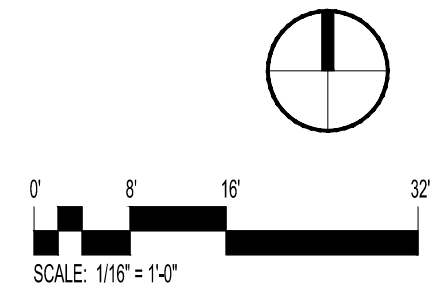
2000- 2002 11th Street, NW

**A8** Bonstra Haresign  
ARCHITECTS

**FRELON**



NOTE: INTERIOR PARTITION LOCATIONS  
SUBJECT TO CHANGE



# NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

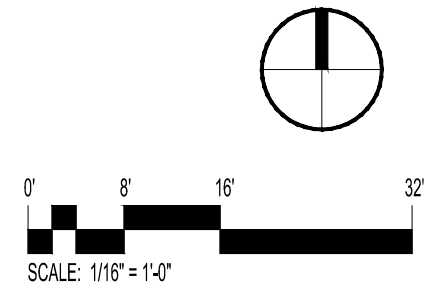
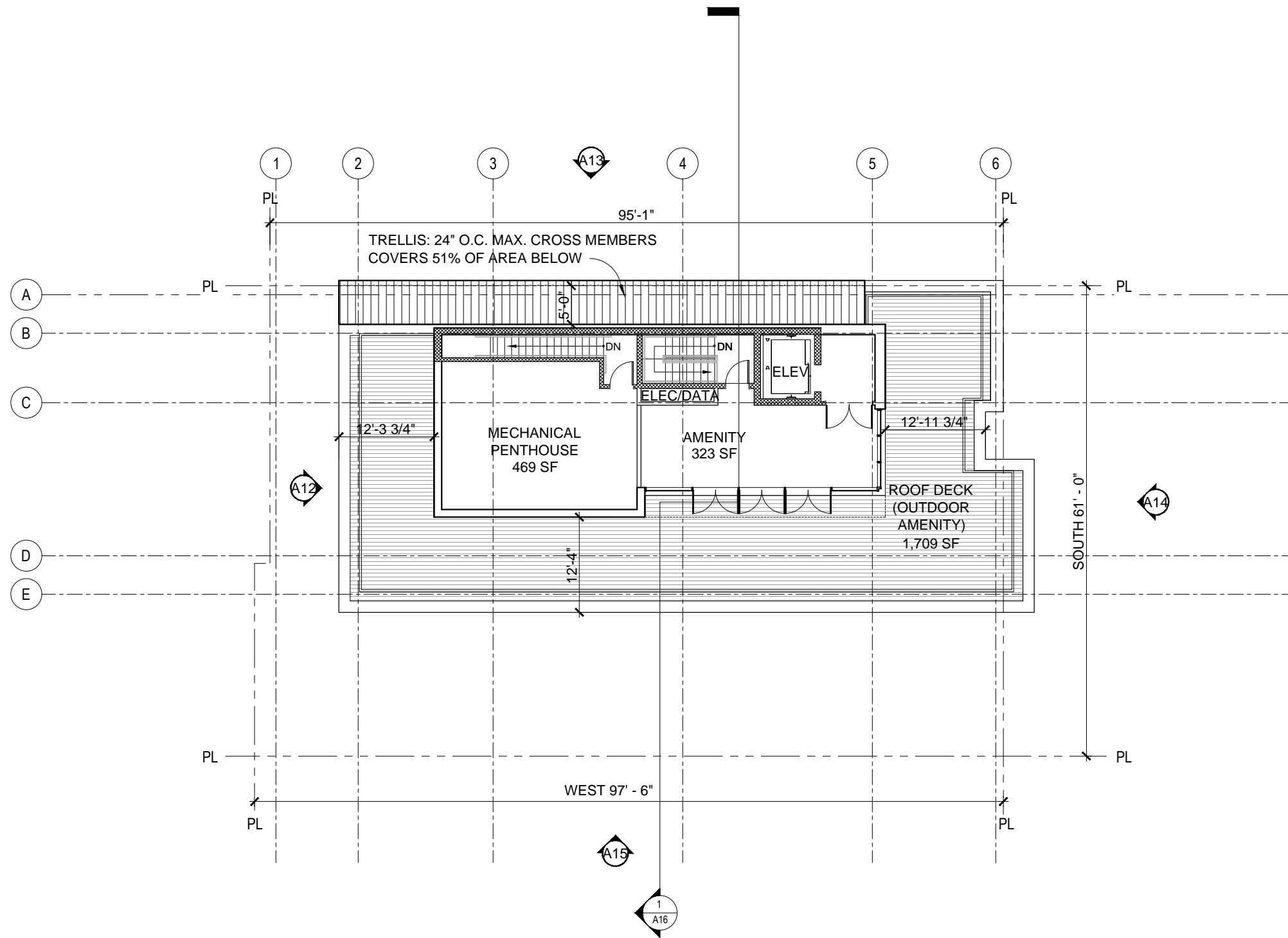
## PROPOSED FOURTH-TENTH (TYPICAL) FLOOR PLAN

