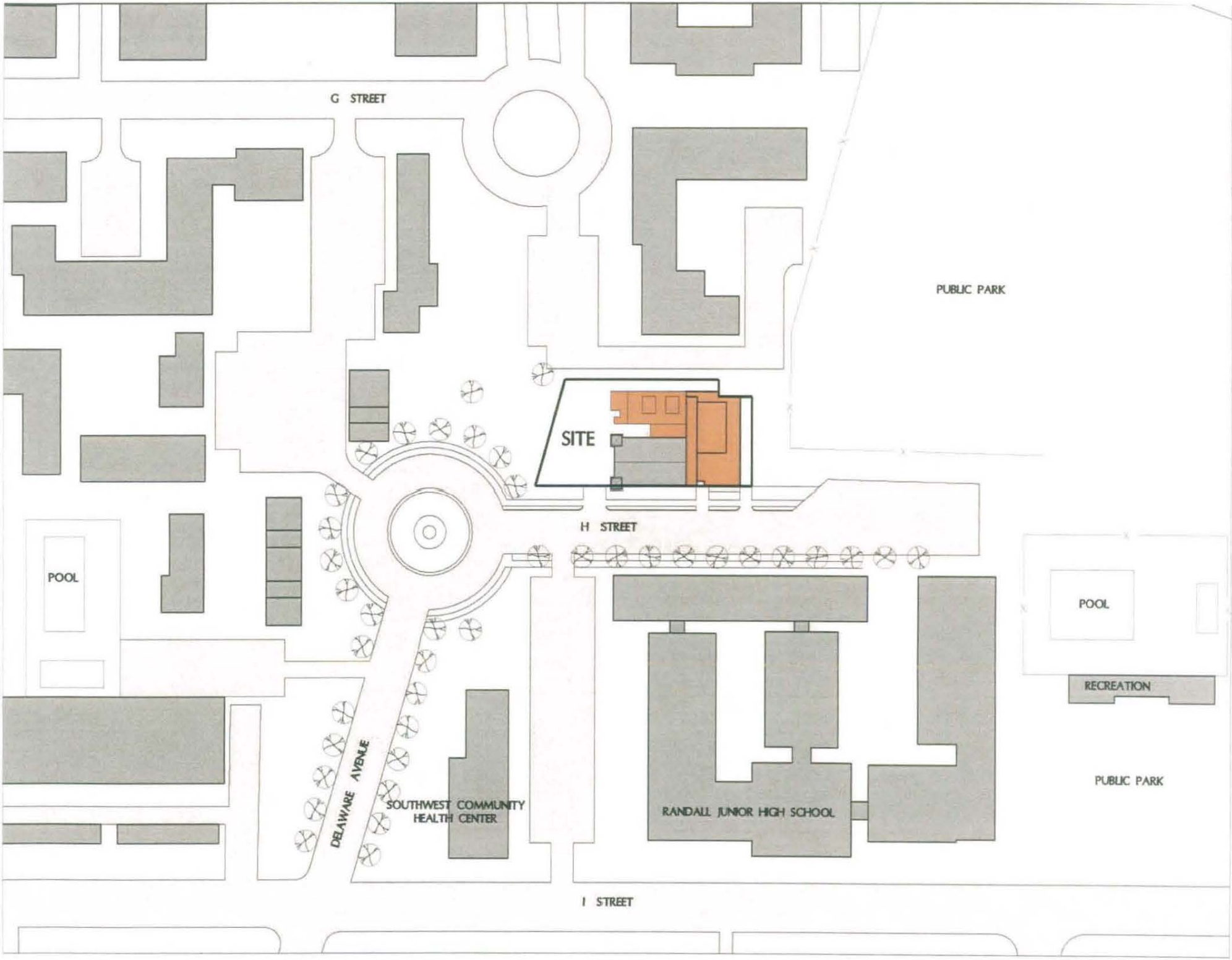
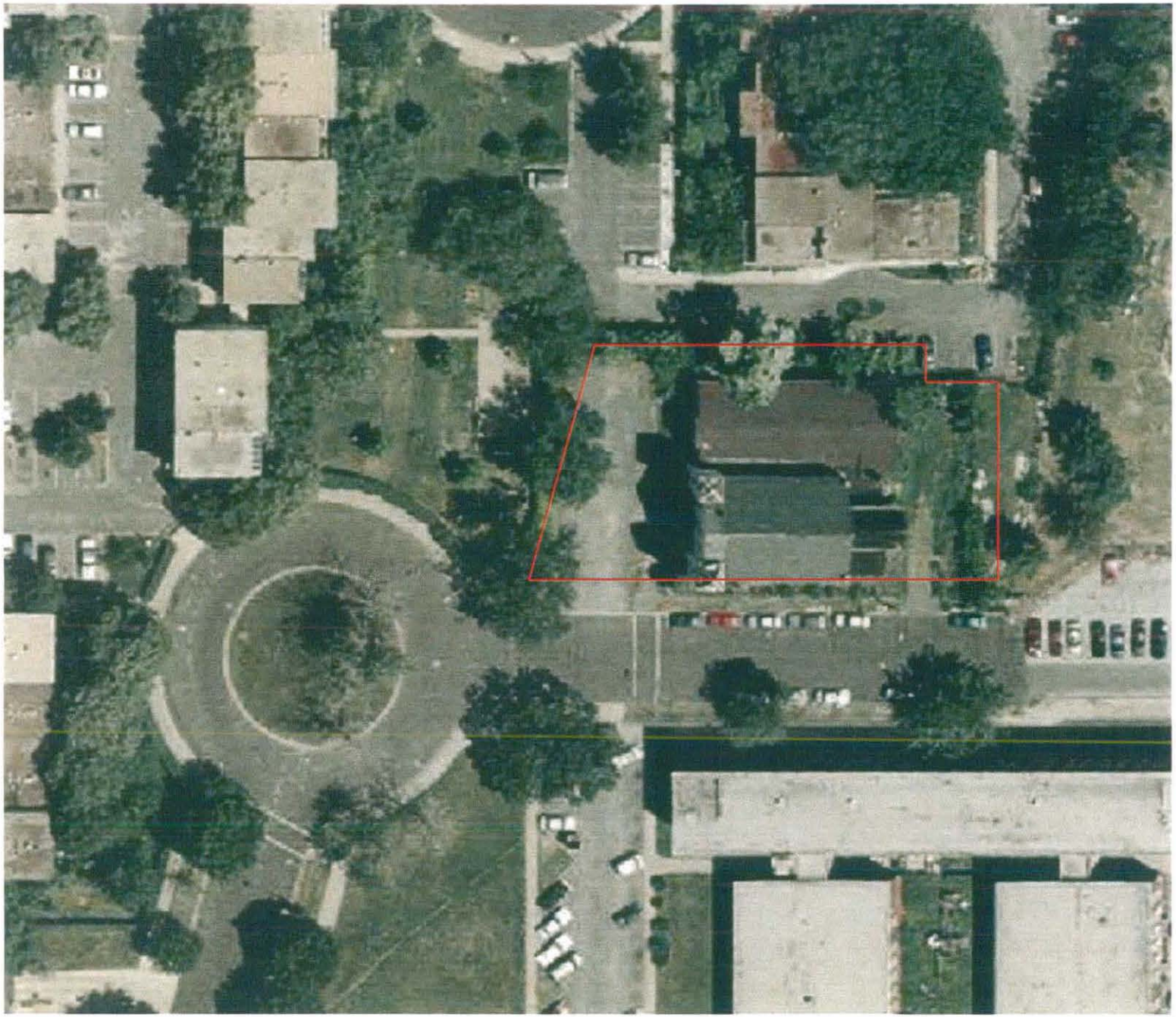
Exhibit D: PowerPoint Presentation

ZONING COMMISSION
District of Columbia
CASE NO.03-30
EXHIBIT NO.59A2


G STREET
PUBLIC PARK
SITE
H STREET
POOL
POOL
RECREATION
DELAWARE AVENUE
SOUTHWEST COMMUNITY HEALTH CENTER
RANDALL JUNIOR HIGH SCHOOL
PUBLIC PARK
I STREET



