ARNOLD & PORTER LLP

**Nathan W. Gross**
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555 Twelfth Street, NW
Washington, DC 20004-1206

November 5, 2004

Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Revised Planned Unit Development Application
734 1st Street, S.W.
Zoning Commission Case No. 03-30

Dear Ms. Mitten:

Submitted herewith are materials constituting a revised application for a rezoning and consolidated planned unit development ("PUD") at 734 1st Street (Delaware Avenue and H Street) S.W. The Applicant is Square 643 Associates LLC, Stephen Tanner, Principal. This application includes:

1. Twenty (20) copies of the Applicant's Statement and supporting materials, including twenty (20) copies of the reduced schematic plans and one (1) set of full-size plans.

2. The completed application forms for the PUD and the rezoning.

3. A list of the names and addresses of all property within 200 feet of the subject property, on mailing labels.

4. D.C. Surveyor's plat of the subject property.

5. Letter of Authorization.

6. The check for the filing fees was submitted with the original application.

Thank you for your consideration of this application.

Sincerely,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

ZONING COMMISSION
District of Columbia
CASE NO. 03-30
EXHIBIT NO. 32



ZONING COMMISSION
District of Columbia
CASE NO.03-30
EXHIBIT NO.32

# DELAWARE AVENUE AND H STREET, SW
## WASHINGTON, D.C.

## REVISED APPLICATION TO THE

## DISTRICT OF COLUMBIA ZONING COMMISSION

## FOR A

## CONSOLIDATED PLANNED UNIT DEVELOPMENT

## ZONING COMMISSION CASE NO. 03-30

11 3 at 5 AM '04

**Application of:**

Square 643 Associates, LLC
Stephen M. Tanner, Principal

Shalom Baranes Associates
Architects

Arnold & Porter LLP
Land Use Counsel

**November 5, 2004**

Z.C. Form #1 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations request is hereby made for an amendment to the Zoning Map as follows:

| Square No. | Lots Nos. | Existing Zoning | Requested Zoning |
|---|---|---|---|
| 643 | 830 | R-4 | R-5-C |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Address or description of the premises: 734 1st STREET, S.W.

Area of the site: 16,644 square feet or acres.

Baist Atlas No. ____, Page ____.

The above information and attached documents are true to the best of my knowledge.

Nathan W. Gross 11/4/04
Owner's Signature Date

Nathan W. Gross, Agent
Owner's Printed Name

Person to be notified of all actions:

CYNTHIA GIORDANO 202-942-5840
Name Telephone Number

ARNOLD & PORTER LLP
555 12th STREET, N.W. 20004-1206
Address Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

# ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

## APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for consolidated Approval of a Planned Unit Development, details of which are as follows:

| Square No. | Lot Nos. | Existing Zoning | Requested Zoning |
|---|---|---|---|
| 643 | 830 | R-4 | R-5-C |
| | | | |
| | | | |
| | | | |
| | | | |

Address or description of the premises: 734 1st STREET, S.W.

Area of the site: 16,644 square feet or acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: RESTORE HISTORIC CHURCH AND CONSTRUCT RESIDENTIAL APARTMENT ADDITION

The above information and attached documents are true to the best of my knowledge.

Nathan W. Gross, Agent 11/04/04
Owner's Signature Date

Nathan W. Gross
Owner's Printed Name

Person to be notified of all actions:

CYNTHIA GIORDANO 202-942-5840
Name Telephone Number

ARNOLD & PORTER LLP
555 12th Street, NW 20004-1206
Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 sf pursuant to Section 2401 of the Zoning Regulations.

Nathan Gross
Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

# DISTRICT OF COLUMBIA GOVERNMENT
# OFFICE OF THE SURVEYOR

Washington, D.C., August 18, 2003

Plat for Building Permit of SQUARE 643 LOT 830

Scale: 1 inch = 30 feet Recorded in Book A&T Page 3517-G

Receipt No. 06449

Furnished to: CYNTHIA GIORDANO

Surveyor, D.C.

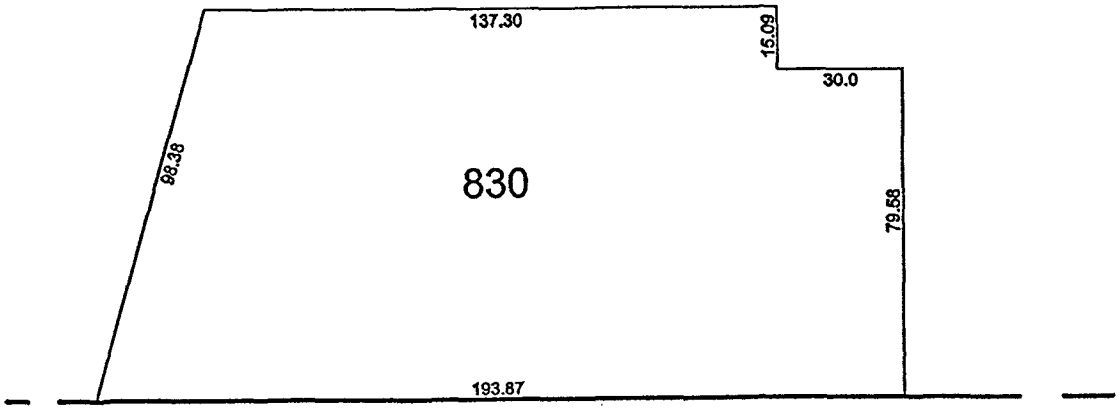
By: L.M.A. ✓

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 9/8/03

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



**Square 643 Associates LLC**
11 D Street, SE
Washington, DC 20003
202 544-7911

September 8, 2003

Jerrily R. Kress, FAIA
Director
District of Columbia
Office of Zoning
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: PUD and Map Amendment Applications for Proposed Apartment Building at Delaware Avenue and H Streets, S.W.

Dear Ms. Kress:

This is to authorize Arnold & Porter law firm to file the above-referenced applications and make related additional filings on behalf of the property owner, Square 643 Associates, L.L.C.

I am the principal of Square 643 Associates, LLC.

Thank you for your assistance.

Sincerely,

Stephen Tanner

Stephen Tanner

# REVISED APPLICATION FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT

# HISTORIC PRESERVATION/NEW APARTMENTS AT DELAWARE AVENUE AND H STREET, S.W.

**SQUARE 643 ASSOCIATES LLC**

**November 5, 2004**

## I. Introduction

This document is the Statement in support of an Application to the District of Columbia Zoning Commission for approval of a consolidated Planned Unit Development ("PUD") and map amendment from R-4 to R-5-C for a site at 734 1st Street, S.W., near the intersection of Delaware Avenue and H Street (Lot 830 in Square 643, the "PUD Site"). This lot of 16,644 square feet of land is located in Ward 6 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 6D. The proposed development preserves and restores a historic landmark church for nonprofit office use (or another use allowed in the R-5-C District) in combination with a 21-unit apartment house designed as a compatible addition to the landmark. This application revises the previous PUD application which proposed a 60-unit apartment house.

## II. The Applicant

The Applicant and developer of the proposed PUD is Square 643 Associates LLC, Stephen Tanner, Principal, based in Washington, D.C. The Applicant is the owner of the PUD Site, having purchased it from the Redeemed Temple of Jesus Christ. Square 643

Associates LLC was formed for the purpose of acquiring and developing the subject property. Mr. Tanner's other current projects include two large office buildings in the greater Downtown area totaling 400,000 square feet of space. Previously he was responsible for a portfolio of office, residential and retail projects for the Charles E. Smith Companies in Alexandria, Virginia. In the mid-1980s he was responsible for property acquisition and finance at NHP, a Washington area multi-family residential property owner. He has wide-ranging real estate and finance experience with several companies and development entities.

## III. The PUD Site

The PUD Site is located on the northern frontage of H Street, S.W., just to the east of the traffic circle at the terminus of Delaware Avenue, S.W. The site is generally rectangular in shape, has 16,644 square feet of land area and is improved with a vacant church and attached accessory building. The church has been vacant for approximately three years and has recently been designated a historic landmark upon the application of the property owner.

The vacant church on the PUD Site was last used by the Redeemed Temple of Jesus Christ (the "Redeemed Temple") in September 2001. For a time before that, it was used only intermittently, as the Redeemed Temple rented the church to small church groups. For two years the Redeemed Temple attempted unsuccessfully to sell the church to another religious congregation. Only one church was seriously interested, and ultimately that congregation decided not to purchase the church property.

Ultimately, the Bishop and Board of Trustees concluded that the church could not realistically be sold to another congregation because of several factors. Only a limited

number of congregations seek new space in the central area of Washington, and in this case the location is somewhat isolated and lacks through streets extending to the north or east. Lacking any religious purchaser, the Redeemed Temple sold the subject property to Square 643 Associates LLC in 2003.

## IV. The Surrounding Neighborhood

To the north, west and southwest of the PUD Site is the quite large Capitol Park IV residential complex. Capitol Park is a planned, mixed-density residential community constructed pursuant to the Southwest Urban Renewal Plan. It extends generally from the Southwest Freeway on the north to Eye Street on the south, and from 3rd and 4th Streets on the west to the Randall Recreation Center on the east. The development consists of townhouses, townhouse apartments and four 90-foot-high apartment towers. The townhouses and duplexes are condominiums and the high-rise buildings are rental apartments. This planned community has a total of 341 townhouses and duplex units, plus 937 apartment units.[1]

Immediately to the east of the PUD Site is a small, unimproved "dogleg" of the Capitol Park IV property and then the Randall Recreation Center, under the jurisdiction and operation of the District of Columbia Department of Parks and Recreation. Facilities include play fields, a swimming pool and tennis courts. This center was formerly the athletic and recreation fields for the former Randall Junior High School. Beyond the recreation center to the east is South Capitol Street.

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[1] See the "Site Location and Neighborhood Context Map" in *Exhibit A*, and the "Zoning Site Map," "Zoning Tabulation" and photographs of the church and the PUD site in the architectural plans and elevations attached in *Exhibit D*.

Directly across H Street to the south of the PUD Site is a large complex of three- and four-story buildings that were formerly the Randall Junior High School and later administrative offices for the public school system. For the past several years, the occupants have been the Millennium Arts Center (artist studios) and a homeless shelter and drug rehabilitation center. At the present time the complex is in the process of being sold by the District of Columbia to the Corcoran Gallery of Art for interim use during renovation and enlargement of its downtown museum, and longer-term use as the Corcoran School of Art. Fronting on Delaware Avenue to the south of H Street, and immediately west of the Arts Center is the Southwest Clinic.

Farther south, on the south frontage of M Street between Delaware Avenue and South Capitol Street are the Friendship Baptist Church, the Bethel Pentecostal Church and the high-rise Best Western Hotel, which is currently being renovated and upgraded.

Farther to the southwest are two large developments. Greenleaf Gardens is a low-rise public housing complex renovated several years ago. It occupies the three city blocks bounded by M, I and 3rd Streets and Delaware Avenue. Directly to the west of Greenleaf Gardens are three high-rise apartment buildings, the Southwest branch D.C. Library and the Waterside Mall. The latter has been approved by the Zoning Commission for redevelopment and upgrading as the "Waterfront," a medium-high density complex of office, retail and residential uses. This complex is projected to be the new headquarters for Fannie Mae, which will bring a large number of employees to the site and greatly stimulate revitalization in the neighborhood. The Waterfront Metrorail station is also located in front of Waterside Mall, at 4th and M Streets, S.W. The

"Waterfront" complex and the Metrorail station are a three to four block walk from the project proposed in this Application.