1/16" = 1'-0"

2000- 2002 11th Street, NW

**A9** Bonstra Haresign  
ARCHITECTS

**FRELON**



NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

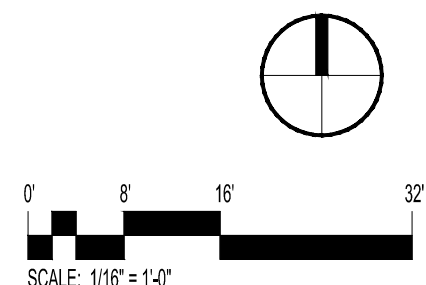
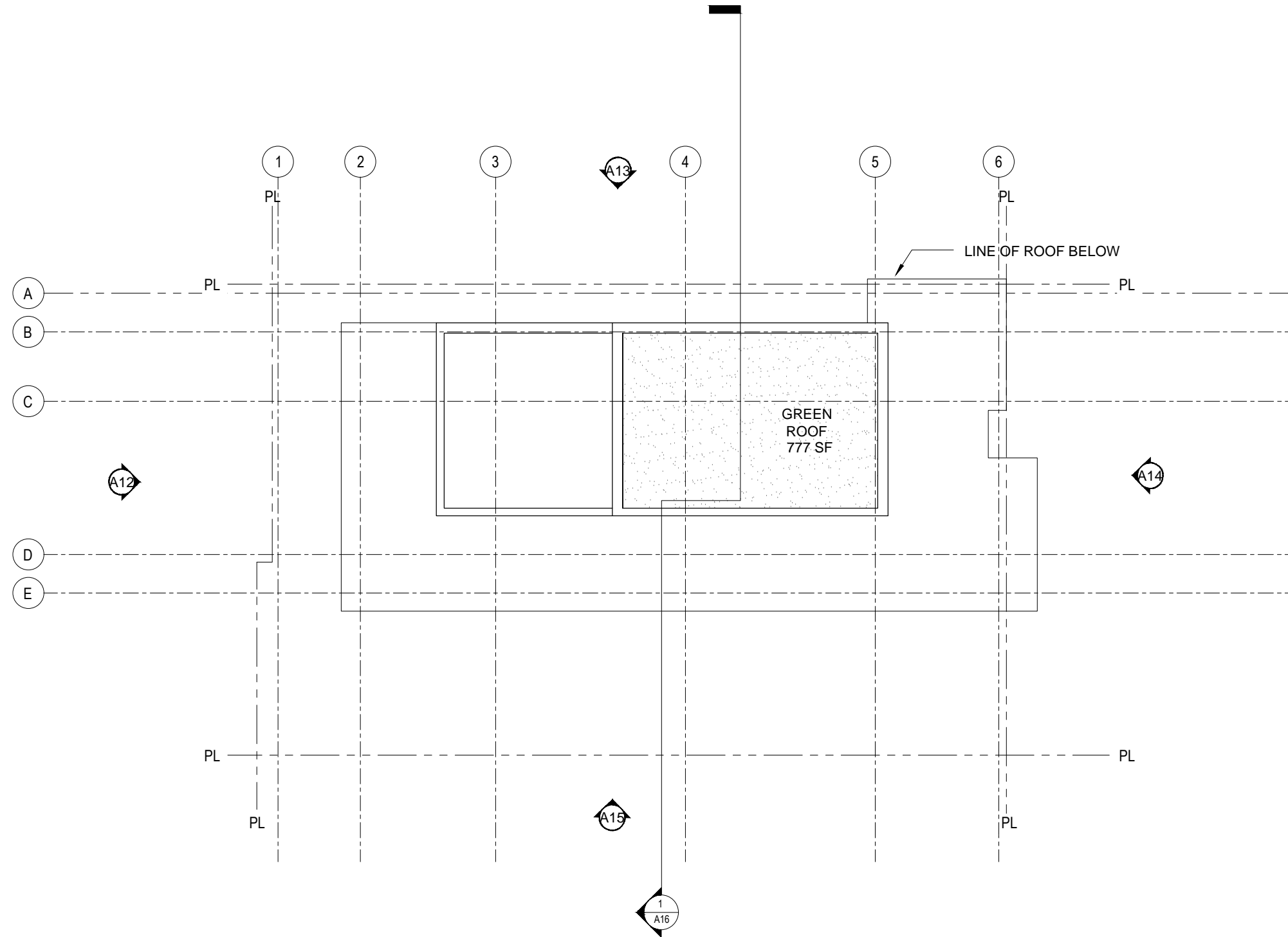
PROPOSED PENTHOUSE PLAN