Existing Conditions Aerial Photograph (Source: DC Guide CitizenAtlas.dc.gov)


KEY PLAN (WITH PROPOSED BUILDING)


NO
THRU
STREET

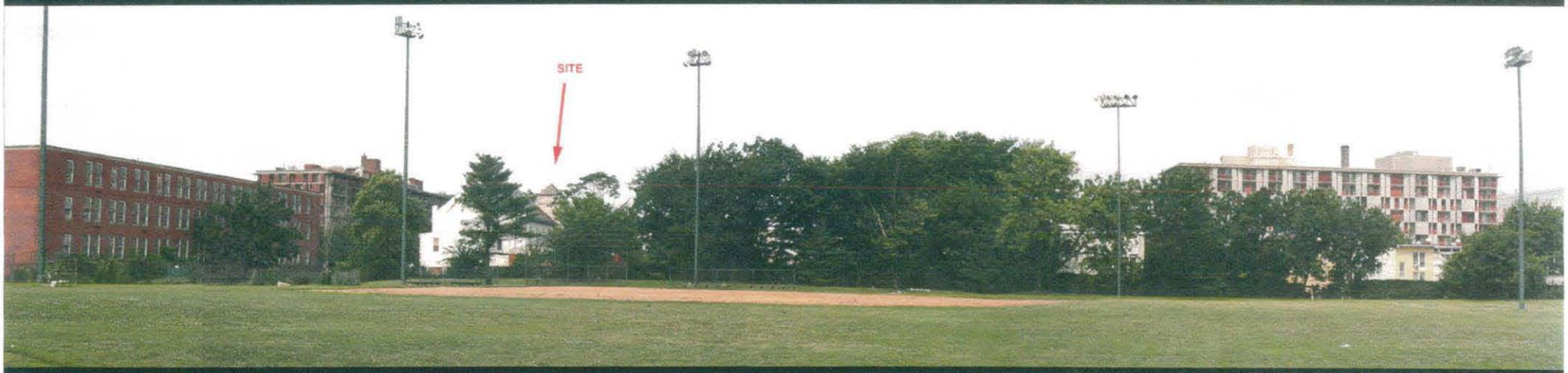


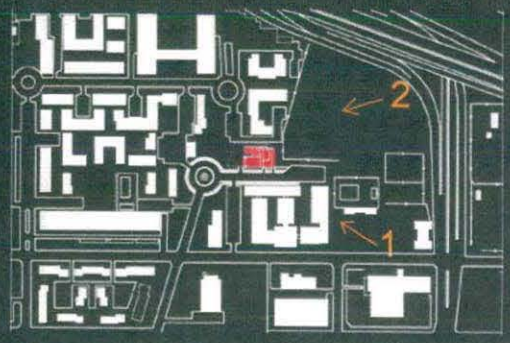






1

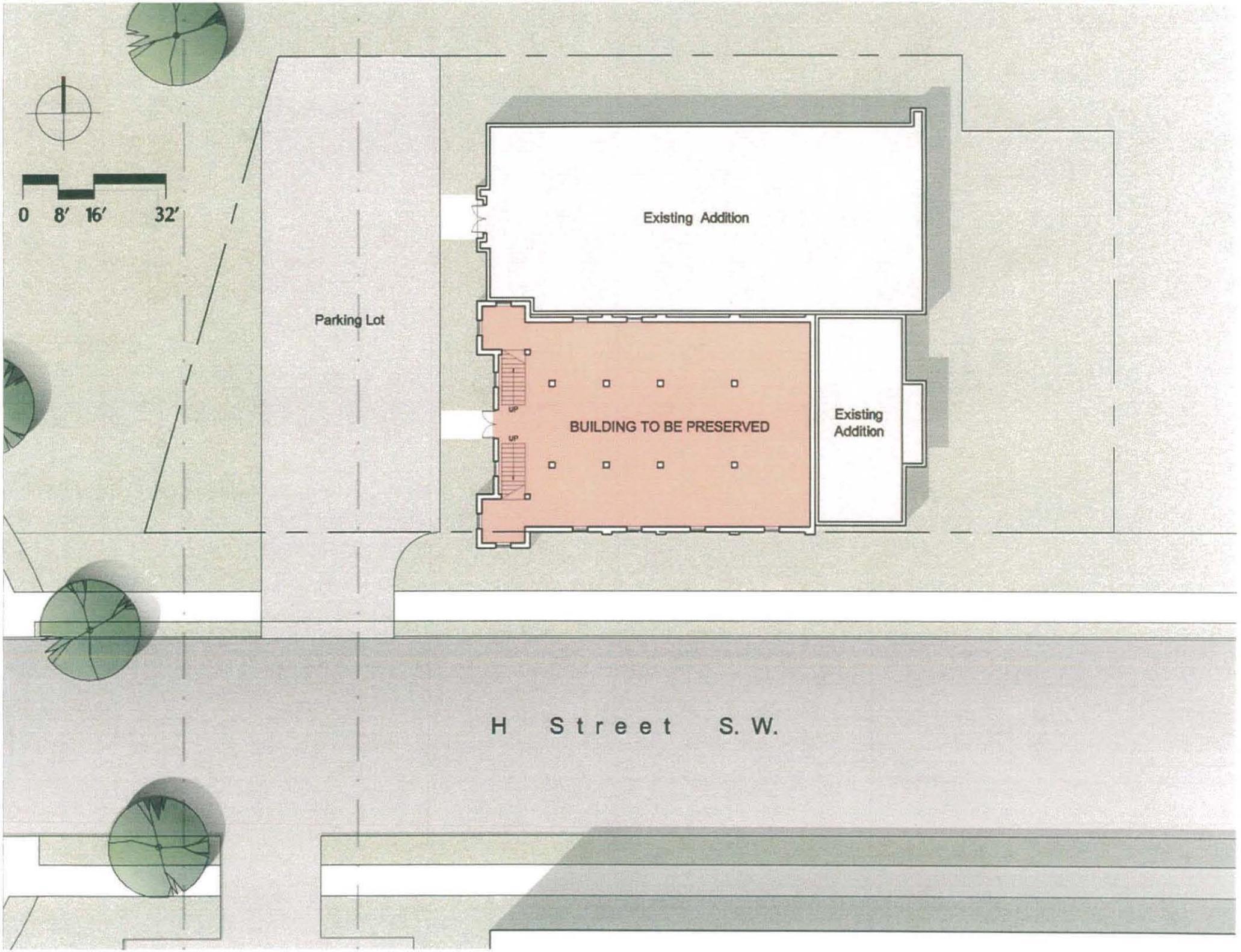








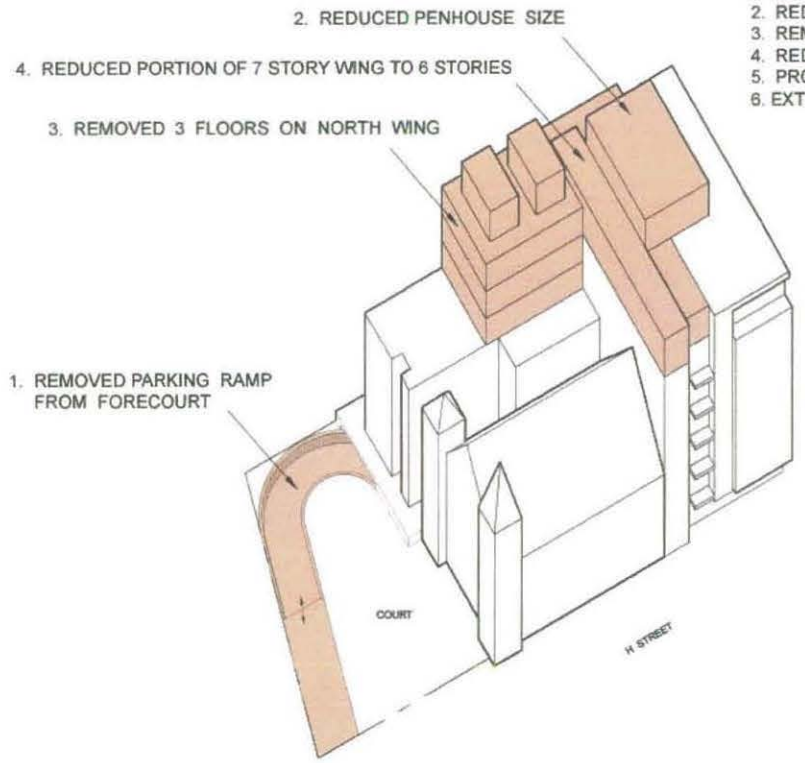



0 8' 16' 32'
Parking Lot
Existing Addition
BUILDING TO BE PRESERVED
Existing Addition
H Street S. W.