The land use pattern described above reflects the planned mixed-density and mixed-use character of the Southwest neighborhood. As the Commission is aware, the Southwest neighborhood as is exists today is primarily the result of complete redevelopment under the Southwest Urban Renewal Plan, beginning in the 1950s, with most new construction occurring in the 1960s and 1970s. A few older buildings and groups of buildings were left standing, such as the landmark church in this application, Greenleaf Gardens apartments and a few others.

## V. The Historic Landmark Church

On March 15, 2004 the property owner, Square 643 Associates LLC, submitted an application to the Historic Preservation Review Board ("HPRB") to designate the church as an individual historic landmark. After public hearing, the HPRB adopted the Romanesque Revival church structure, constructed in 1886, as a landmark.

The nomination states, in part:

> *The church building located at 734 First Street, S.W., is significant as an example of the important cultural and social role that churches played in the late-19th and 20th century development of Washington's African-American communities. Located at the corner of First and H Streets, S.W., the building was commissioned in 1886-87 by the Virginia Avenue Baptist Church, one of the city's oldest African-American congregations, and was built by James E. Boyce. It faces west toward First Street, a closed street of the historic L'Enfant Plan, and its Romanesque Revival façade and tall towers command its corner site, set among the modest residential and commercial buildings of the 19th century African-American neighborhood. By the early 1900s, the congregation assumed the name Friendship Baptist Church and for more than 60 years it provided spiritual and physical support for its congregants and the surrounding community. It was a community, however, that was viewed at the time by most of the outside world as a poverty stricken and blighted area in need of major improvement. In 1946, Congressional authorization aimed at correcting the social ills of the District of Columbia directed an extensive urban renewal project that soon led to the mass*

*demolition of urban fabric in Southwest Washington. It was a project so vast that it erased almost all evidence of development and settlement patterns throughout the area. However, Friendship Baptist Church remained standing – its preservation the product of the effort of its congregation and its pastor, Reverend Benjamin H. Whiting. . . .*

*The church, commonly known today as the Redeemed Temple, is one of only two historic church buildings left standing in Southwest Washington. . . . As one of only a handful of extant buildings associated with the pre-urban renewal history of Southwest, the church building represents an important aspect of that history – when the land held a myriad of 19th and early 20th century residential, religious, public and commercial buildings; when the buildings and infrastructure of the area were part of the street framework of the L'Enfant Plan; and when traditional patterns of community represented 19th century culture.*[2]

Based on the church's landmark status, the Applicant developed a revised PUD plan that preserves the historic sanctuary building for use as nonprofit office space or other permitted uses in the R-5-C District while adding a compatible addition on the north and the west as an apartment house of approximately 21 condominium units. (The applicant anticipates requesting some flexibility regarding number of units and mix of unit sizes at or before the public hearing.) The proposed addition is limited to four stories in height on the north and does not project west (front side) of the church façade and historic steeples so as to maintain the prominence and visibility of the church's façade. On the east, the addition is seven stories high and is separated to a degree from the church to emphasize the identity of the church structure.

The Applicant consulted extensively with the historic preservation staff of the Office of Planning, community representatives and historic preservationists in developing and revising the plan. The HPRB granted conceptual design approval at its meeting and

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[2] Text excerpted from property owner's application for landmark designation, dated March 15, 2004. See also the "Decision" of the Historic Preservation Review Board adopting landmark status, attached in *Exhibit B.*

public hearing of October 28, 2004. The Applicant waited to secure this concept approval before filing the revised PUD application.

## VI. The Project

The centerpiece of the proposed PUD project is the preserved and restored historic church. The HPRB and essentially all supporters of landmark designation favor nonprofit office use or another non-residential use because such use will maintain the interior integrity of the sanctuary space and will be a use that allows opportunities for the public to see the historic space. Conversion of the church structure to apartments is allowed as a matter of right under the existing R-4 zoning, but the PUD plan does not propose that, as conversion would carve up the interior space and convert it to the strictly private control of the residential occupants.

The proposed nonprofit office use would occupy approximately 6,218 square feet of gross floor area ("g.f.a.") in the church building – approximately 2,684 square feet on both the lower and sanctuary (main) levels, with an additional 850 square feet on the mezzanine level inside the church. In addition, the ground floor of the additions (except for the residential lobby) would be devoted to the nonresidential use. This space adds 3,782 g.f.a. for a total of 10,000 square feet, which equals a 0.60 FAR on the PUD site. (See the discussion of the proposed square footage in the following section of this statement, "Nonprofit Office Use.")

The main church entrance will be used as the entrance to the nonprofit office or other nonresidential use space. The sizeable front courtyard (previously part of the now closed First Street, S.W. right-of-way) will be improved as a cobblestone court, together

with designed areas of lawn and concrete pavers. New trees and shrubs are also proposed as depicted in the Landscape Plan, Sheet L1 in the plans attached in *Exhibit D.*

The apartment house addition to the church building will be four stories high on the north side and seven stories and 70 feet high on the east side of the church. The residential gross floor area is 34,286 square feet, or 2.06 FAR. This is a moderate density that reflects the design prominence accorded the historic church structure in the architectural plans. This density is substantially less than the 4.0 FAR allowed with a PUD in the R-5-C District. The proposed total density (nonprofit office and residential combined) of 2.66 FAR is actually within the allowed PUD density in the R-5-B District, but R-5-B only allows a height of 60 feet with a PUD. A seventy-foot height is needed to help offset the development constraint presented by preservation of the church and by the fact that the church is sited generally in the middle of the lot.

Twenty-one condominium units are proposed, including a mixture of one- and two-bedroom units. The unit mix emphasizes relatively large sizes and excludes efficiencies, as is normal for a condominium building. The total number of units and the unit mix may change to a degree as plans are refined or based on marketing considerations. The Applicant requests ten percent (10%) flexibility on the number of units and the unit mix. The proposed lot occupancy is quite low at 61 percent, with much of the open space situated in front of the church, thereby making for a gracious setting for the historic façade and its two steeples. Thirty-two parking spaces are provided. See the "Tabulation of Development Data" chart on the following page and the "Zoning Tabulation" on Sheet D1 in the plans attached in *Exhibit D.*

## E. Tabulation of Development Data

| | |
|---|---|
| Total PUD Site Area | 16,644 s.f. |
| Required Minimum (PUD, R-5-D) | 15,000 s.f. |
| Gross Floor Area (expressed in gross square feet, g.s.f.) | 44,286 g.s.f. |
| Floor Area Ratio (FAR) | 2.66 FAR |
| Permitted – (R-5-C, PUD) | 4.0 FAR |
| Dwelling Units (Apartments) | 21 |
| Nonprofit office/nonresidential use space | 10,000 g.f.a. |
| Building Height | 70 feet |
| Permitted – (R-5-C, PUD) | 75 feet |
| Lot Occupancy | 61% percent |
| Maximum Permitted (R-5-C) | 75 percent |
| Side Yards | 10'-1" (east), 40' (west) |
| Required | None, but 3"/foot of height if provided: resulting in 17'-6" east and 10' west required |
| Rear Yard | 8'-1" |
| Required R-5-C | 23'-4" (4" per foot of height) |
| Width of Open Court | 10'-7" |
| Required | 10'-0" |
| Parking | 32 |
| Required | None (Historic Building) |
| Loading | None |
| Required | None |

## VII. Existing and Proposed Zoning

The site is currently zoned R-4, Row Dwellings and Conversions to Apartments. This zone allows single-family row dwellings, two-unit flats and conversion of existing buildings to apartments subject to a density restriction based on lot size. The maximum permitted height is 40 feet, three stories. The maximum permitted lot occupancy of 60 percent, together with the three-story height limit, equals an effective density of 1.8 FAR, or 29,959 g.f.a. on the lot of 16,644 square feet. The requested residential density of 34,286 g.f.a. represents only a 4,327 s.f. increase over existing matter-of-right density in R-4 of 29,959 g.f.a. (Based on 60 percent lot occupancy and three stories maximum height, effectively 1.8 FAR.) The other 10,000 g.f.a. of development is for nonprofit space primarily to preserve volume of the church sanctuary.

The Office of Planning ("OP") and the Zoning Commission frequently mandate an affordable housing component in a residential PUD. The normal OP standard is 15% of the additional density in gross floor area obtained in the PUD. In this case, 15% of the additional 4,327 g.f.a. is 649 g.f.a., or less than one condominium unit. The applicant is not able to accommodate affordable units in this particular project because the cost of renovating the church is quite high, especially in proportion to the minor density increase requested in the PUD. The siting of the church in the middle of the site and the desire to restrict height in the addition so as to maintain the visual prominence of the church façade and steeples make any significant density increase infeasible.

The existing R-4 zoning is not suited to adaptive reuse of the church building or enhanced development on the PUD Site in order to help pay for the cost of preserving and renovating the church. The interior space of the church sanctuary is poorly laid out

for conversion to residential use, and the lower level is completely unsuited to residential use because of a lack of window space. Thus, a conversion of the church building to apartments would be problematic and in any case would yield relatively few units. Another constraint under R-4 zoning is that the largest land area on the site is in front of the church and must be left undeveloped so as to serve as the setting of the historic church façade.

New townhouses or flats, as allowed in R-4, would not be possible with a landmark in place. The part of the lot to the north of the church lacks street frontage as well as necessary dimensions for townhouse development, and the narrow (25-foot-wide) area to the east (rear) of the church would allow only one townhouse or flat, and then only if the HPRB would allow the new building to be attached to the historic church. If the residential building were not attached to the church, two side yards of eight feet each would be required by zoning, thereby leaving only nine feet as the potential width of the detached house or flat – an obviously unbuildable size. The R-4 District does not allow apartments as new construction and is limited by a three-story height limit. Finally, as discussed early in this statement, the Redeemed Temple attempted for approximately two years to sell the church to another congregation, without success and with virtually no prospective buyers.

For all of the reasons cited above, development options under existing R-4 zoning will not financially support a viable preservation and restoration of the church. Hence the application for R-5-C zoning and a moderate increase in height and bulk to make the project feasible.

The requested R-5-C District allows a maximum density of 4.0 FAR and 75 feet with a PUD. This density will more than accommodate the proposed 2.66 FAR. The 75 feet of allowed height is limited to 70 feet because of the effect of the Height Act of 1910. This act limits building height in Residence districts to the width of the abutting right-of-way minus 10 feet. The-right-of way of H Street abutting the church is 80 feet; accordingly, the maximum permitted height is 70 feet.

The Applicant requests some deviation or flexibility from the side and rear yard requirements, as well as roof structure standards, as allowed by the PUD regulations at 11 DCMR § 2405.5, based on "the exact circumstances of the project." The need for deviations from standard side and rear yard setbacks on the east and north is created by preservation of the church on its footprint and the need to preserve open space in front of the church to maintain and enhance its setting. The rear yard provided on the north side of the property will not adversely affect the residents of the Capitol Park IV units to the north because of a substantial green area and setback on the Capitol Park property. Moreover, the predominant height of the addition is four stories – very similar to the height of the existing church, and the 70-foot wing at the eastern end of the project is slender in profile and will have only a very limited effect on light and air to the north.

The side yard requirement of 17 feet, 6 inches (based on 3 inches per foot of maximum height) is substantially exceeded on the west side (front of church) of the development, where the side yard is 40 feet wide. The side yard on the east side is 10 feet, 1 inch, a moderate deviation from the required 17 feet, 6 inches. No adverse effect will be created on the light and air of neighbors, in that the abutting property is a vacant and unbuildable "dogleg" of the Capitol Park IV property followed by the large Randall

Recreation Center. All in all, the applicant believes the project combines excellent architecture with a very positive mixture of uses that will help reanimate the immediate vicinity.

Flexibility is also requested from the roof structure requirements in zoning. The plans provide three roof structures rather than one as allowed by the Zoning Regulations. The two additional roof structures are on the lower level roof and will house residential space for the units below as well as roof access and mechanical equipment space for the units. These additions have been done in response to HPRB concerns about taller elements in the project.