1/16" = 1'-0"

2000- 2002 11th Street, NW

**A10** Bonstra Haresign  
ARCHITECTS

**FRELON**



NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

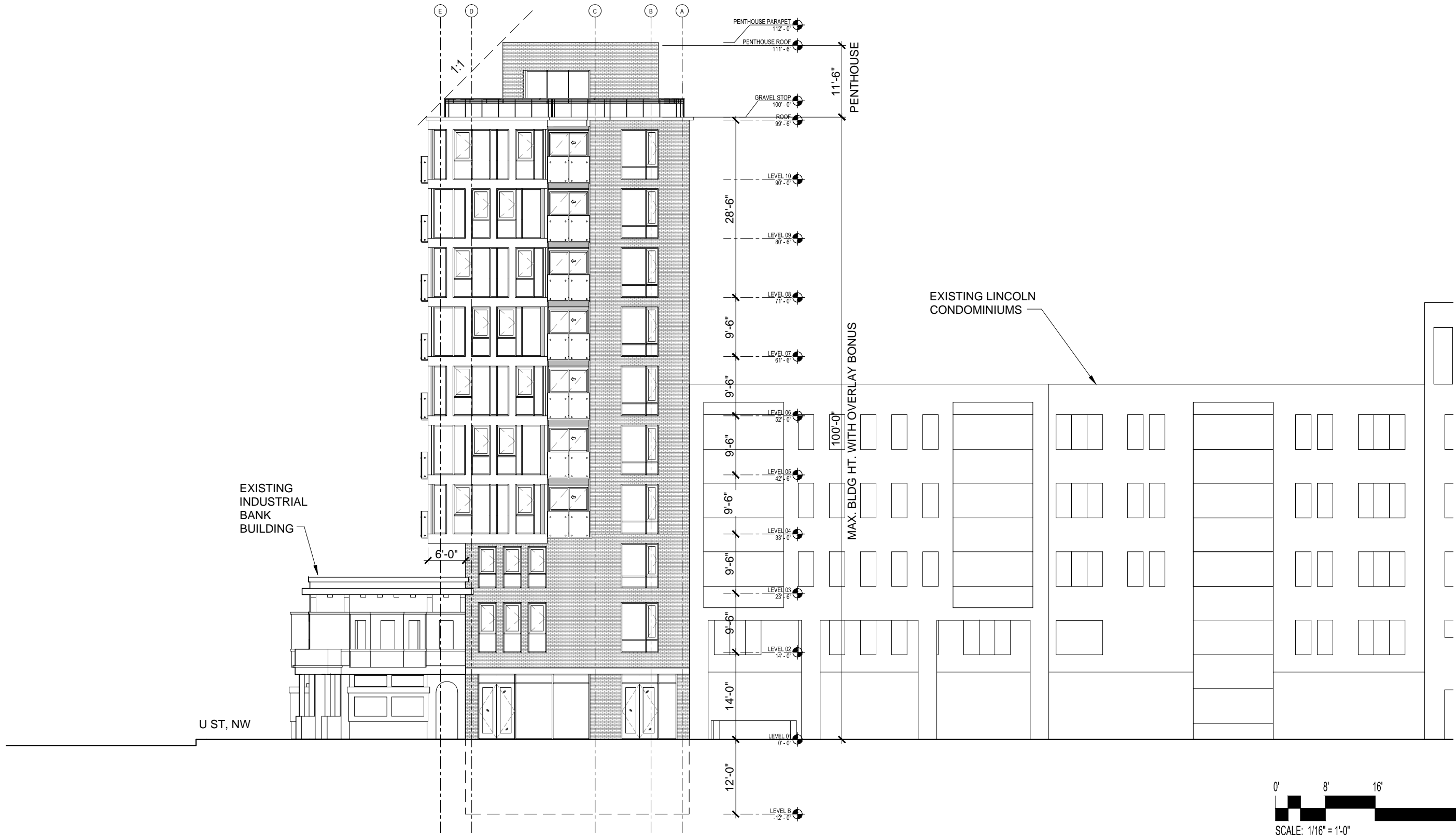
PROPOSED ROOF PLAN

1/16" = 1'-0"