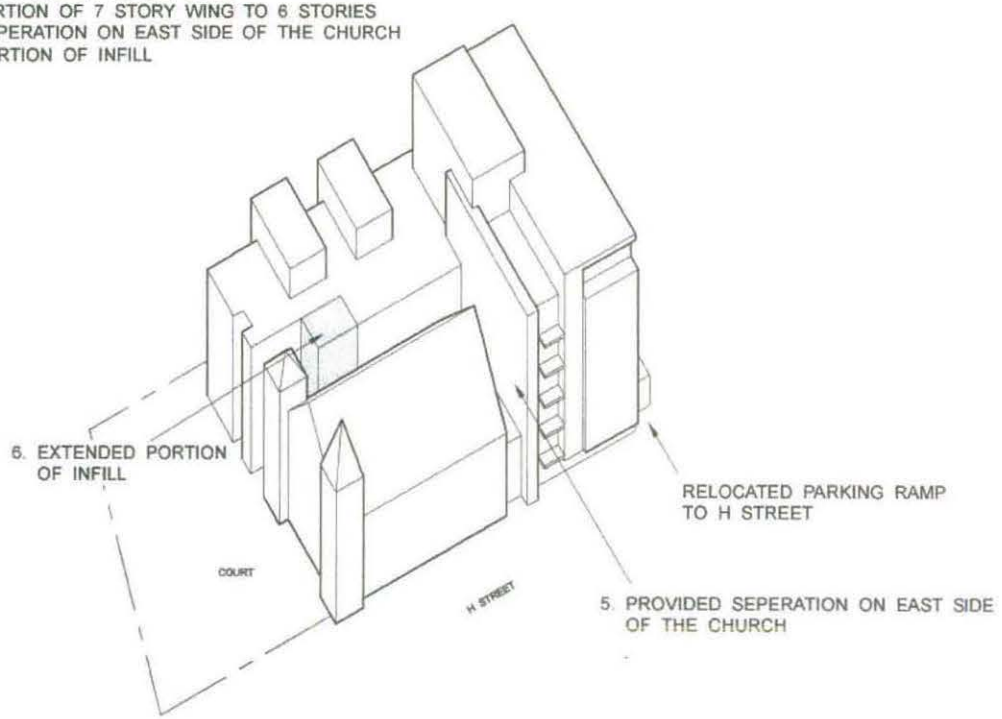
COLOR AREAS INDICATE REVISION TO THE PREVIOUS SUBMISSION

SUMMARY OF CHANGES :

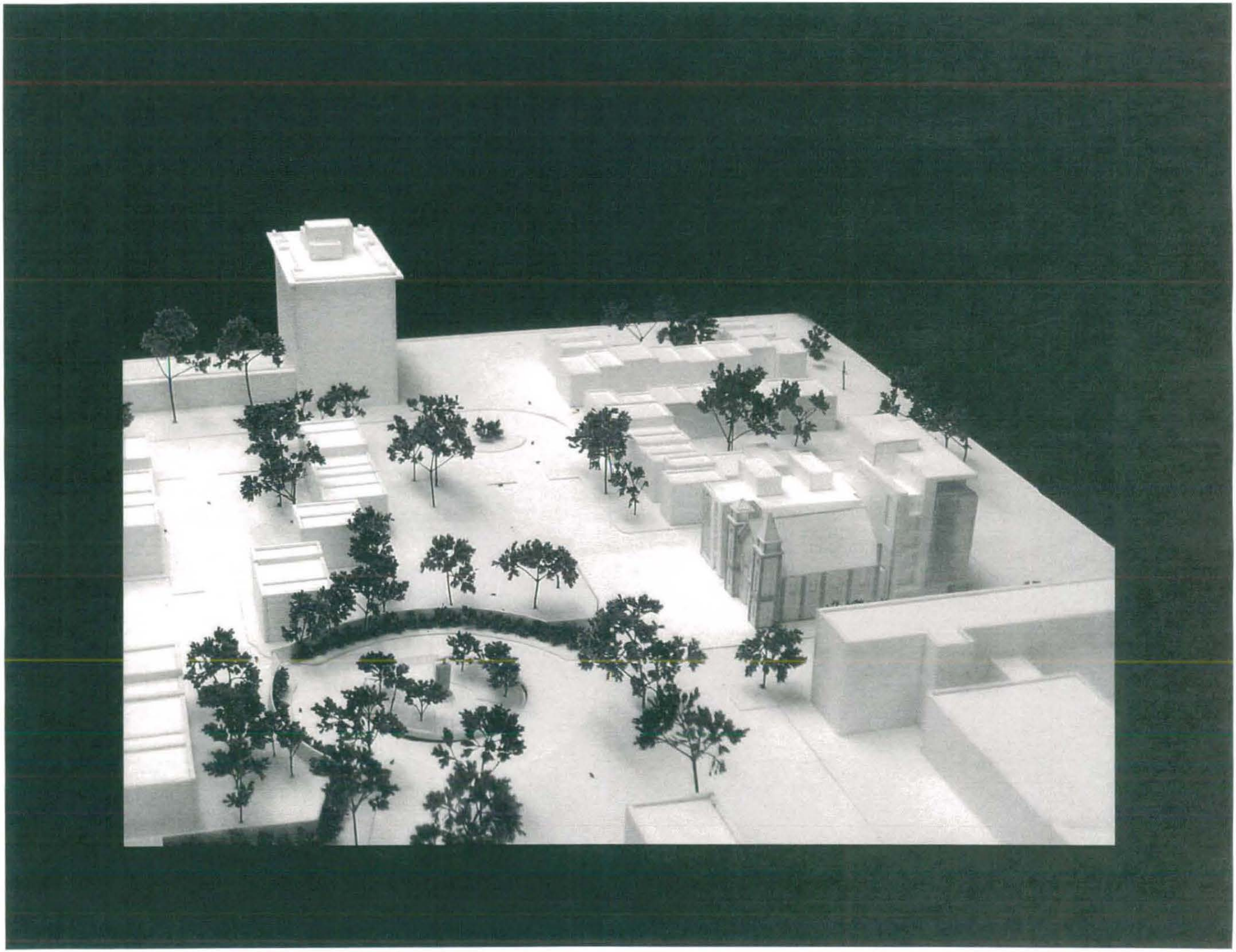
1. REMOVED PARKING RAMP FROM FORECOURT
2. REDUCED PENHOUSE SIZE
3. REMOVED 3 FLOORS ON NORTH WING
4. REDUCED PORTION OF 7 STORY WING TO 6 STORIES
5. PROVIDED SEPERATION ON EAST SIDE OF THE CHURCH
6. EXTENDED PORTION OF INFILL