This application also requests relief from the normal 1:1 setback of roof structures from roof edges. Again, the historic preservation review process led to this solution. The goal is to incorporate the roof structures in the design of the lesser height wing of new construction. Setting them back from the edge would cause them to "crowd" the historic church. In the case of the main penthouse, the aim is to set back the architectural massing from the existing church.

## VIII. Nonprofit Office or Other Non-Residential Use

The Zoning Regulations at 11 DCMR § 2405.7 authorizes the Zoning Commission, as part of a PUD, "to approve any use that is permitted as a special exception and that would otherwise require the approval of the Board of Zoning Adjustment." The requested nonprofit office use proposed in this PUD is such a special exception use, as set forth in § 217 of the residential use provisions. The Applicant also requests the flexibility to use the space for other nonresidential uses allowed as a matter of right in the R-5-C District, specifically, clinic, private club or museum. Any of these

uses would make good use of the church and ground floor space and will be compatible with the residential apartments on-site. The criteria for approval of nonprofit office space under § 217 are reviewed below.[3]

**217.1:** Nonprofit office use is allowed in an existing residential building that is either a historic landmark or a contributing building in a historic district, and the building must have at least 10,000 square feet of gross floor area.

Comment: As stated previously, the Friendship Baptist Church is a historic landmark. The 1886 sanctuary, together with the 1952 and the 1930 additions, has a gross floor area of approximately 9,740 square feet. Although the two additions have been authorized for demolition to make way for the new residential additions, the Board of Zoning Adjustment has ruled in previous cases that it is the size of the original historic building that qualifies for the minimum 10,000 square foot size threshold. Also, in at least one case, the BZA granted an area variance from the 10,000 s.f. requirement.[4]

The Applicant requests approval for up to 10,000 g.f.a. to be allocated to a nonprofit organization. This will afford some flexibility to the Applicant in securing a nonprofit occupant. If the organization needs the full 10,000 square feet, the rentable space on the ground and second floors of the new construction would be allocated to this use, subject to conditions discussed below under § 217.2.

**217.2:** *Use of existing residential buildings and land by a nonprofit organization shall not adversely affect the use of the neighboring properties.*

Comment: The location and the immediate surroundings ensure that there will be no adverse effects on neighbors. The proposed use is favorable in this regard. First, it is

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[3] The full text of § 217 is attached as *Exhibit C.*

a small amount of office space, and office use does not generate any noticeable noise outside the premises. Second, the land use context is such that no adverse effects will be imposed on neighbors. To the east of the project the adjacent use is the Randall Recreation Center, which is used intermittently and frequently not during business hours. In any case, when recreational events are in progress, the participants will generate more noise than the proposed office use and will not be affected by the presence of the nonprofit. To the immediate south across H Street, the former Randall School building has been sold to the Corcoran Gallery of Art, to be used as its interim space while the museum downtown is renovated. This is an active, nonresidential use that will not be adversely affected by a small amount of nearby office space.

To the north and west is the Capitol Park IV condominium and apartment complex. Regarding the units to the north, there is no street connection from the PUD project site in that direction. Delaware Avenue deadends at the traffic circle adjacent to the church, and First Street was closed years ago. The sections of Capitol Park IV to the west of the PUD site are well separated from the location of the nonprofit use, and will be virtually unaffected. Moreover, many of the residents will be at work and away from the vicinity during business hours when the nonprofit will be in use. The Waterfront Metrorail station is reasonable walking distance, and vehicular trips for the relatively small number of employees at the site will avoid any traffic problems. Delaware Avenue has ample capacity and connects the PUD project with Eye Street and M Street, S.W., major streets which access the citywide and regional road network.

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[4] See, for example, BZA Order No. 13419, Watterston House Associates

***Specific User/Conditions.*** At present the Applicant does not have a specific nonprofit office use, clinic, museum or private club under lease. As a result, detailed impact assessments cannot be made. However, the Applicant offers the following conditions that could be incorporated in the Zoning Commission order in this case, so that a nonresidential use could be engaged without the need to return to the Commission for further proceedings. The Applicant offers the following conditions:

- The hours of operation will be no earlier that 7:00 a.m. nor later than 8:00 p.m.
- The number of employees on the premises shall not exceed a ratio of one employee per 250 square feet of gross floor area.
- The project shall provide parking at a ratio of no less than 1 space per 1200 square feet of nonprofit space and one space per apartment/
- Lighting shall be arranged so that all direct rays are confined within the boundaries of the property.

In addition, the Applicant will ensure that the specific nonresidential use is compatible with the predominant residential use of the complex. This will be important to the future residents of the building, ensure the viability of the building in terms of sales and advance the public interest as well.

**217.3:** *The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood.*

The project will provide nine (9) parking spaces for the nonprofit/nonresidential use, and twenty-four (24) spaces for the apartments. This meets the requirement indicated above for the nonprofit space and allows a surplus of three spaces for the apartments. The Applicant is also exploring the feasibility of providing a small number of additional parking in vault spaces. The Applicant also intends to work with the D.C. Department of Transportation to stripe – and perhaps diagonally stripe – parking spaces on H Street, which is currently not striped.

Because of the layout of land uses and the street network described in the preceding section, the minor amount of traffic generated by the nonresidential use will not create any objectionable conditions. Because of Delaware Avenue and H Street both reach "dead ends" in this vicinity, the streets tend to be underutilized due to lack of through traffic.

**217.4:** *No goods, chattel, wares, or merchandise shall be commercially created, exchanged or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials, or other items related to the purposes of the nonprofit organization.*

Comment: The Applicant certifies that it will comply with these conditions.

**217.5:** This provision requires the BZA (or the Zoning Commission in this case) to approve any addition to the historic building and to refer any proposed additions or modifications to the State Historic Preservation Officer for review and report.

Comment: The Applicant has fully consulted with the office of the State Historic Preservation Officer and has, moreover, received Conceptual Design Approval from the Historic Preservation Review Board prior to filing this PUD application.

Based on the preceding analysis, the Applicant believes the proposed nonprofit office or other nonresidential use of part of the premises complies with the prescribed zoning criteria.

## IX. Public Benefits of the Proposed Planned Unit Development

Section 2403 of the Zoning Regulations sets forth the standards for evaluating and approving a PUD application, generally in three categories. The PUD must exhibit public benefits and project amenities for review by the Zoning Commission (§ 2403.9), must have an acceptable level of impacts on the surrounding neighborhood and on public services (§ 2403.3) and must be found to be "not inconsistent" with the *Comprehensive Plan for the National Capital* (the "Comprehensive Plan") and other public policies. Off-

site public benefits are allowed pursuant to § 2403.13. The Applicant believes that the proposed PUD complies with the PUD evaluation standards, as described below.

1. **Historic Preservation.** In the PUD Evaluation Standards of the Zoning Regulations, "Historic preservation of private or public structures" is indicated as a public benefit and project amenity. The PUD project will preserve and renovate the original 1886 church structure, now a local historic landmark, and devote it to suitable new uses. The Applicant has proposed very few modifications to the building's exterior and will restore the exterior, and is committed to using enhanced building materials, including brick, slate, glass, pre-cast and metal elements. The flexibility permitted in the PUD process has allowed the Applicant to design a site plan that treats the historic church building as the centerpiece of the development.

This important preservation action preserves one of the few extant buildings associated with the pre-urban renewal history of Southwest Washington, reflected in its historic association with one of the city's earliest African-American congregations, the Virginia Avenue Baptist Church, established in 1875. The landmark nomination states, in part, "[The church] faces west toward First Street, a street of the historic L'Enfant Plan, and its Romanesque Revival façade and tall towers once commanded its corner site, set among the modest residential and commercial buildings of the 19th century African American neighborhood."

In the plans that have received concept design approval from the HPRB, the façade and tall towers are fully respected in the scale and design of the proposed additions. No construction is located in front (west) of the church, and the new construction to the north of the church is limited to four stories, at a height fully in scale

with the church itself. The height of the rear addition is only seven stories, and it is separated from the rear wall of the church in order to enhance the historic appearance of the church. The "Preservation and Historic Features" element of the Comprehensive Plan also provides numerous policies in support of historic preservation.

**2. Stabilizing and Improving the District's Neighborhoods.** One of the overarching Major Themes of the Comprehensive Plan specified in 10 DCMR §102 is the goal of "stabilizing and improving the District's neighborhoods." The Applicant believes that the proposed infill mixed-use development will help accomplish this major goal.

The vacant landmark church has been a negative force on the immediate neighborhood for several years, a place where unemployed and homeless people "hang out." The Applicant has now sealed the church and constructed a fence to secure the property and prevent such problems. The fairly isolated location and the underutilized nature of the former Randall School, plus the presence the homeless shelter and drug rehabilitation center at Randall School have been further disincentives for renovation of the church and new development on the PUD site. The projected new use of the Randall School buildings by the Corcoran should improve the situation in the future.

The Applicant is willing to make a major investment in this difficult setting, including preserving and restoring the historic church. The project has the support of significant residential, religious and commercial interests in the immediate neighborhood.

The preserved and restored church and superior architecture of the new construction will visually enhance this vicinity of Southwest. The new people coming in to the neighborhood will bring activity and positive momentum to this somewhat isolated, and very challenged location.

**4. Urban Design and Architecture.** The PUD Evaluation Standards in § 2403.9(a) include urban design and architecture as a significant type of public amenity. The preservation of the landmark church and the elegant, sympathetic and striking design of the apartment house additions represent superior architecture and urban design, in the opinion of the Applicant. On October 21, 2004, the Historic Preservation Review Board granted Conceptual Design Approval. This preservation-new development project will represent a major aesthetic and functional improvement to the neighborhood.

The PUD project will help carry out the following Comprehensive Plan policies from the Urban Design Element in Chapter 7:

*712.2(a) Encourage well-designed developments in areas that are vacant, underused or deteriorated. These developments should have strong physical identities.*

*712.2(b) Encourage infill development of attractive design quality in deteriorated areas to stabilize the physical fabric and encourage renovation and new development.*

The plans depict a unique site plans and architecture that is compatible with the neighborhood while also respecting and enhancing the historic landmark. The streetscape adjacent to the church will be greatly enhanced by premium spending on materials, as is also true of elevation details.

**5. Housing Supply and Population.** Paragraph 2403.9(f) of the Evaluation Standards indicates that development of "housing and affordable housing" is a high-priority public benefit that may justify approval of a planned unit development. The proposed apartment building will add residential units and population in a part of Southwest where additional pedestrian and human activity generally will be beneficial. The new residential development will also help move the District of Columbia towards

Mayor Anthony Williams' goal of adding 100,000 new residents to the city's population over the next decade.

Residential development will be highly compatible with the scale and design pattern of the adjacent Capitol Park residential complex, which surrounds the site on two sides. The new building will improve the immediate physical and aesthetic setting of Capitol Park, and perhaps improve property values. The Capitol Park IV Board of Directors has strongly endorsed approval of the PUD.

The Housing Element in Chapter 3 of the Comprehensive Plan includes the following policies that support approval of this PUD:

> *302.2(a) Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives . . .*
>
> *302.2(f) Encourage the private sector to meet housing needs through the development of infill housing . . .*

**6. Comprehensive Plan – Major Themes.** The PUD plans are consistent with and will help implement several of the Major Themes of the Comprehensive Plan, as set forth in § 101, specifically:

(a) Stabilizing and improving the Southwest neighborhood by restoring and providing viable adaptive reuse of the historic church building.

(b) Respecting and improving the physical character of the District.

(c) Preserving and ensuring community input.

(d) Preserving the historic character of the District, in this case, preserving a very important African-American landmark in the history of Southwest Washington.