2000- 2002 11th Street, NW

**A11** Bonstra Haresign  
ARCHITECTS

**FRELON**

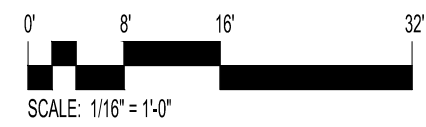


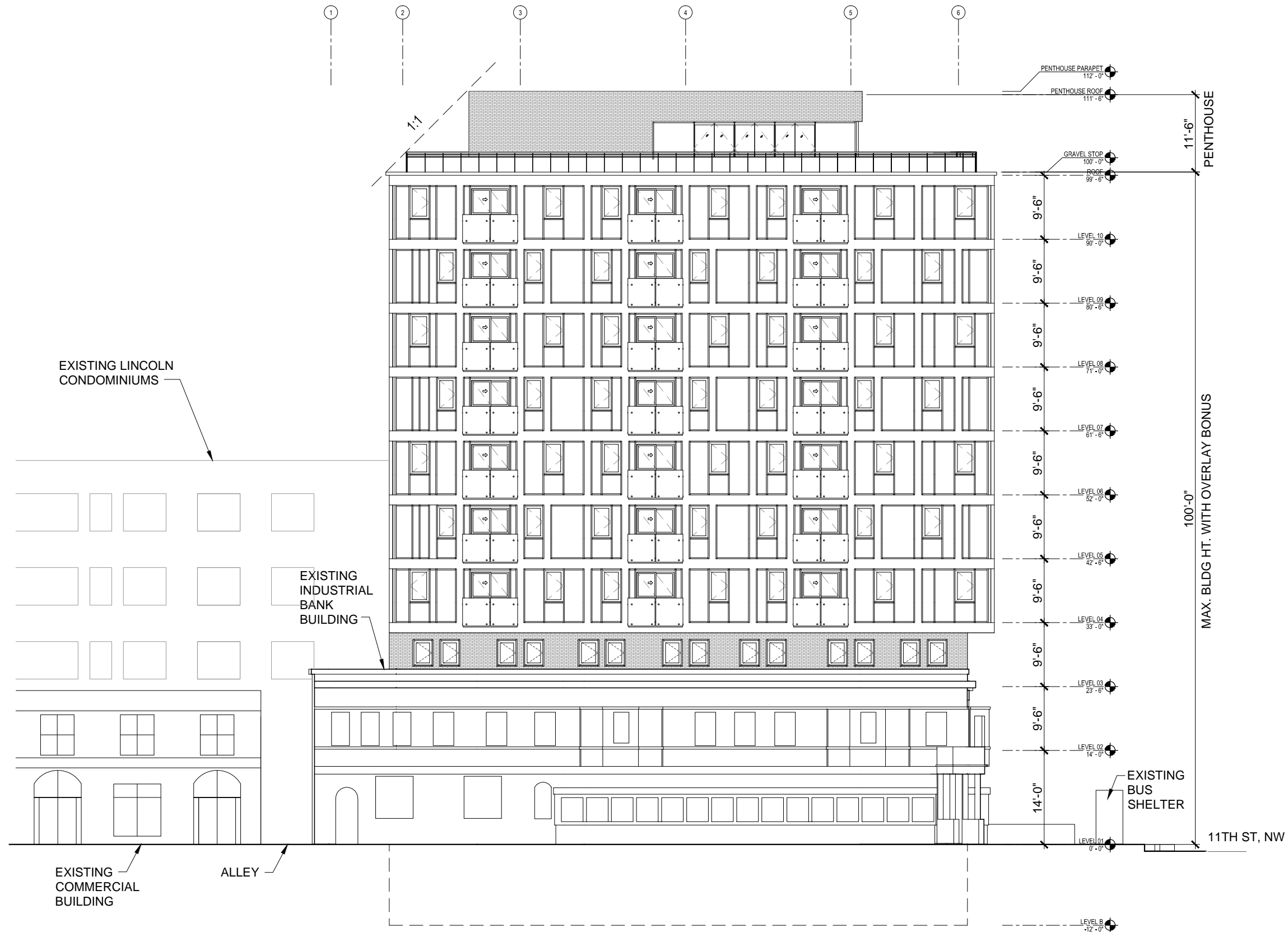
NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

PROPOSED EAST ELEVATION

1/16" = 1'-0"