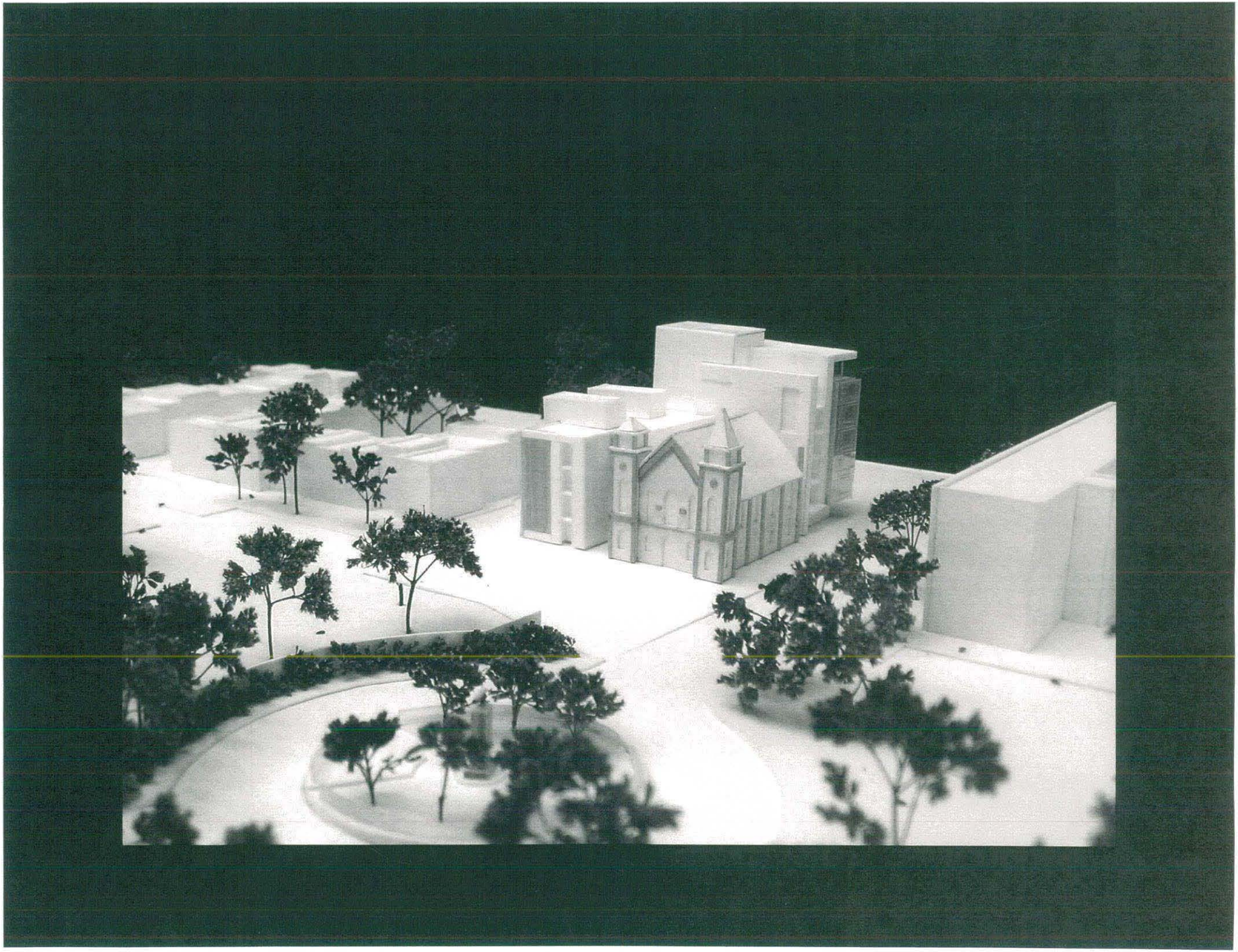


PREVIOUS SUBMISSION,
JULY 22, HEARING



CURRENT SUBMISSION,
SEPTEMBER 23, HEARING





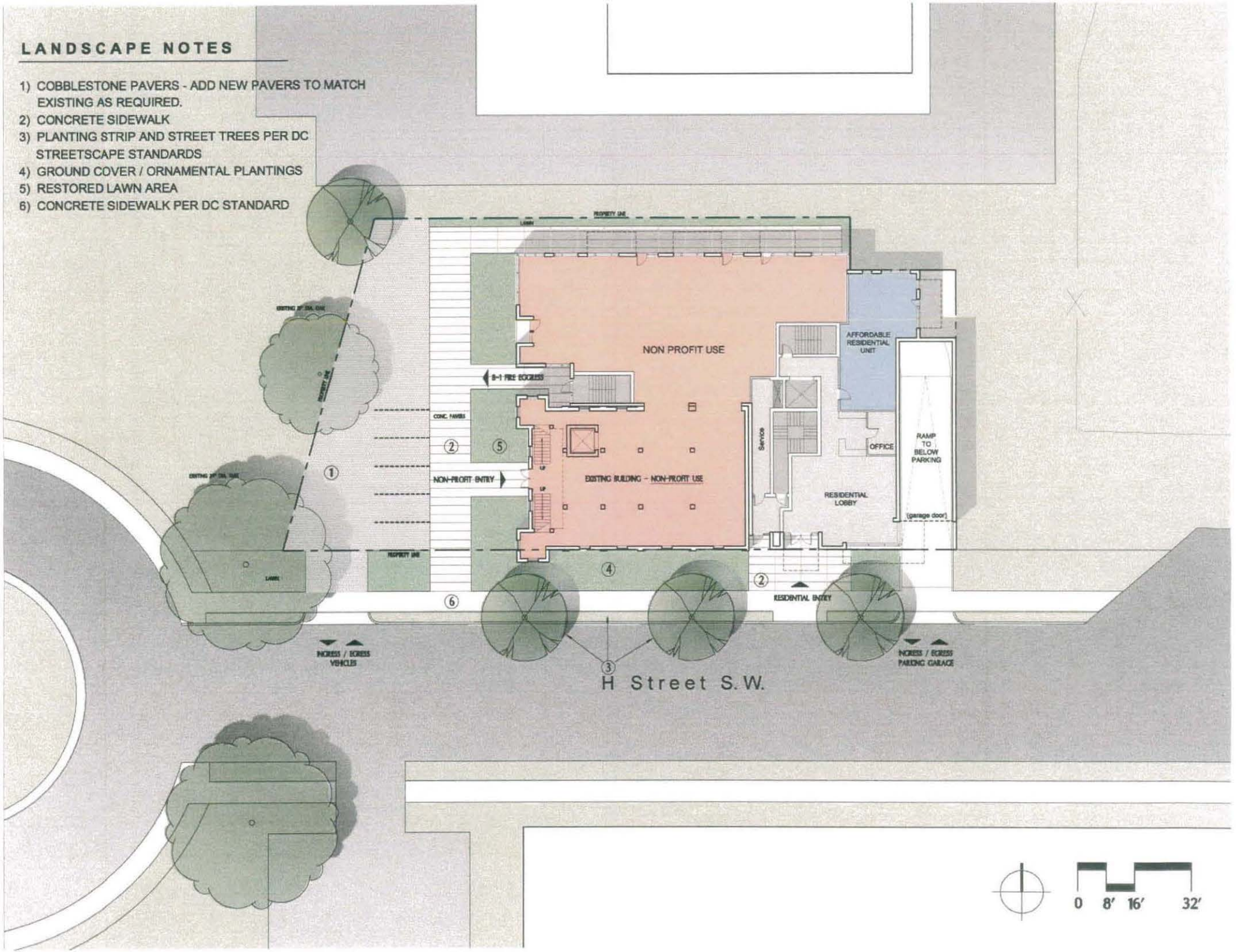


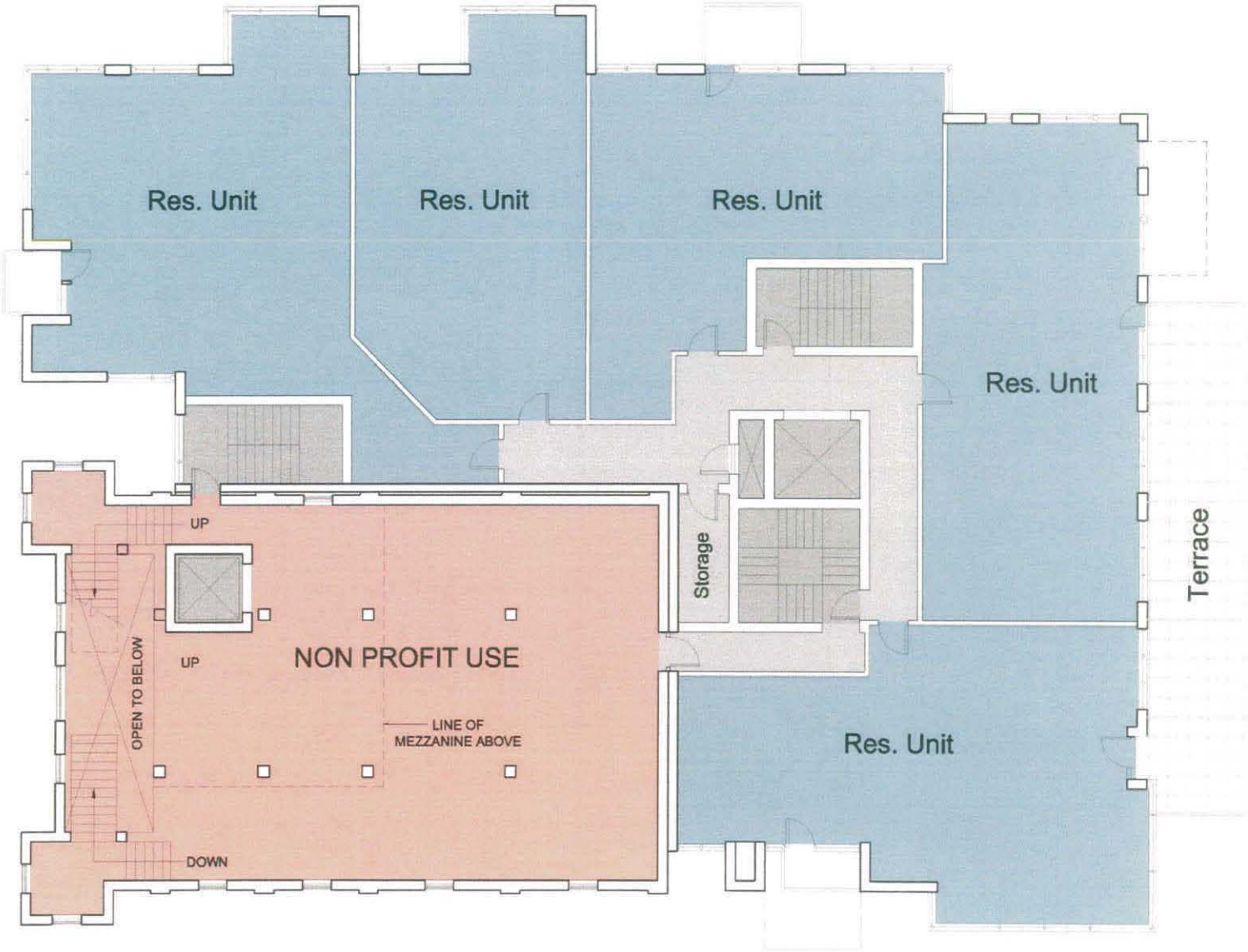


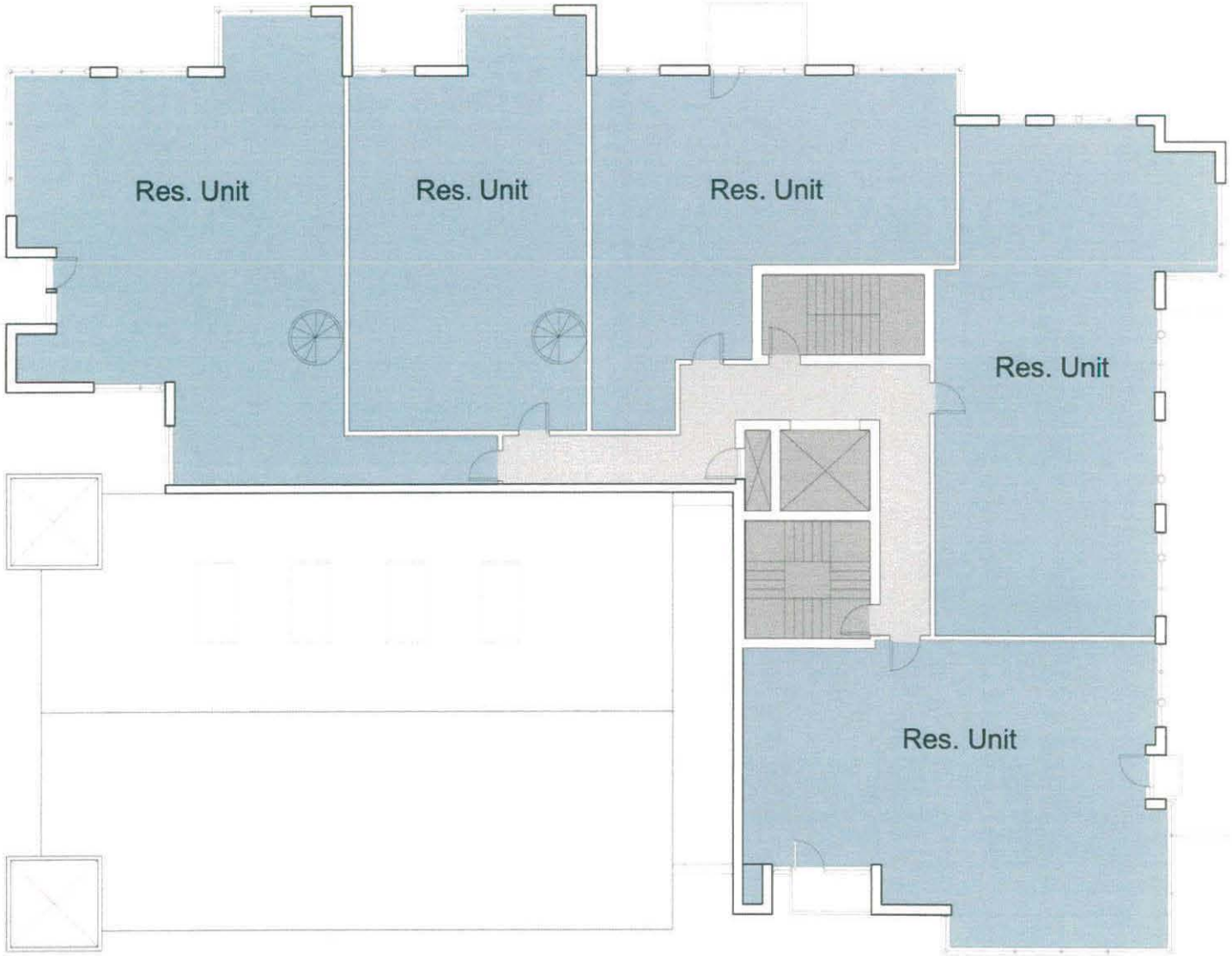


LANDSCAPE NOTES

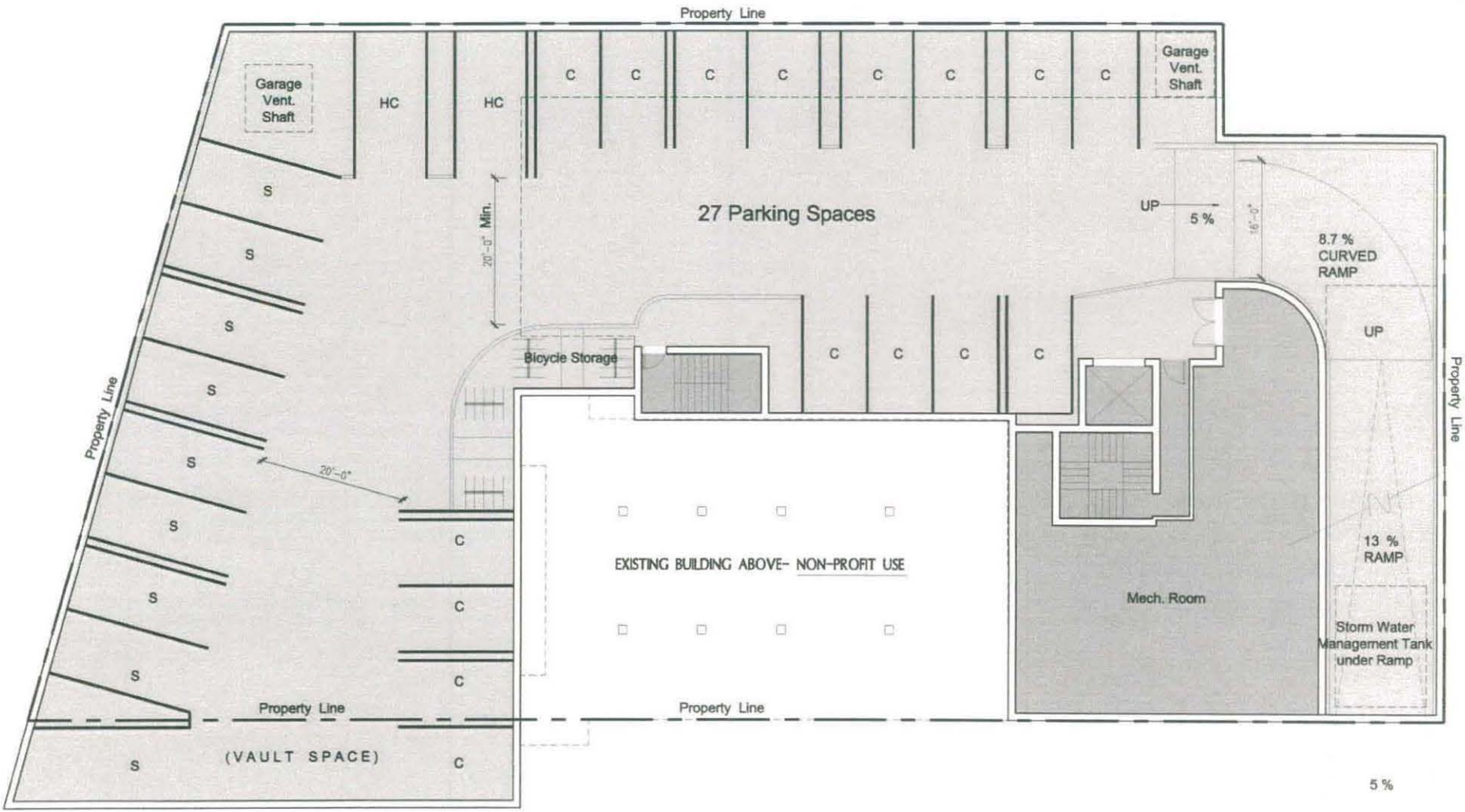
1) COBBLESTONE PAVERS - ADD NEW PAVERS TO MATCH EXISTING AS REQUIRED.
2) CONCRETE SIDEWALK