**7. Land Use Element.** The Generalized Land Use Map indicates the site for Medium Density Residential development. This is defined as "Multiple-unit housing and

mid-rise apartment buildings are the predominant uses; may also include low-and moderate-density housing." The PUD project is clearly multi-family residential in use, and the density of 2.66 FAR is clearly within the moderate-density range indicated in the Comprehensive Plan.

The proposed PUD also is consistent with Section 1104.1(h) of the Land Use Element, which states, "Develop techniques and programs, including rezoning . . . for the most effective use of the District's land to add to the housing stock, encouraging where appropriate additional row housing and apartment development . . ." The proposed PUD is a rezoning and PUD that will create additional housing.

6. **Employment and Training Opportunities.** The Applicant will enter into a First Source Hiring Agreement with the Department of Employment Services and a Memorandum of Understanding with the Local and Small Business Opportunity Commission.

7. **Impacts on the Surrounding Area.** No adverse effects are likely to occur on the surrounding area as a result of the proposed PUD. Rather, the project will confer public benefits. The preservation of the landmark church helps retain the neighborhood's identification with its history, maintains ample open space in front of the church; the proposed nonresidential use will help maintain the interior integrity of the church.

The proposed apartment house will add dwelling units to the housing supply and population to the city. In this immediate vicinity, the presence of full-time residents will help offset the underutilized nature of the former Randall School buildings and the somewhat isolated nature of this location. A long-vacant, historic building will be eliminated. The mixed-use character of this part of Southwest will be extended and

reinforced. Parking will be adequate, and there will be no adverse effects on traffic or street operations in the vicinity from this small to medium-sized residential project. The relatively small size of the proposed project indicates that no unacceptable impacts on city services or facilities will occur.

The project will provide effective and safe vehicular and pedestrian access. It is located on a cul-de-sac. The courtyard access and various entrances, including the recessed parking garage entrance, ensure the safe and efficient flow of traffic into and out of the project.

## X. Community Comment

The Applicant has presented the plans several times to Advisory Neighborhood Commission ("ANC") 6D, as the plans have evolved. The revised plans for the HPRB received a favorable ANC vote, 4-3. On other occasions the ANC has deferred action.

The Applicant has met with and presented the PUD plans to the Capitol Park IV condominium Board of Directors and to a gathering of people who reside near the PUD site. At both of these meetings, community support was expressed, together with informational questions about the project. The Southwest Neighborhood Assembly has voted to support the project, and Ward 6 Council Member Sharon Ambrose is in support. Individual telephone consultations and meetings have also occurred with representatives of Friendship Baptist Church, the Best Western Hotel, the Millennium Arts Center, church leaders and individual residents. The Applicant has worked in for nearly two years to achieve full community participation and support.

## XI. Conclusion

For the reasons set forth in this statement, the Applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations. It is consistent with the purpose and intent of the Zoning Regulations and Map, will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia and is not inconsistent with the Comprehensive Plan. The proposed project satisfies the requirements for approval of a consolidated PUD, provides significant public benefits and advances important goals and policies of the District of Columbia. Accordingly, the Applicant respectfully that the Zoning Commission approve the Application.

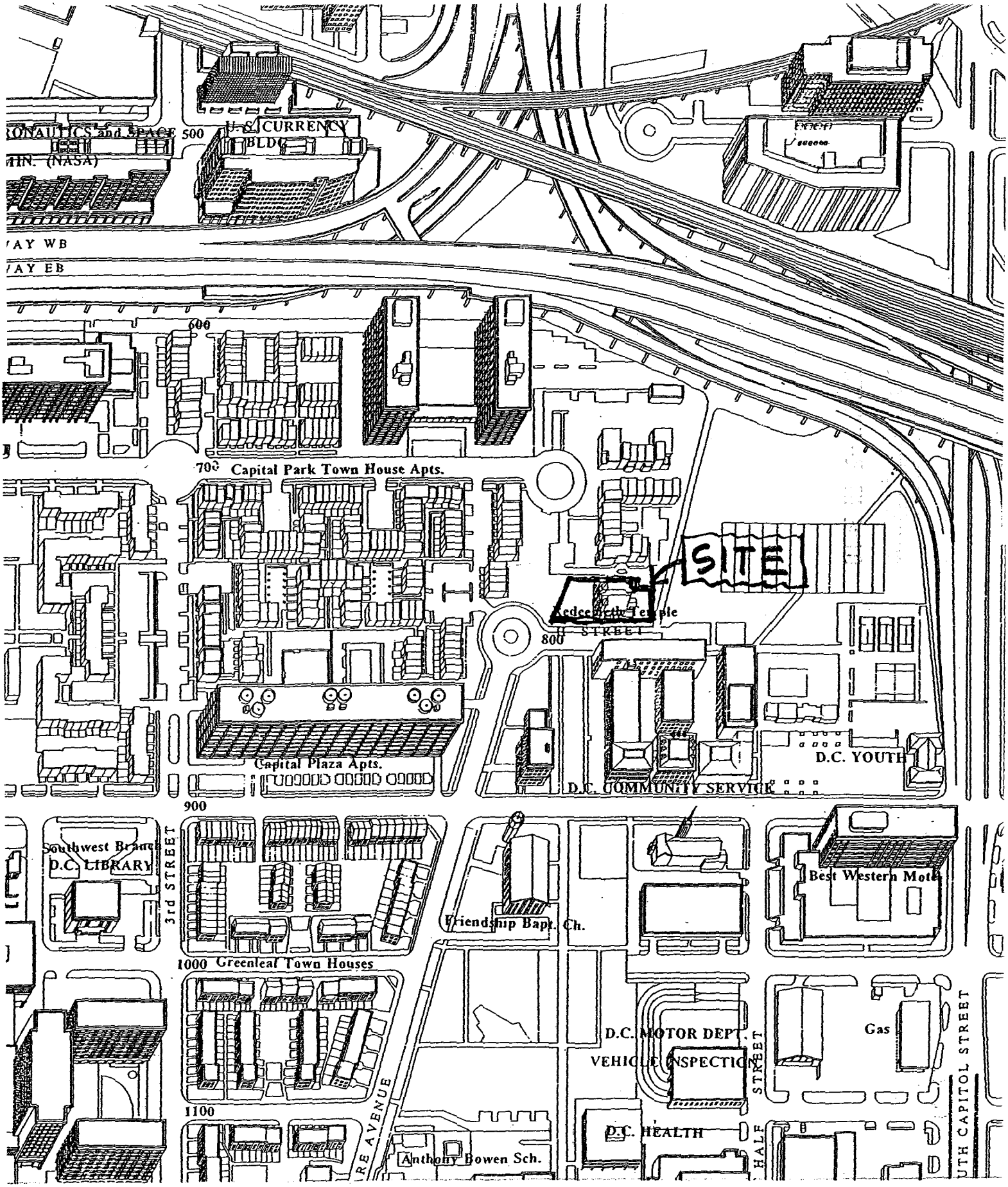
Respectfully submitted,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

Attachments

**Exhibit A:** **"Site Location and Neighborhood Context Map**




## SITE LOCATION AND NEIGHBORHOOD CONTEXT MAP

Map Source: Joseph R. Passonneau & Partners, by permission

**Exhibit B: Historic Landmark Designation**

**DECISION**

**HISTORIC PRESERVATION REVIEW BOARD**
Historic Landmark Designation Case No. 04-08

**Friendship Baptist Church**
734 1st Street, SW
(Square 643, Lot 830)

The Historic Preservation Review Board, having held a public hearing on May 27, 2004 on the application for historic designation of the property known as Friendship Baptist Church, hereby designates the property a historic landmark in the *District of Columbia Inventory of Historic Sites* and requests that the nomination be forwarded to the National Register of Historic Places for listing.

Friendship Baptist Church was erected in 1886-1887 by the congregation of the Virginia Avenue Baptist Church (founded 1875), which then moved to this site. It was among the earliest independent African-American congregations, largely consisting of the formerly enslaved. And despite being relatively early and constructed by a less privileged community, the Italianate Gothic brick building does demonstrate a certain dignity and architectural pretension (it also has a plain brick, 1930 addition or additions at rear and a 1952 front gabled, brick-faced block addition on the north side.) For its time, it would not have been considered remarkable, but certainly typical of a successful neighborhood church.

By that fact, and the fact that the building represents its African-American congregation, it also represents the development of Southwest Washington during the last quarter of the nineteenth century and the first half of the twentieth. Churches are particularly difficult to judge on historic as opposed to architectural grounds, unless there are truly transcendently important events or figures connected with them, simply because it is very hard to make distinctions between or gradations among different religions, denominations and sects. The National Register's approach to church nominations reflects this—and the fact that churches are ubiquitous. Every one represents and is clearly important to its own congregation, at least, as Friendship Baptist clearly was and still is. But Friendship Baptist was probably one of the major black churches of Southwest and, just as significant, it alone remains.

In considering potential landmarks, the Board is usually acknowledging the value of particularly rare historic resources. This consideration extends not just to scarcity in building type but also to scarcity in the number of historic resources remaining in a particular neighborhood. Because each neighborhood is unique, no neighborhood exactly represents the city in microcosm. Conversely, the historic resources and especially the important institutions—the "landmarks" in the broadest but truest sense—tell the story of

the development of a neighborhood and, by extension, the city. A similar argument was made for the importance of the now-landmark Second Baptist Church in representing the largely vanished neighborhood between Swampoodle, downtown/Chinatown and Mount Vernon Square.

In addition, and as the nomination[1] makes clear, the fact that Friendship Baptist (and one other old church) remain in Southwest is not accidental or incidental. The congregation, and its pastor Rev. Benjamin H. Whiting, in particular, saved the church from the demolition that took most of the buildings of Southwest and all but about ten in redevelopment "Project Area B." The fate of Friendship Baptist was uncertain from at least 1950. But a May 1952 National Capital Planning Commission resolution committed to its retention.[2] It was not until the Redevelopment Land Agency's Annual Report of 1956, however, that the ever-changing comprehensive plan was redrawn to include the church. Rev. Whiting had effectively argued that the church was one of the bedrock institutions of the neighborhood, along with Randall School[3] and Southwest Health Center—the latter representing or serving the "mind" and the "body" of the neighborhood, while Friendship was the spirit. The church then is not simply an old piece of the neighborhood fabric but, in fact, it directly *influenced* the form and content of the Southwest Urban Renewal Area.[4]

The nomination explicitly relates the significance of the site to the Board's and the National Register's designation criteria. The discussion is quite well done. The church does appear to meet HPRB criterion a(1)—particularly as it relates to the development of the city—for "its significant association with the history of pre-urban renewal Southwest Washington as seen through its historic association with one of the city's earliest African-American congregations..." and for its role in, to some extent, staving off urban renewal and rewriting the plans for it, and providing support and "a continuing source of community through the social turmoil" created by the redevelopment. For the same reasons, i.e., because the building represents one of the few remnants of a vanished neighborhood and resistance to one of the most important urban renewal projects in the nation, the property meets National criterion A. The property also meets HPRB criterion a(2) and National Register criterion C because it is a nice representative example of a late nineteenth-century vernacular Gothic church.

The document recommends that only the original church structure and not its additions be considered contributing to a landmark. While the two additions (and especially the rear, 1930 addition) are pretty clearly of little architectural significance[5], and no evidence has

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[1] And a statement of the history of the church prepared by Minister Ahmed Assalaam, provided by Syphax Community Center Historic Restoration Society of South Washington, Inc. and included in the Board's review packet.

[2] And the retention of Bethel Pentecostal Church just to the east, which was demolished later. All told, thirteen Southwest churches were immediately lost to redevelopment.

[3] Randall was, at the time, a junior high school but is now an elementary school.