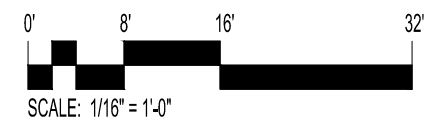


NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

PROPOSED SOUTH ELEVATION

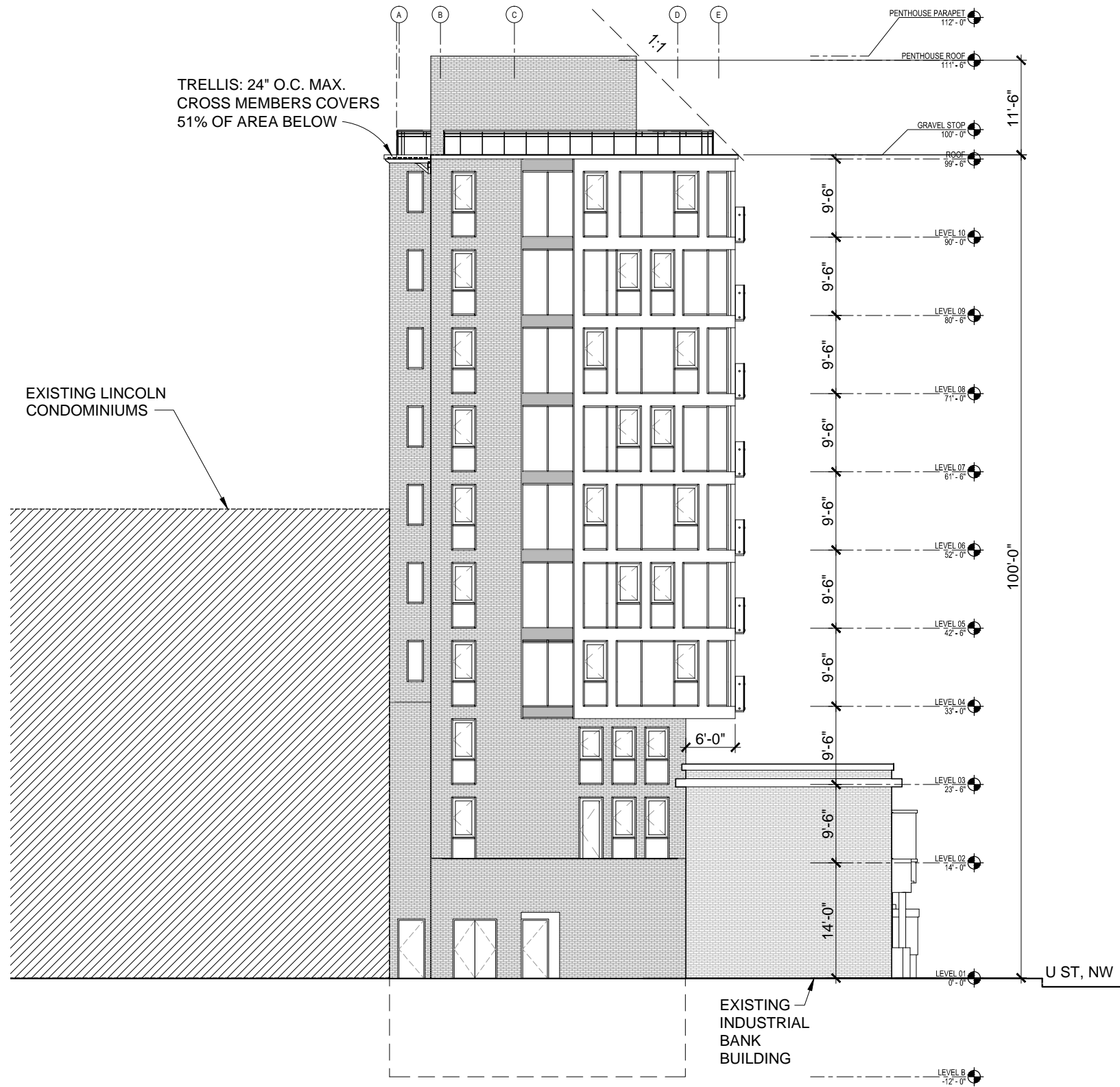
1/16" = 1'-0"