3) PLANTING STRIP AND STREET TREES PER DC STREETSCAPE STANDARDS
4) GROUND COVER / ORNAMENTAL PLANTINGS
5) RESTORED LAWN AREA
6) CONCRETE SIDEWALK PER DC STANDARD

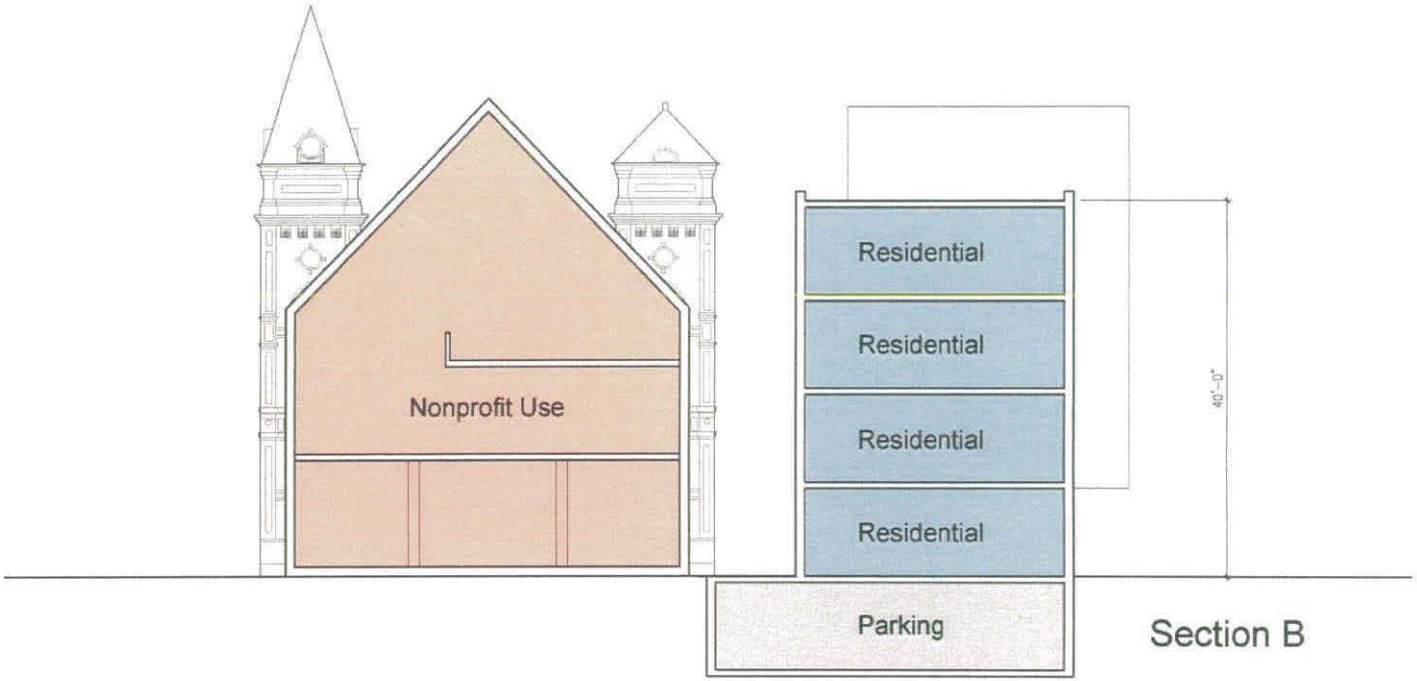



Res. Unit
Res. Unit
Res. Unit
Res. Unit
Terrace
Storage
UP
UP
NON PROFIT USE
OPEN TO BELOW
LINE OF
MEZZANINE ABOVE
Res. Unit
DOWN

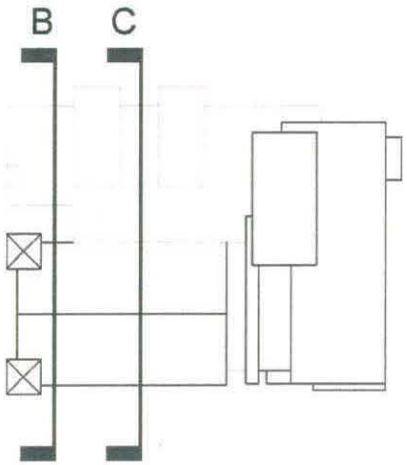

Res. Unit
Res. Unit
Res. Unit
Res. Unit
Res. Unit


Res. Unit
Res. Unit
Terrace


Property Line
Garage Vent. Shaft
HC
HC
C
C
C
C
C
C
C
C
Garage Vent. Shaft
S
S
S
S
S
S
S
S
S
S
20'-0" Min.
27 Parking Spaces
UP
5 %
16'-0"
8.7 % CURVED RAMP
UP
Bicycle Storage
C
C
C
C
Property Line
20'-0"
C
C
C
EXISTING BUILDING ABOVE- NON-PROFIT USE
Mech. Room
13 % RAMP
Storm Water Management Tank under Ramp
Property Line
Property Line
S
(VAULT SPACE)
C
5 %


Residential
Residential
Residential
Residential
Nonprofit Use
Parking
40'-0"