[4] By 1964, Rev. Whiting, by then the congregation's pastor for 37 years, managed to cajole the RLA into allowing a lot to be set aside from the redevelopment parcels for the purpose of a new church nearby.

[5] The 1930 addition is clearly just a utilitarian structure. The 1952 addition is nearly so, in that, it is basically a box, but does make an effort on the façade to relate to the church, principally by being of brick

been presented to suggest that they each possess *distinct* historic significance of their own, it is arbitrary and false to exclude them. The rear addition, plain on the exterior, does, however, contain the building's choir loft. While the Board has had to make distinctions between wholly separate structures on large properties, it has been loath to "cut off" what are essentially parts—representing evolution and growth over time—of a larger whole. The two additions were constructed within what appears to be the church's period of significance, i.e., the period during which the original congregation still occupied the building and, if not through the entire period of Southwest's urban renewal, at least up through the end of the demolition and master planning phase. The additions need not be separated and logically should not be separated for the purposes of designation.[6] But the Board does not at this time consider it appropriate or necessary to make a determination as to whether the 1930 and 1952 additions should be considered to contribute to the character of the landmark.

Tersh Boasberg, Chairman

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and having a front gable and what looks like an abortive attempt at a corner tower containing corbelling. The addition itself does resemble some modest 1950s churches, but nothing that would likely be landmarked on its own without association to transcendently important figures or events. The addition was the result of scaling back a larger, earlier Gothic Revival design. There is a quality to the structure that suggests it was curtailed (not unlike many historic churches). This fact may have reflected a scaling back of capital investment based upon uncertainty about the ultimate consequences of urban renewal or perhaps possible plans to move the congregation to a new church, as was done in 1965. It has been pointed out that credited for the design of the 1952 addition (and the discarded 1951 plan), and that the very prominent African-American engineer-architect Howard D. Woodson served as applicant for the purposes of the building permit, suggesting that he served as engineer (as the Minister Assalaam's history states) and possibly supervised construction. Without at all diminishing the importance of these men as architects, it may go without saying that the product of any architect must be judged on its own merits, and only the collective evaluation, although it is subject to change over time, is an evaluation of the architect's professional significance. Even many of the works of any acknowledged "master" (as the National Register criteria put it) may not be "master works." As recently as January, the Board denied a landmark nomination for a row of houses designed by prominent local architect B. Stanley Simmons because the houses themselves were not architecturally distinctive and represent a very common building type and style.

[6] The time and place to deal with any possible alteration or demolition of the additions, as with the original building and with any landmark, is during any relevant project review. In this case, we do know that the review of a concept plan is imminent.

**Exhibit C: Zoning Regulations, Section 217**



## 217 NON-PROFIT ORGANIZATIONS (R-1)

217.1 The use of existing residential buildings and the land on which they are located by a nonprofit organization for the purposes of the nonprofit organization shall be permitted as a special exception in an R-1 District in the following instances if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section:

(a) If the building is listed in the District of Columbia's Inventory of Historic Sites contained in the comprehensive statewide historic preservation survey and plan prepared pursuant to § 101(a) of the National Historic Preservation Act, approved October 15, 1966 (80 Stat. 915, as amended; 16 U.S.C. § 470a), or, if the building is located within a district, site, area, or place listed on the District of Columbia's Inventory of Historic Sites; and

(b) If the gross floor area of the building in question, not including other buildings on the lot, is ten thousand square feet (10,000 ft.$^2$) or greater;

217.2 Use of existing residential buildings and land by a nonprofit organization shall not adversely affect the use of the neighboring properties.

217.3 The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood.

217.4 No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials, or other items related to the purposes of the nonprofit organization.

217.5 Any additions to the building or any major modifications to the exterior of the building or to the site shall require the prior approval of the Board. The Board shall refer any proposed additions or modifications to the State Historic Preservation Officer, who, acting with the advice of the D.C. Professional Review Committee for nominations to the National Register of Historic Places, shall provide the Board with a report to determine possible detrimental consequences that the proposed addition or modification may have on the architectural or historical significance of the building or site or district in which the building is located.

SOURCE: § 3101.414 of the Zoning Regulations, effective May 12, 1958; as amended by Final Rulemaking published at 20 DCR 583 (January 28, 1974) as renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988); and Final Rulemaking published at 36 DCR 1509, 1517 (February 24, 1989); and as amended by Final Rulemaking published at 47 DCR 9741 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8352 (October 20, 2000).

**Exhibit D:** **Project Plans**

# DELAWARE AVE. & H ST. SW

WASHINGTON, DC

## A PLANNED UNIT DEVELOPMENT

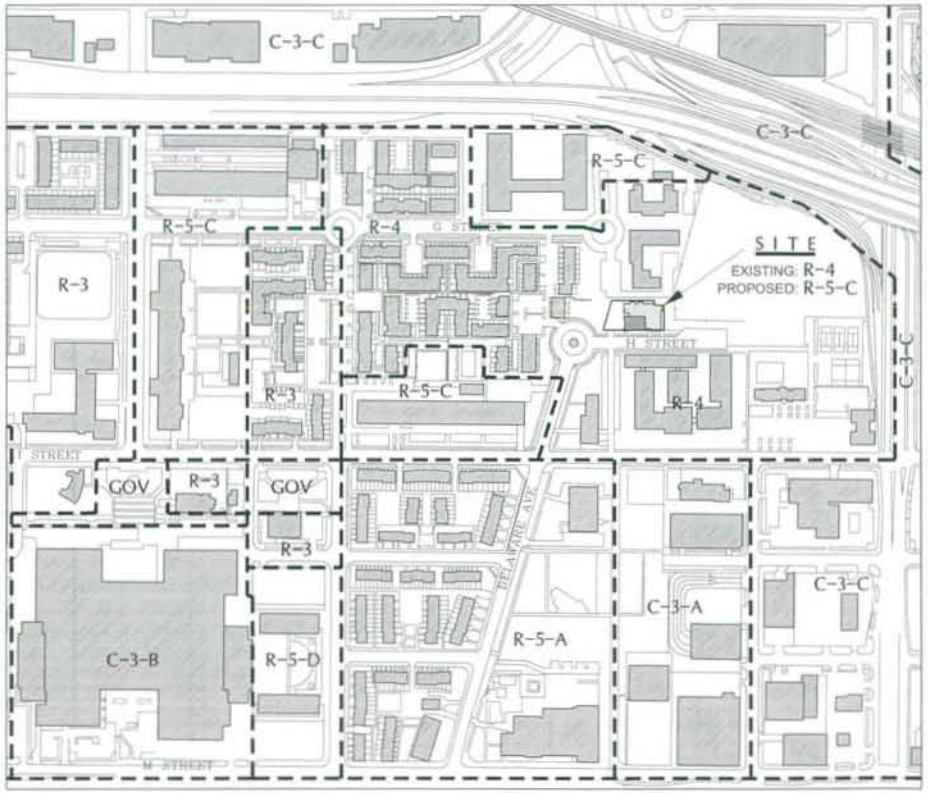
OWNER/DEVELOPER
SQUARE 643 ASSOCIATES, L.L.C.
ARCHITECTS
SHALOM BARANES ASSOCIATES
LAND USE COUNSEL
ARNOLD & PORTER, LLP



DRAWING INDEX

| NO. | TITLE | FILING REQUIREMENTS ( DCMR 11 ) SECTION |
|---|---|---|
| -- | COVER SHEET | — |
| D1 | DEVELOPMENT DATA | 2406.11 (b) & (e) |
| S1 | SITE SURVEY | 2406.11 (e) |
| S2 | SITE PHOTOGRAPHS | — |
| S3 | SITE PHOTOGRAPHS | — |
| S4 | SITE / CIRCULATION PLAN | 2406.11 (d); 2406.12 (c) and (d) |
| S5 | ZONING: REQUIRED YARDS AND COURTS | 406.1 |
| A1 | B-1 PARKING PLAN | 2406.12 (e) & (f) |
| A2 | GROUND FLOOR PLAN | 2406.12 (e) & (f) |
| A3 | SECOND FLOOR PLAN | 2406.12 (e) |
| A4 | THIRD AND FOURTH FLOOR PLANS | 2406.12 (e) |
| A5 | FIFTH FLOOR PLAN | 2406.12 (e) |
| A6 | SIXTH FLOOR PLAN | 2406.12 (e) |
| A7 | SEVENTH FLOOR PLAN | 2406.12 (e) |
| A8 | ROOF PLAN | 2406.11 (d); 2406.12 (c) & (e) |
| A9 | SOUTH AND NORTH ELEVATIONS | 2406.12 (e) |
| A10 | EAST AND WEST ELEVATIONS | 2406.12 (e) |
| A11 | LONGITUDINAL SECTION AND TYPICAL CROSS-SECTION | 2406.12 (e) |

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ZONING SITE MAP

# ZONING TABULATION

| | |
|---|---|
| SQUARE: | 643 |
| LOT: | LOT 830 |
| ZONE: | CURRENTLY R-4; PROPOSED R-5-C |
| SITE AREA: | 16,644 SF |

R-5-C /
R-5-C PUD STANDARDS

| | ALLOWED / REQUIRED | PROVIDED |
|---|---|---|
| FAR: | 4.0 MAX. (SEC. 2405.2) | 2.66 TOTAL |
| RESIDENTIAL: | 4.0 (66,604 SF) | RESIDENTIAL: 2.06 (34,286 SF) |
| NON-PROFIT (OFFICE): | 0.60 (10,000 SF) MIN. | NON-PROFIT (OFFICE): 0.60 (10,000 SF) |
| | | 2.66 FAR |
| LOT OCCUPANCY: | 75% MAXIMUM | 61% |
| BUILDING HEIGHT: | 75' (PER R-5-D P.U.D.)<br>70' (PER 1910 DC HEIGHT ACT) | 70'-0" |
| ROOF STRUCTURES: | | |
| # OF ROOF STRUCTURES[1]: | 1 | 3 |
| MINIMUM SETBACKS[2]: | 10' (HIGH ROOF)<br>8' (LOW ROOF) | 0'<br>0' |
| PENTHOUSE AREA: | .37 FAR MAXIMUM | 0.20 FAR |
| REAR YARD DEPTH[3]: | AT 40' ROOF HEIGHT: 13'-4"<br>AT 50' ROOF HEIGHT: 16'-8"<br>AT 70' ROOF HEIGHT: 23'-4" | 8'-1"<br>8'-1"<br>8'-1" |
| SIDE YARD:[4] | EAST SIDE MIN. WIDTH: 17'-6"<br>WEST SIDE MIN. WIDTH: 10'-0" | 10'-1"<br>40'-0" |
| COURT WIDTH:[5] | | |
| 1) OPEN COURT 1 | 10'-0" (3" PER FOOT, 10' MIN.) | 8'-0" |
| 2) OPEN COURT 2 | 10'-0" MIN. | 6'-0" |
| PARKING: | RESIDENTIAL NONE REQUIRED (SEC. 2100.5)<br>NON-PROFIT NONE REQUIRED (SEC. 2100.5) | RESIDENTIAL = 23 SPACES<br>NON-PROFIT = 9 SPACES |
| LOADING: | RESIDENTIAL NONE REQUIRED (SEC. 2200.5)<br>NON-PROFIT NONE REQUIRED (SEC. 2200.5) | RESIDENTIAL NONE PROVIDED<br>RETAIL NONE PROVIDED |

NOTES: AS PER,

1. SEC. 411.4
2. SEC. 400.7 (b)
3. SEC. 404
4. SEC. 405.6
5. SEC. 406.1

## DISTRICT OF COLUMBIA GOVERNMENT
## OFFICE OF THE SURVEYOR

Washington, D.C., June 25, 2002

Plat for Building Permit of SQUARE 643 LOT 830

Scale: 1 inch = 30 feet Recorded in A & T Book Page 3517-G

Receipt No. 009317

Furnished to: YVETTE MOORE

Surveyor, D.C.