2000- 2002 11th Street, NW

**A13** Bonstra | Haresign  
ARCHITECTS

**FRELON**

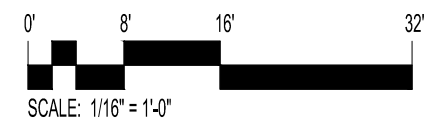


NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

PROPOSED WEST ELEVATION

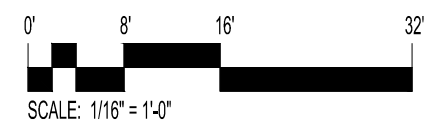
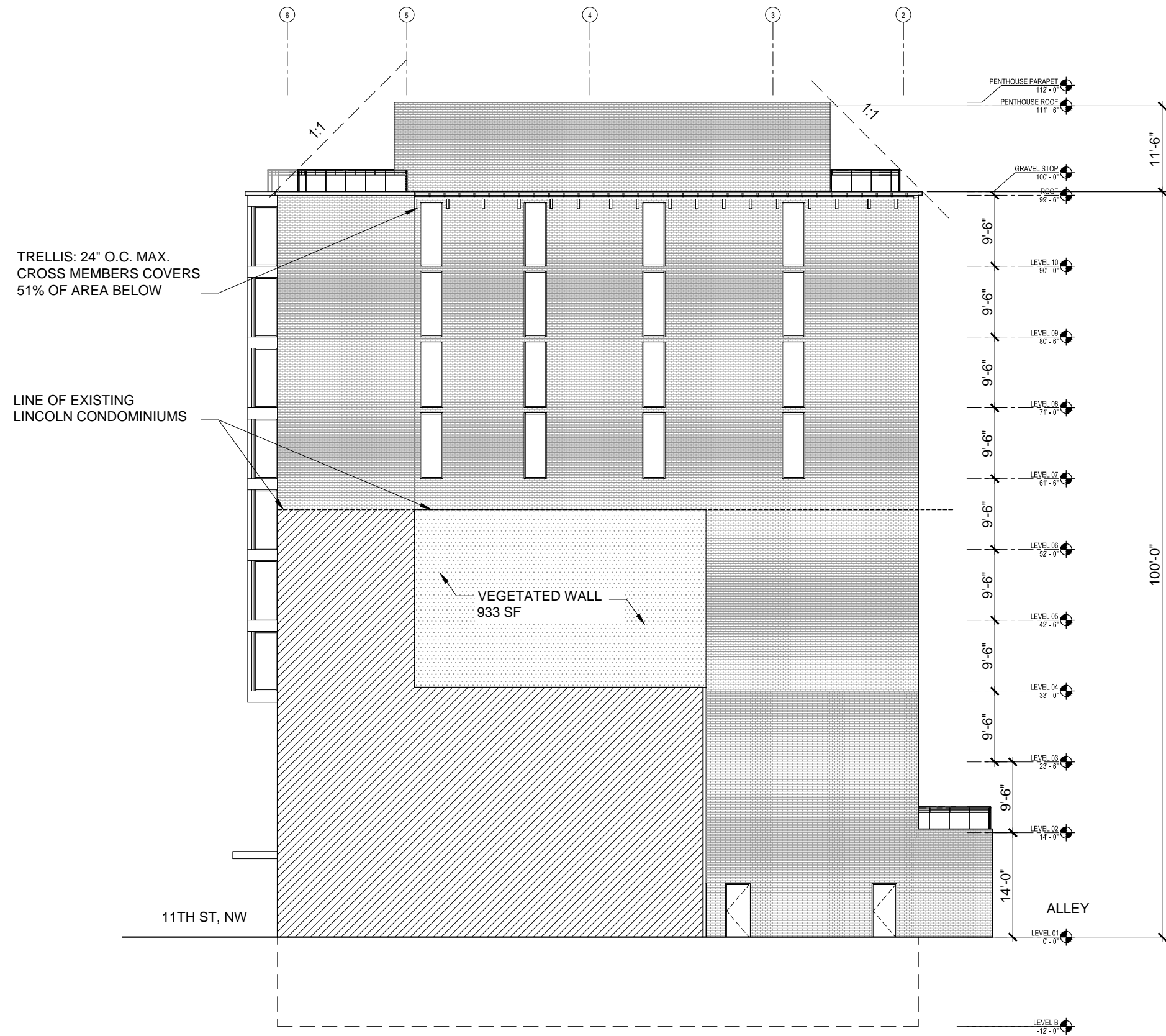
1/16" = 1'-0"