Section B


B
C



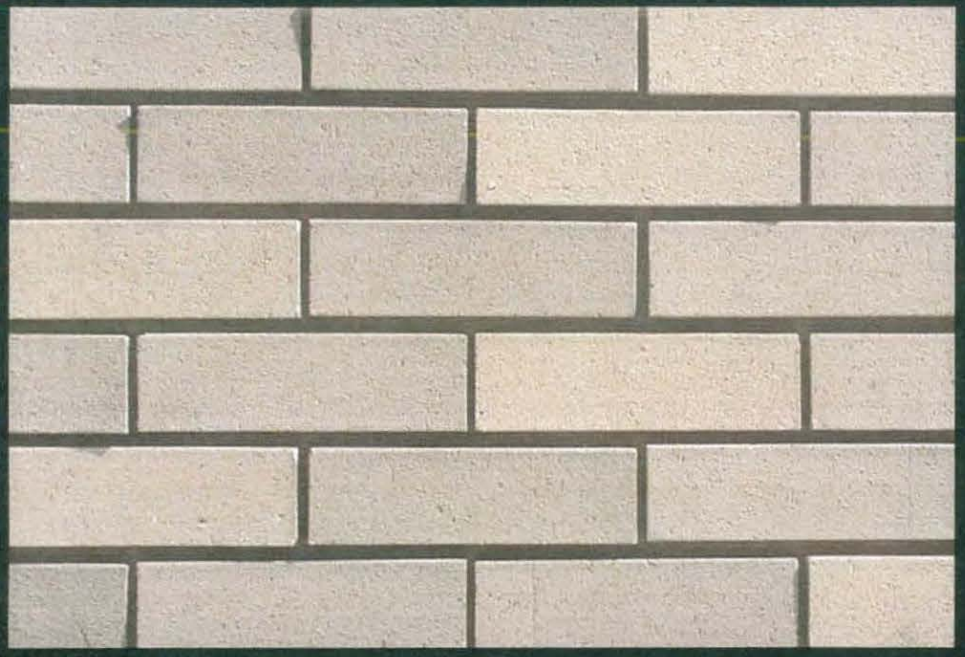




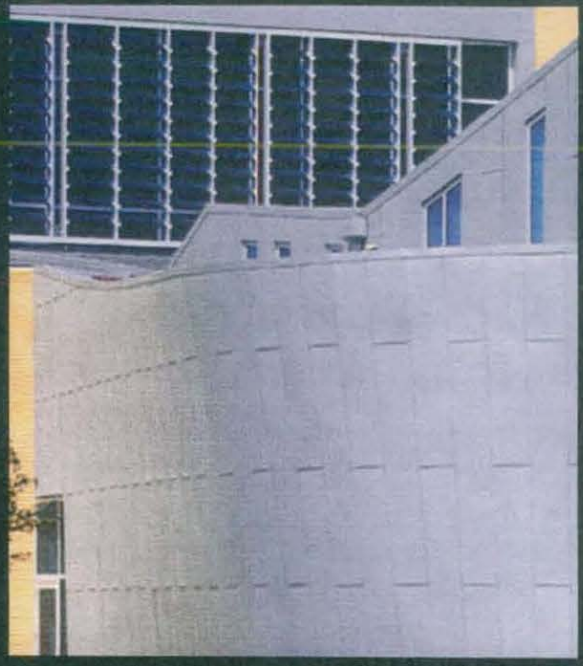




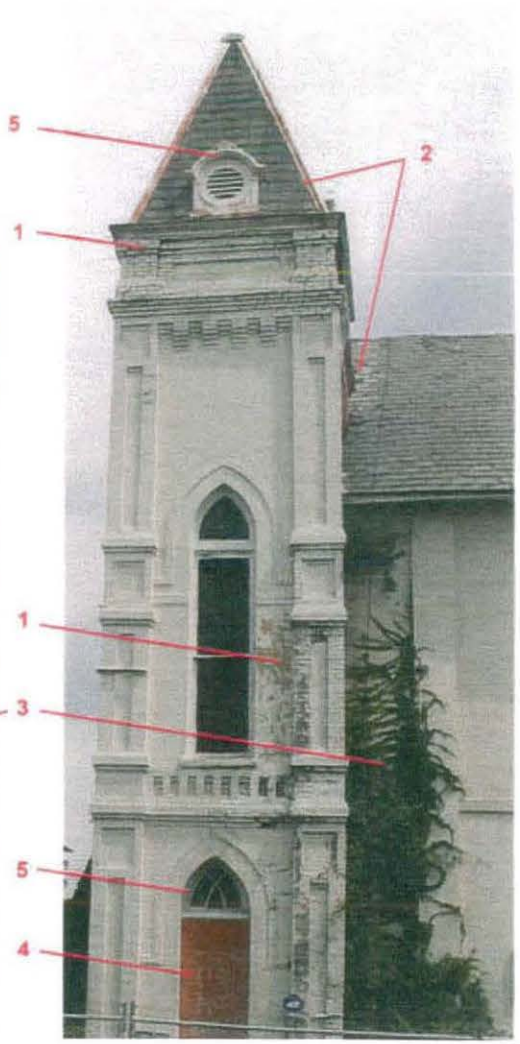












Preservation Notes:

1-Masonry Restoration
- Clean and re-paint brick masonry walls, belt courses and sills as required
- Re-paint walls
- Replace bricks as necessary

2-Slate Roof Restoration
- Replace slate tiles on main roof and church towers as required to restore slate roof

3-Exterior stucco walls
- Remove cracked / failed stucco surfaces and replace as required with new stucco
- Repaint existing walls

4-Exterior Doors and Windows
- Replace existing wood windows in kind as necessary
- Repair wood windows in kind as necessary
- Restore existing main entry doors

5-Exterior wood trim
- Remove rotting wood, repair or replace exterior wood in kind and paint. Maintain existing detailing and profiles.

6-Stone Forecourt
- Remove, store and replace stone pavers which exist in First Street right of way. Augment stone with additional matching material as required.

The following Leed items are items which the owner has committed to provide for the project..

Sustainable Sites

Erosion and Sedimentation Control
Site Selection
Urban Redevelopment

- ***Alternative Transportation-15% bike storage***

Stormwater management(Rate and Quantity)
Stormwater management(Quality)

Water Efficiency

- ***Water Efficient Landscaping***

Energy and Atmosphere

- ***Fundamental Building systems Commissioning***

Minimum Energy Performance
CFC Reduction in HVAC&R Equipment

Materials and Resources

Storage and Collection of Recyclables
Building Re-use

Indoor Environmental Quality

- ***Minimum IAQ Performance***

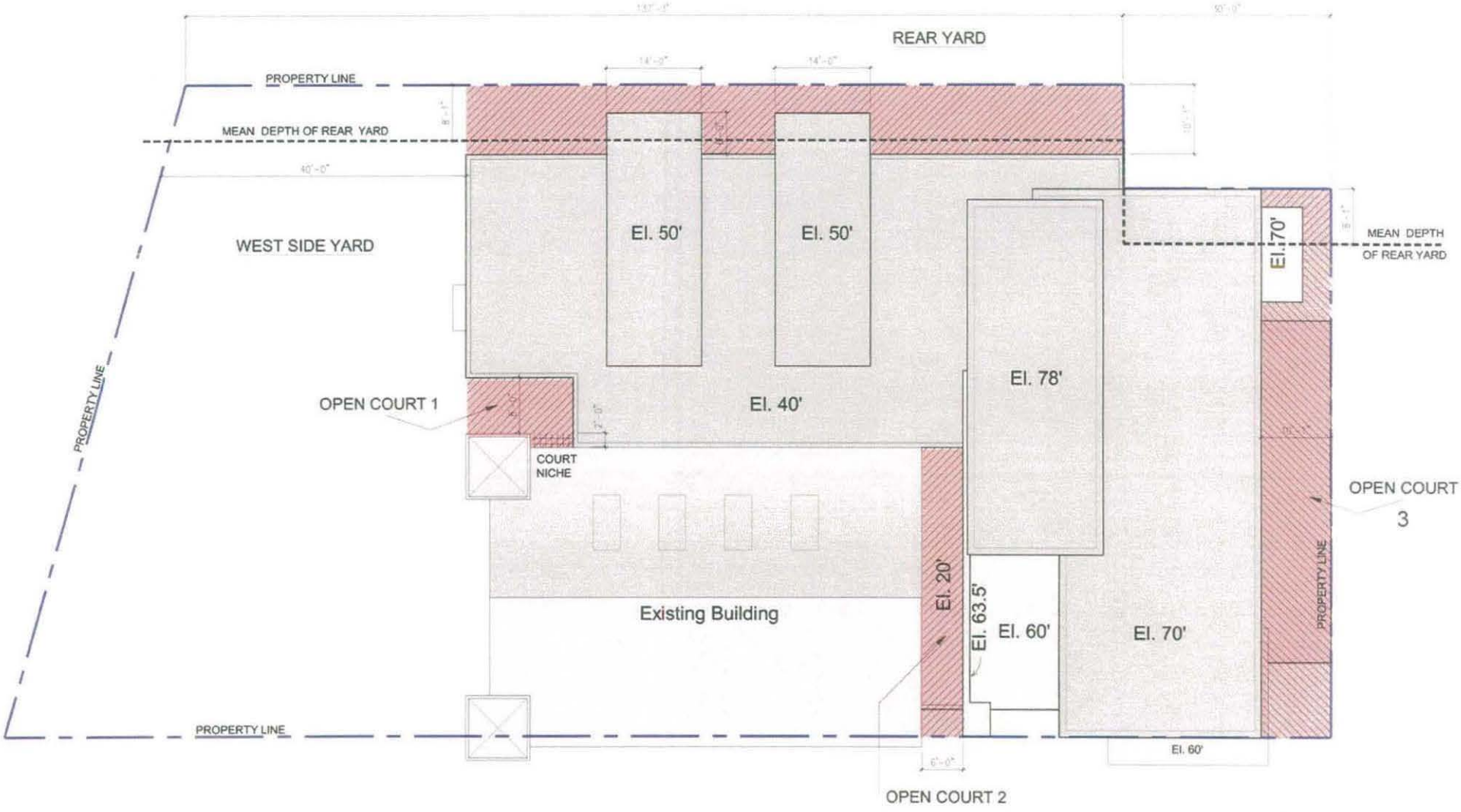
Contruction IAQ Management Plan-during construction