By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted; and agree with plans accompanying this application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this platand that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats or in excess of 12% at any point for other buildings. (This policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

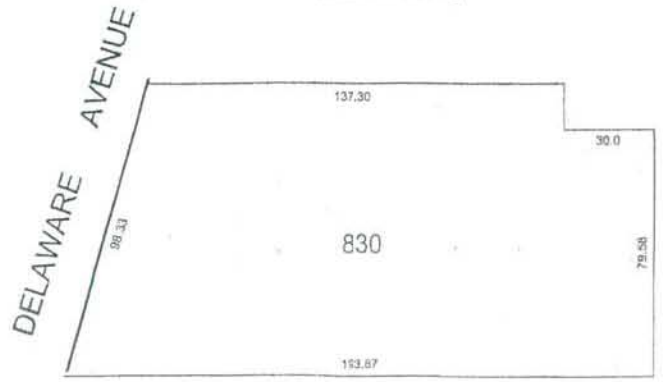
_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

July 12, 2002

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicate that Lot 830 in Square 643 is zoned R-4 , as shown on this pla

JERRILY R. KRESS, FAIA
Director
Office of Zoning





1. VIEW FROM DELAWARE AVENUE LOOKING NORTHEAST



2. VIEW FROM H STREET LOOKING EAST



3. VIEW FROM H STREET LOOKING WEST



4. VIEW FROM NORTHEAST LOOKING SOUTHWEST



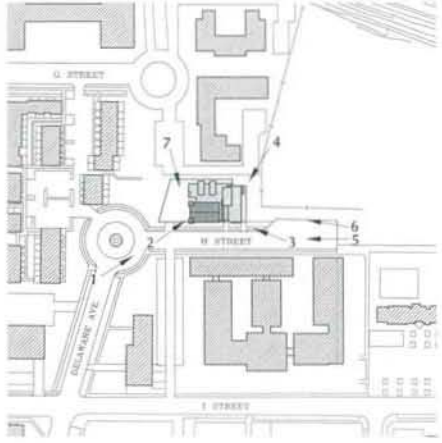
5. VIEW FROM H STREET LOOKING WEST



6. VIEW FROM H STREET LOOKING WEST



7. VIEW FROM NORTH LOOKING SOUTH




KEY PLAN (WITH PROPOSED BUILDING)

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AERIAL VIEW FROM SOUTHEAST OF SITE




VIEW FROM PUBLIC PARK

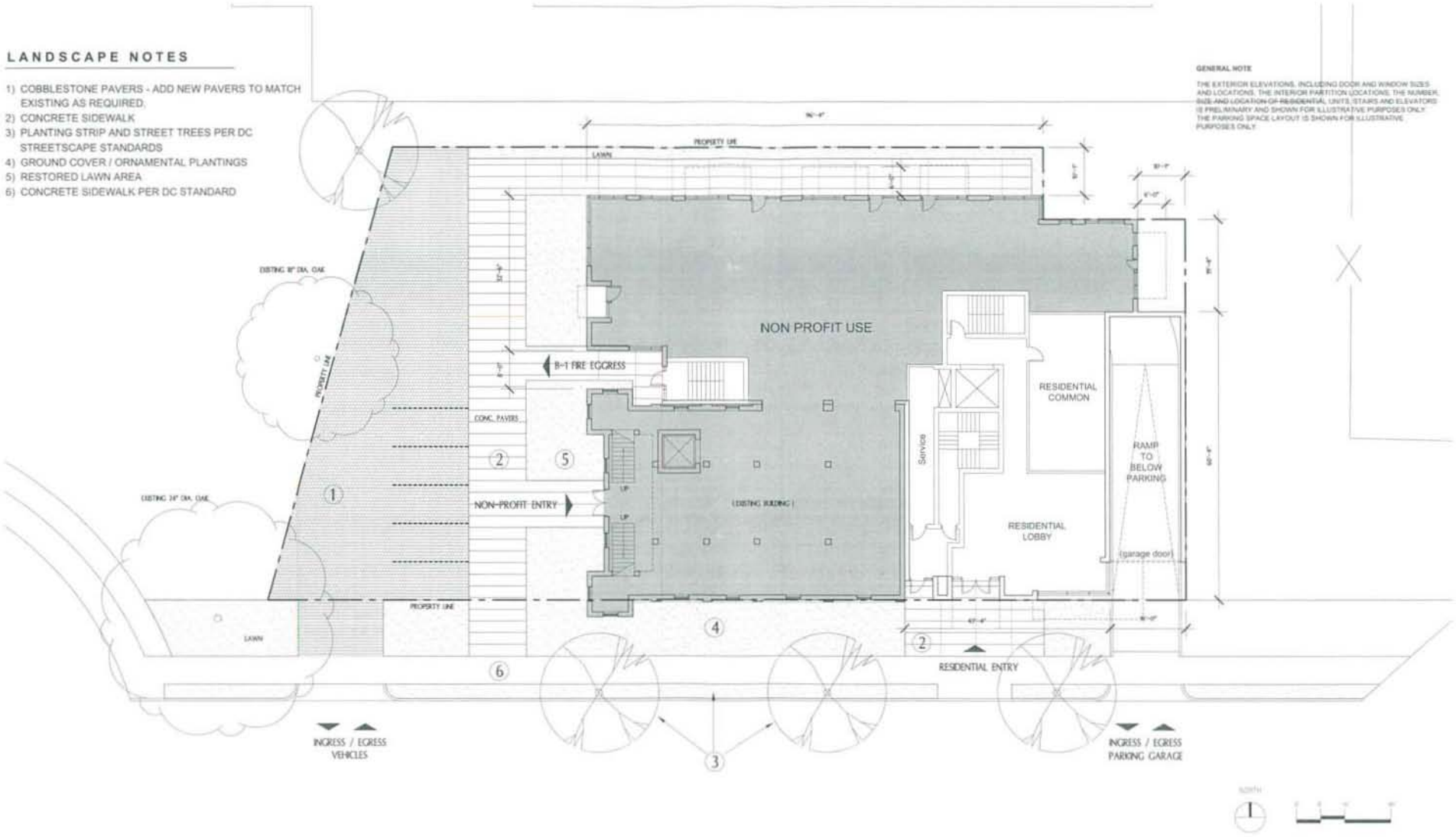
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## LANDSCAPE NOTES

1) COBBLESTONE PAVERS - ADD NEW PAVERS TO MATCH EXISTING AS REQUIRED.
2) CONCRETE SIDEWALK
3) PLANTING STRIP AND STREET TREES PER DC STREETSCAPE STANDARDS
4) GROUND COVER / ORNAMENTAL PLANTINGS
5) RESTORED LAWN AREA
6) CONCRETE SIDEWALK PER DC STANDARD

**GENERAL NOTE**

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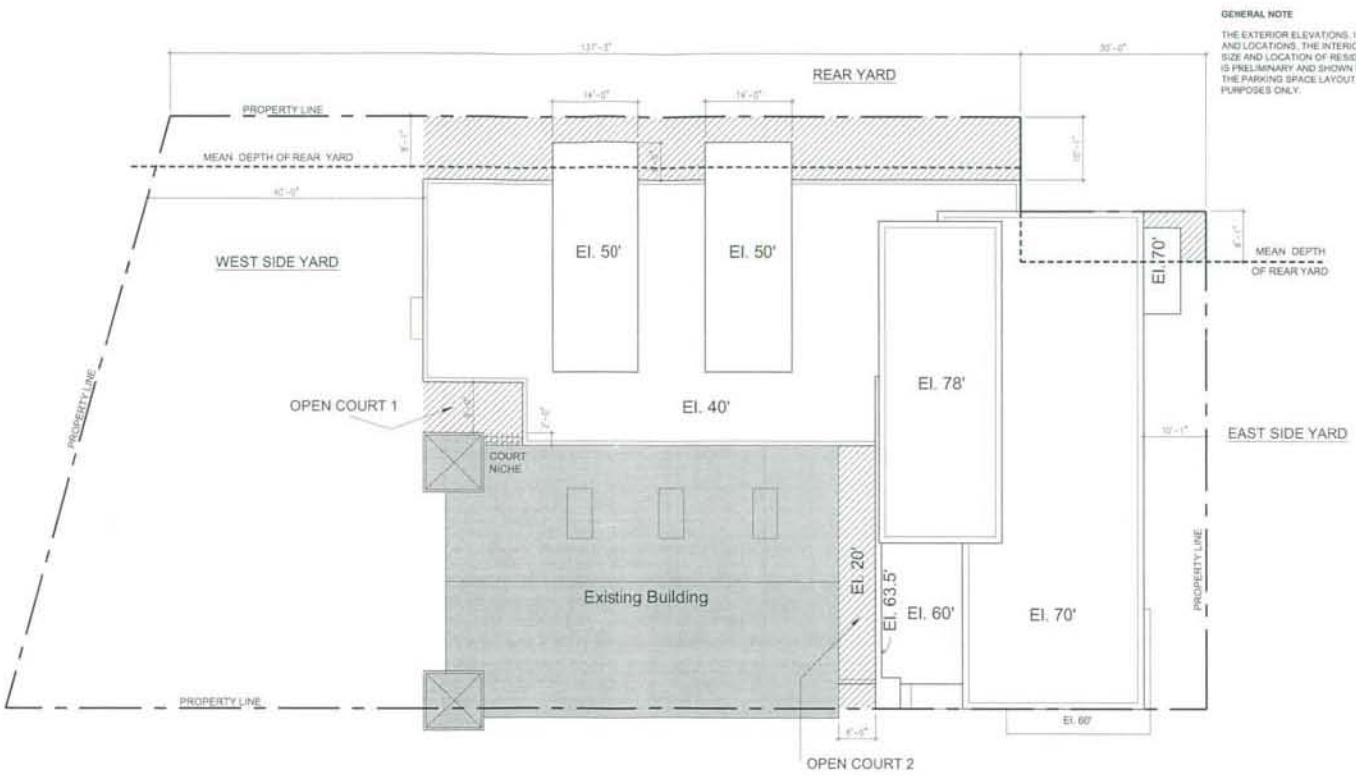

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CIRCULATION / SITE / LANDSCAPE PLAN | S4

SQUARE 643 ASSOCIATES LLC | 1" = 20'-0" | 03 November 2004 | copyright, © 2004 sba, PC