2000- 2002 11th Street, NW

**A14** Bonstra Haresign  
ARCHITECTS

**FRELON**



NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

PROPOSED NORTH ELEVATION

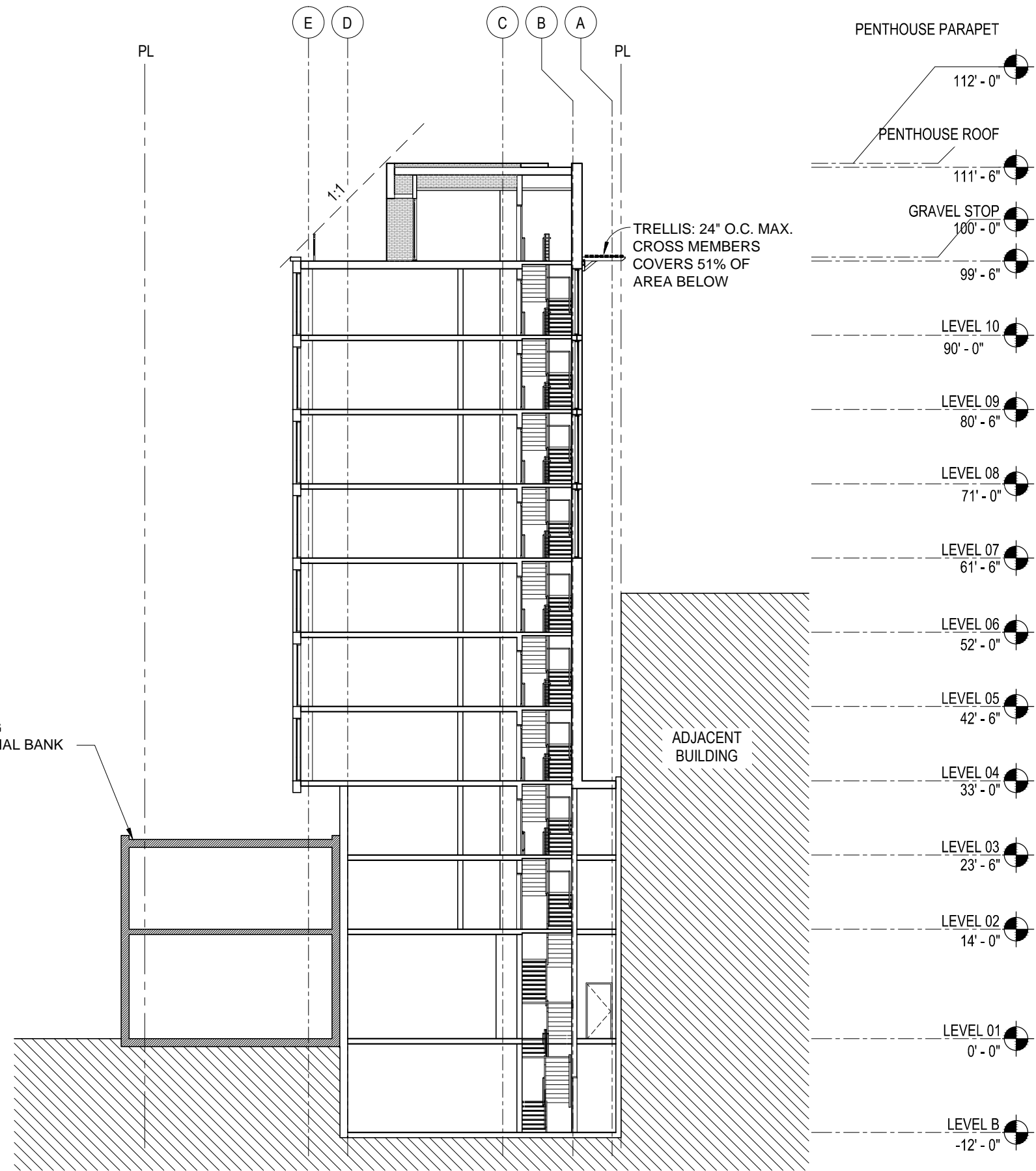
1/16" = 1'-0"

2000- 2002 11th Street, NW

**A15** Bonstra Haresign  
ARCHITECTS

**FRELON**





NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

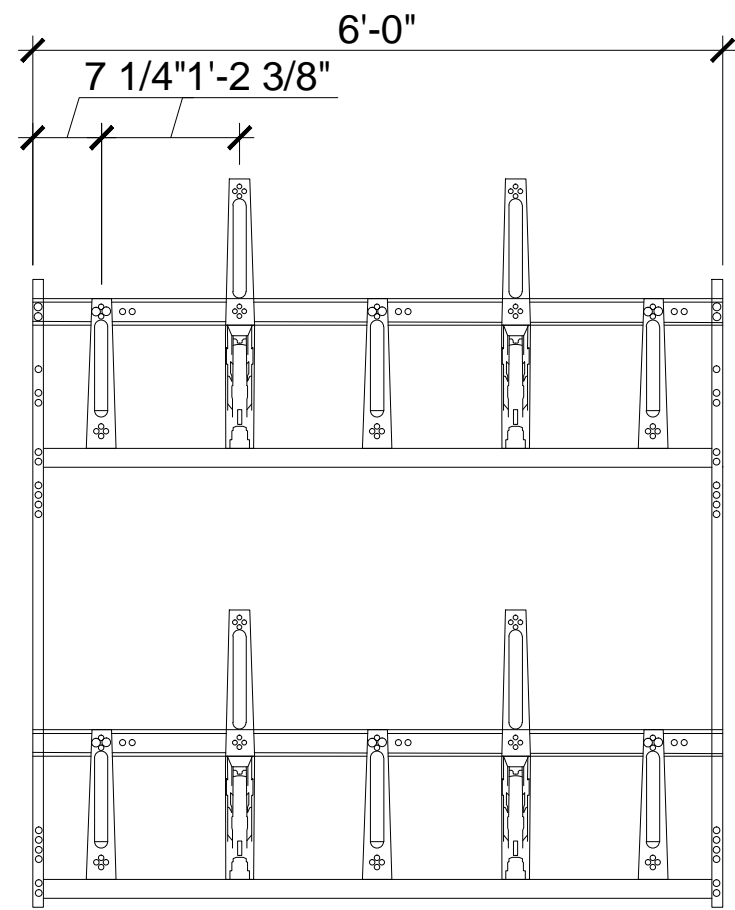
PROPOSED BUILDING SECTION (LOOKING NORTH)