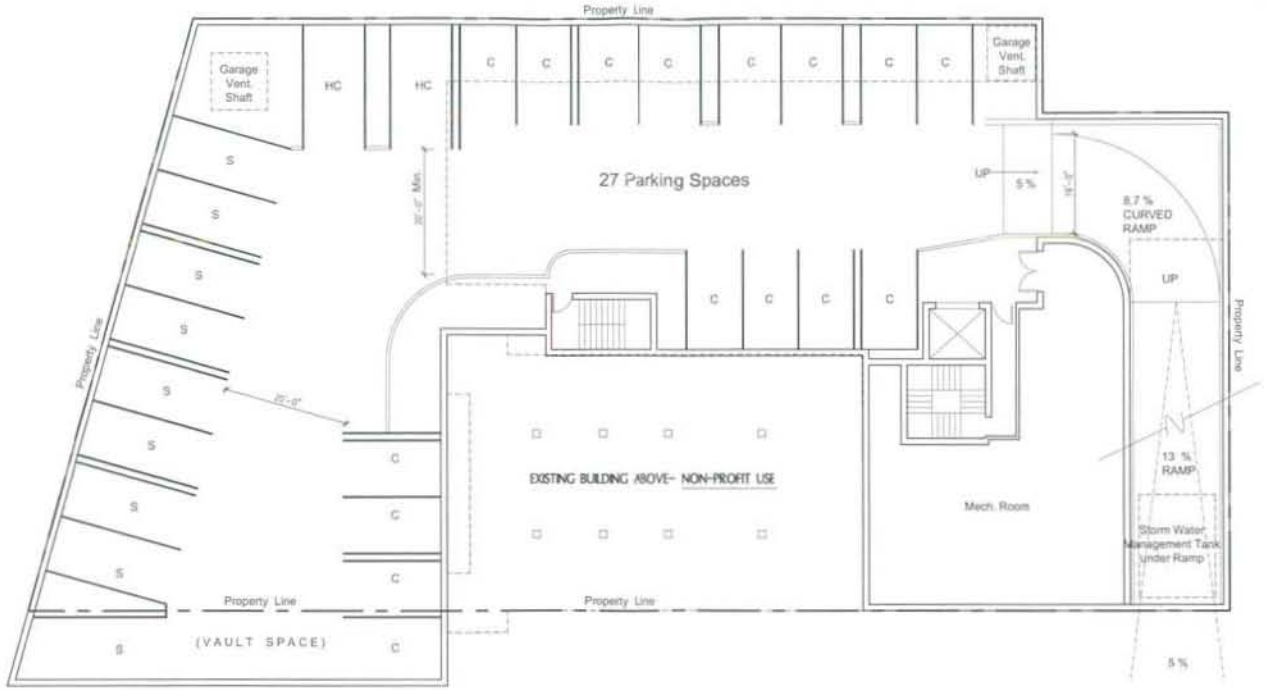
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SYMBOL KEY:

S - Standard Parking Space
C - Compact Parking Space
HC - Handicaped Parking Space

NORTH

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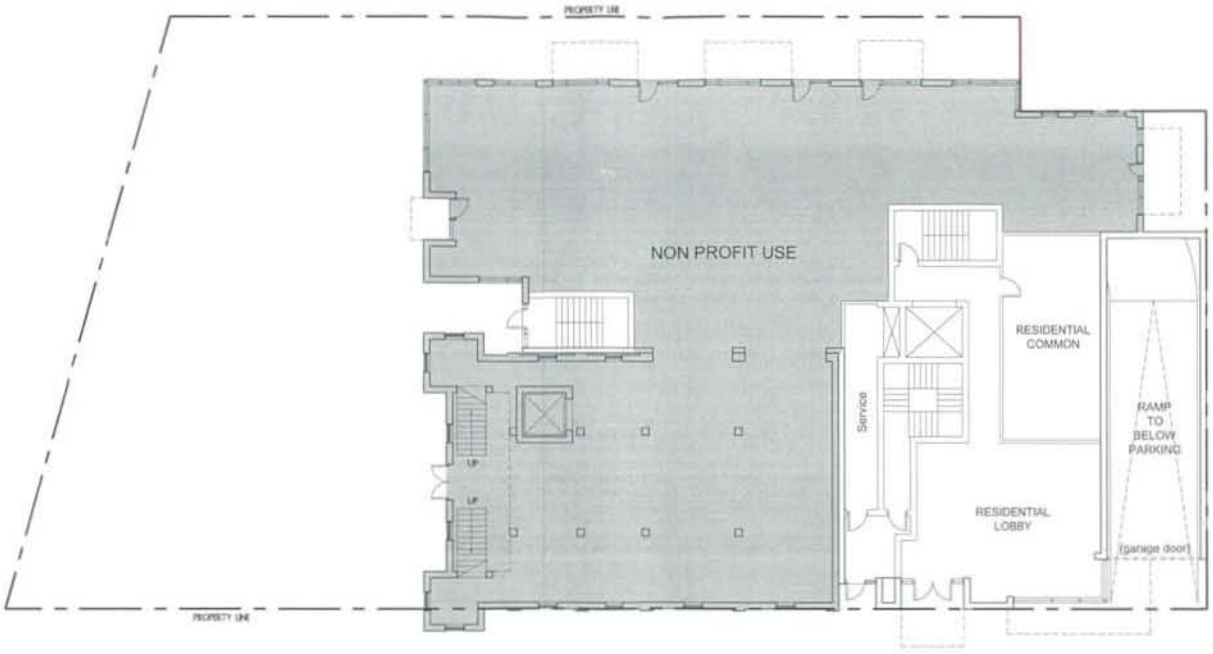
B-1 PARKING PLAN A1

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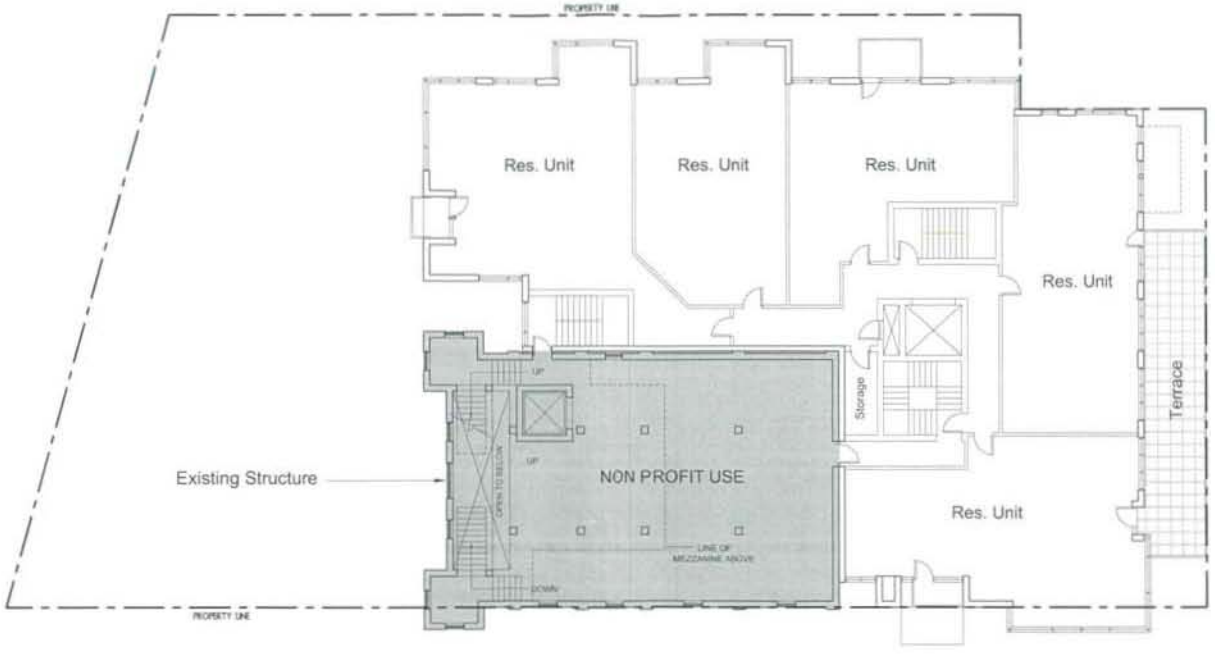
GROUND FLOOR PLAN | A2

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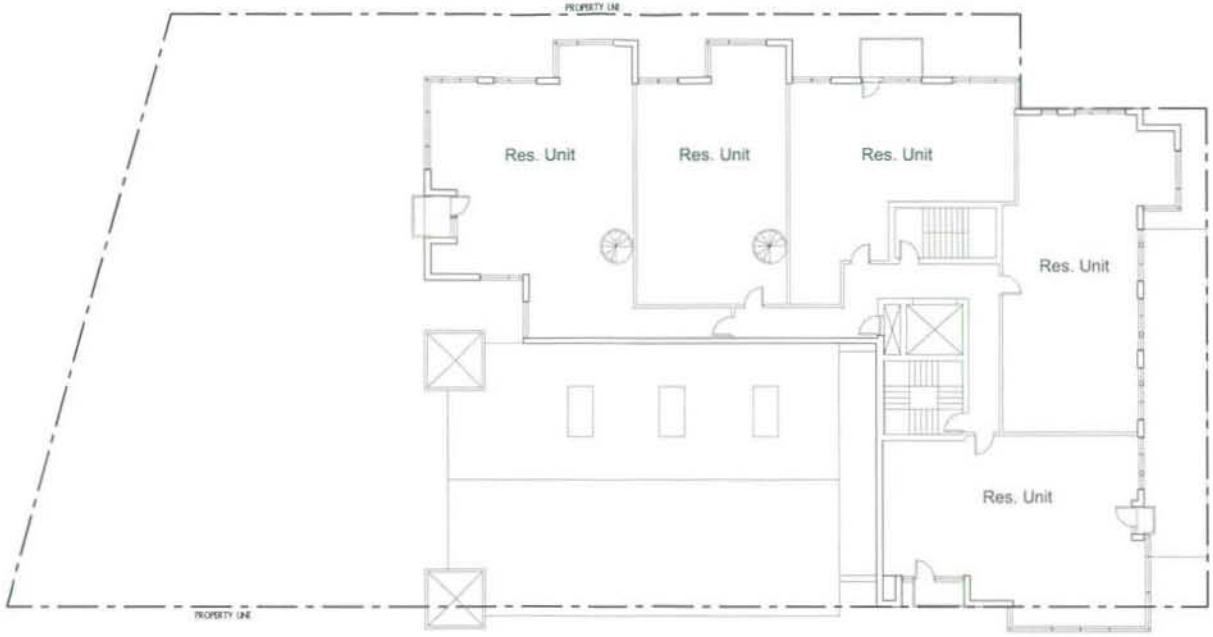
SECOND FLOOR PLAN A3

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THIRD & FOURTH FLOOR PLANS | A4

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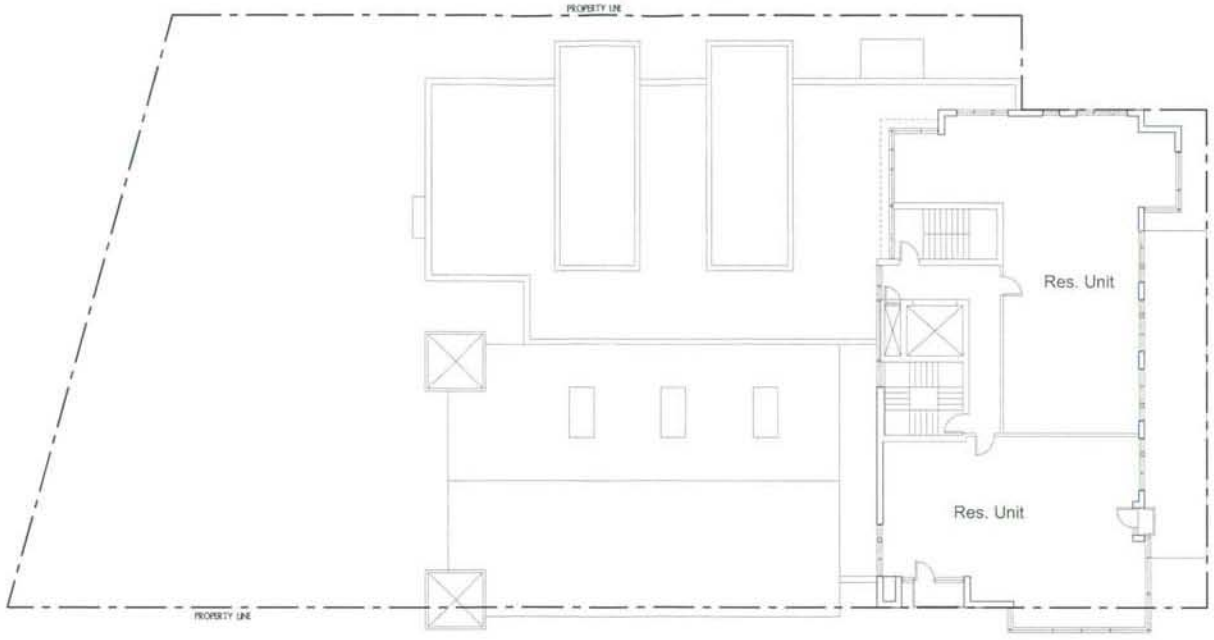
FIFTH FLOOR PLAN A5