1/16" = 1'-0"

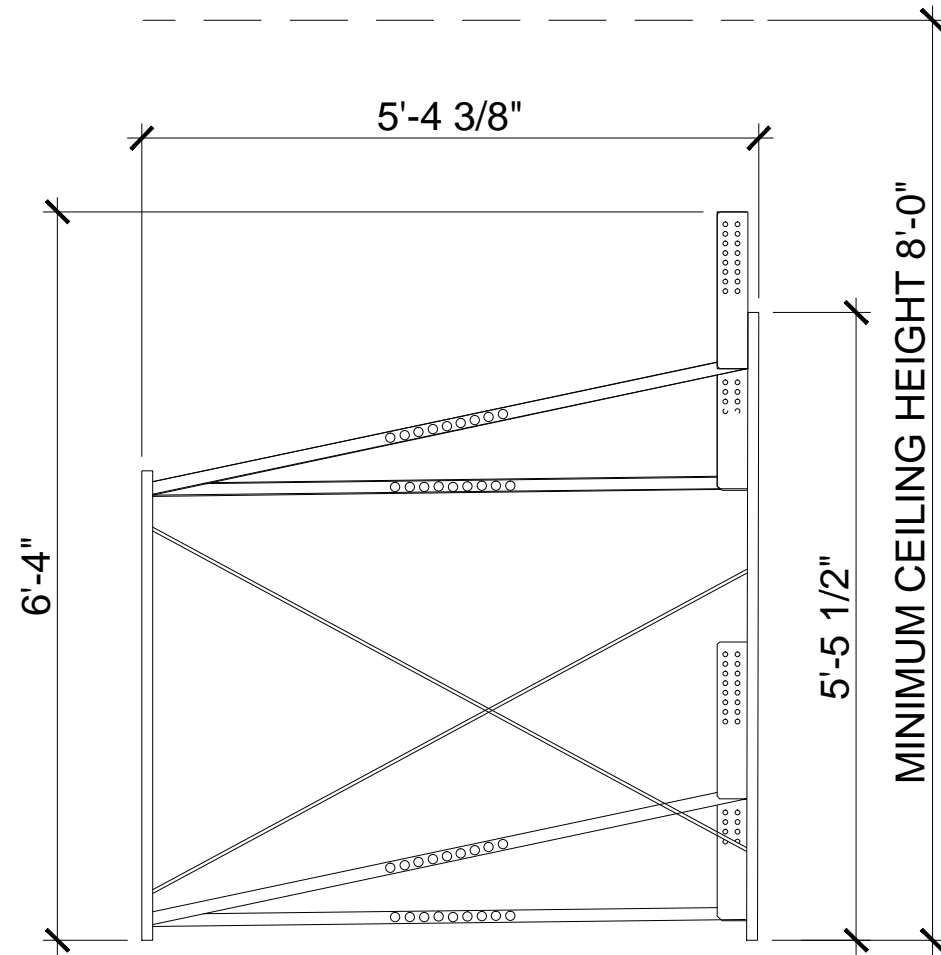
2000- 2002 11th Street, NW

**A16** Bonstra | Haresign  
ARCHITECTS

**FRELON**



FRONT VIEW



SIDE VIEW

NEIGHBORHOOD DEVELOPMENT COMPANY

July 8th, 2015 - BZA SUBMISSION

BIKE RACK SPECIFICATIONS

2000- 2002 11th Street, NW

**A17** Bonstra Haresign  
ARCHITECTS

**FRELON**