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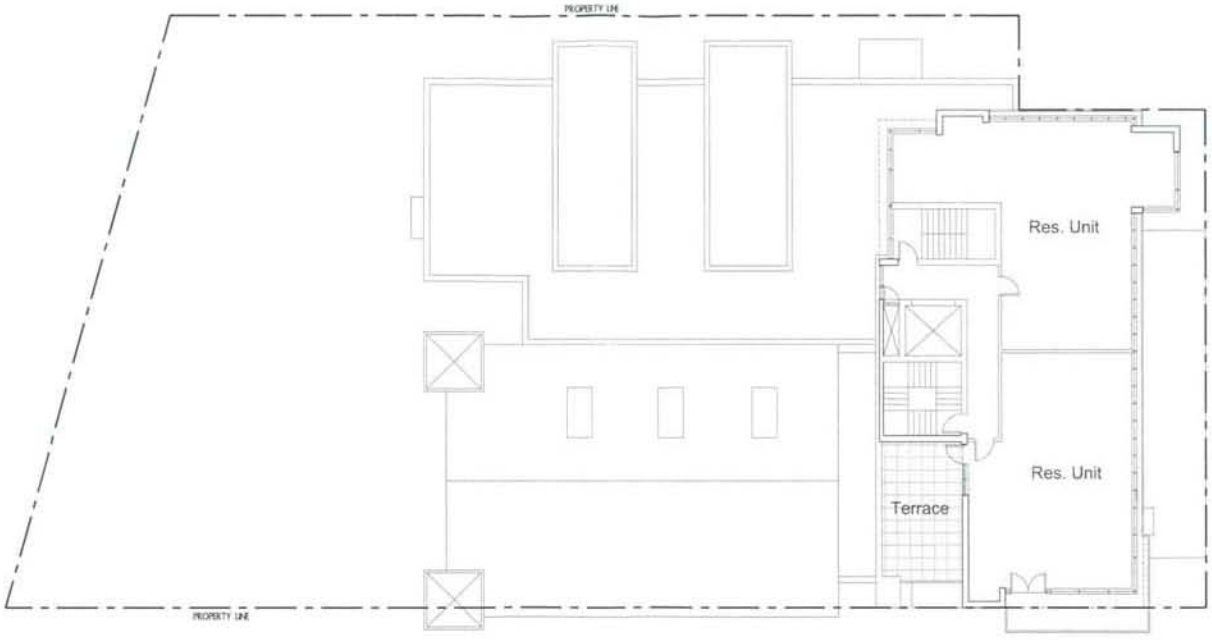
SIXTH FLOOR PLAN | A6

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SEVENTH FLOOR PLAN A7

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ROOF PLAN | A8

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NORTH ELEVATION

SOUTH ELEVATION

## EXTERIOR MATERIALS' KEY NOTES:

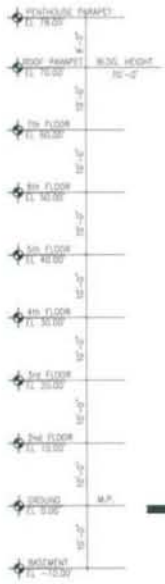
SKIN TYPE 1: RANDOM BLEND OF TWO BRICK COLORS IN RUNNING BOND PATTERN

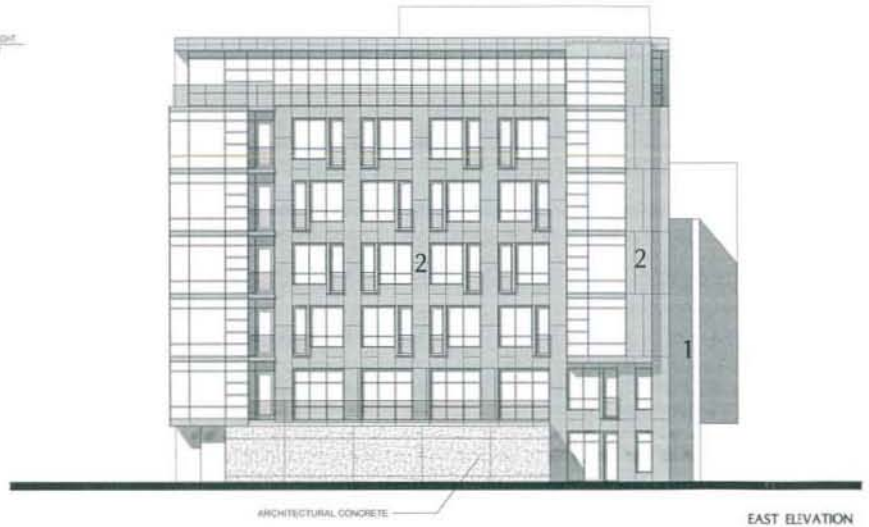
SKIN TYPE 2: METAL PANEL SYSTEM

GENERAL NOTE: BOTH SKINS INCLUDE ALUMINUM WINDOWS AND GLASS.

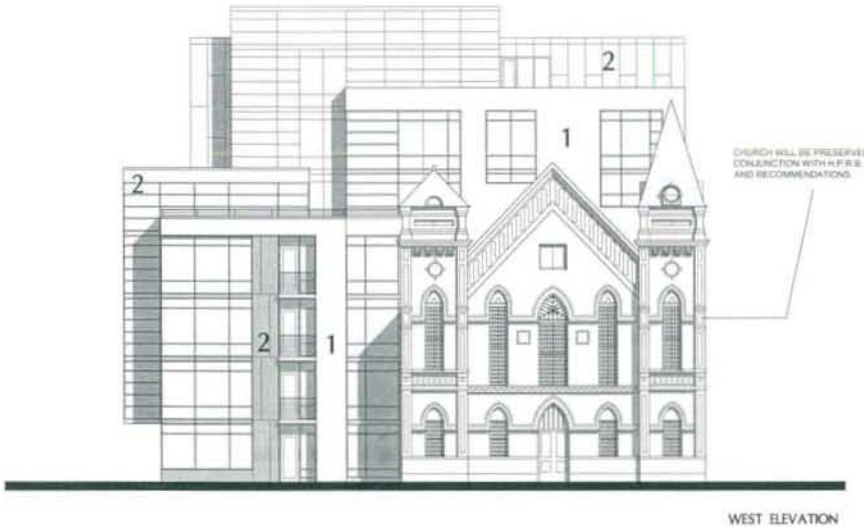
GENERAL NOTE

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EAST ELEVATION




WEST ELEVATION

## EXTERIOR MATERIALS' KEY NOTES:

SKIN TYPE 1: RANDOM BLEND OF TWO BRICK COLORS IN RUNNING BOND PATTERN

SKIN TYPE 2: METAL PANEL SYSTEM

GENERAL NOTE: BOTH SKINS INCLUDE ALUMINUM WINDOWS AND GLASS.

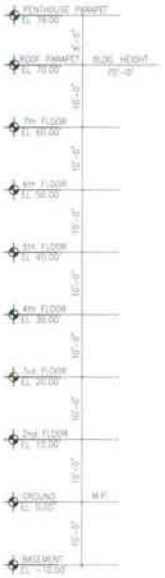


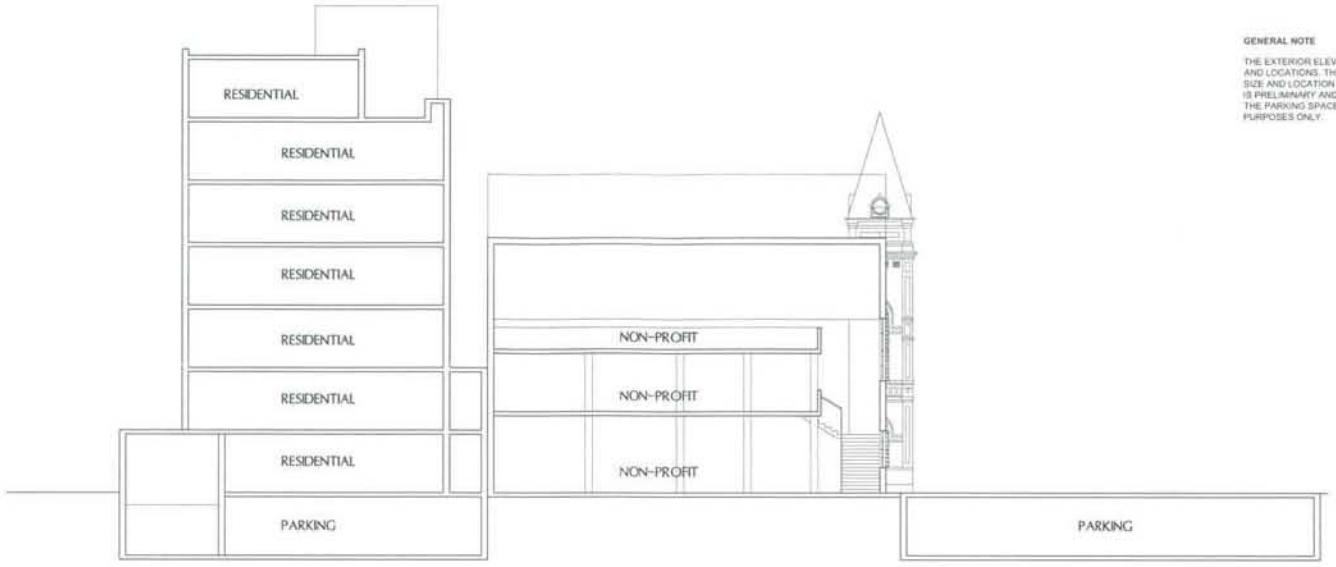
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EAST AND WEST ELEVATIONS | A10

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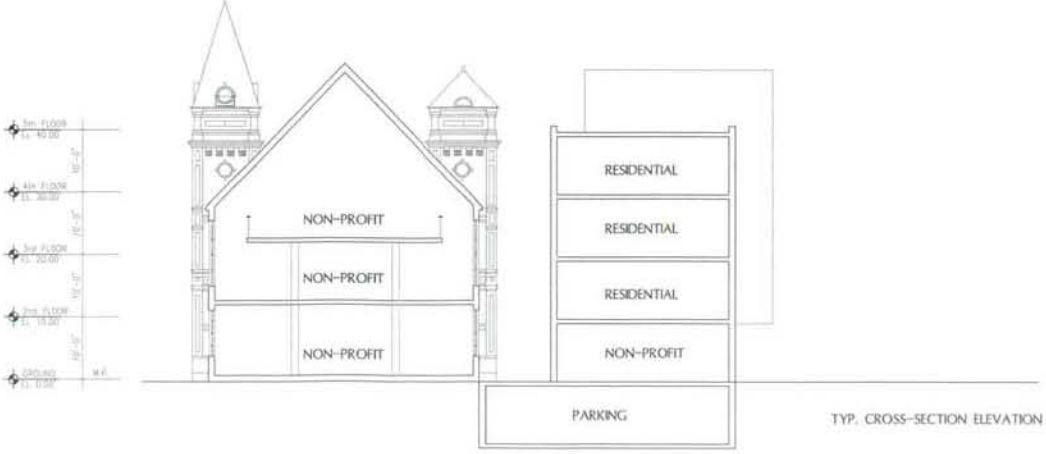



TYP. LONGITUDINAL ELEVATION

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TYP. CROSS-SECTION ELEVATION

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SECTIONS | A11

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