- ***Low-Emitting Materials, Carpet***

Daylight & Views 75%

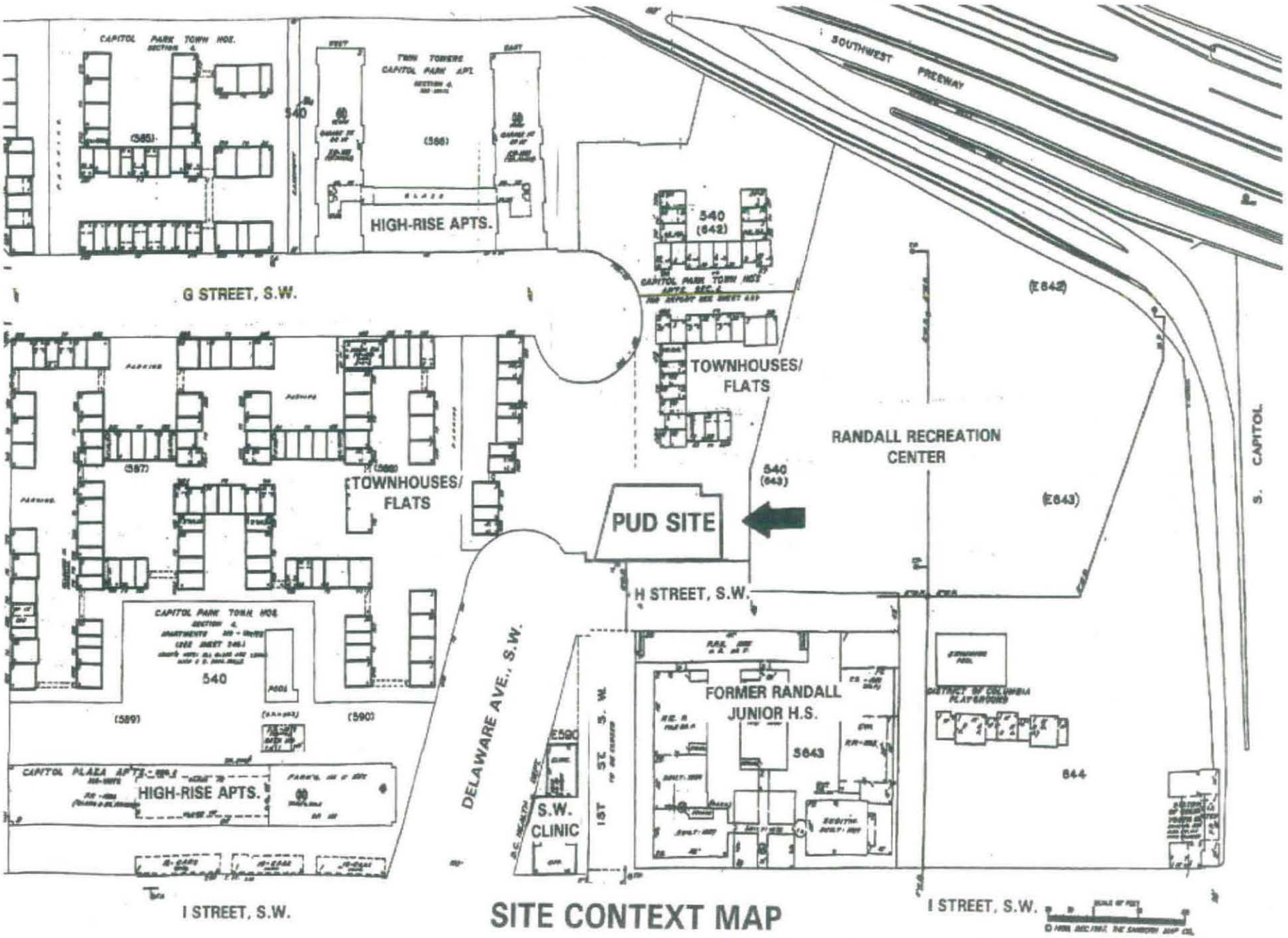
Innovation & Design Process

- ***LEED Accredited Professional***


REAR YARD
PROPERTY LINE
MEAN DEPTH OF REAR YARD
WEST SIDE YARD
El. 50'
El. 50'
El. 78'
El. 70'
MEAN DEPTH
OF REAR YARD
OPEN COURT 1
El. 40'
COURT
NICHE
OPEN COURT
3
PROPERTY LINE
Existing Building
El. 20'
El. 63.5'
El. 60'
El. 70'
PROPERTY LINE
PROPERTY LINE
El. 60'
OPEN COURT 2

Standard	Existing Zoning	Original Proposal [1]	Current Proposal	
			Zoning	Development [2]
Zoning:	**R-4**	**R-5-D**	**R-5-C**	
Use:	row dwelling, flat	60 unit condo building	Medium density apartment	21 unit condo; **non-profit office requires approval**
Height: (§§400.1, 2405.1)	40' max. 60' with PUD	88.6'	60' max. 70' with PUD [3]	50 - 70 ft. conforming
Stories:	3 max.	9	not prescribed	5 – 7
Lot Area: (§401.3)	1,800 sq.ft.	16,643 sq.ft.	15,000 sq.ft. min. for a PUD	16,643 sq.ft. conforming
Floor Area Ratio: (§§402.4, 2405.2)	not prescribed	4.015	3.0 max. 4.0 PUD max.	2.72 conforming
Square Footage:	approx. 30,000 sq.ft. max. [4]	66,816 sq.ft. total	49,929 sq.ft 66,527 sq.ft. PUD	45,322 sq.ft. [5] conforming
Lot Occupancy: (§403.2)	60% max.	56%	75%	61% conforming
Rear Yard Setback: (§404.1)	20' min.	13 to 28 ft. [6]	4" / ft. of height; 15' min. if provided = 16.7 to 23.3' min.	**8.1 ft. – relief required**
Side Yard Setback: (§405.6)	3" / ft. of height; 8' min. if provided	10' west side 24' east side[6]	Not required, 3" / ft. of height if provided = 10' west side	40' west side - conforming
Open Court Width: (§406.1)		n/a	3" / ft. of height = #1 = 10'; #2 = 15'; 17.6'#3 = 17.6'[7]	**#1 = 8'; #2 = 6'; #3 = 10.1' relief required**
Roof Structure:				
No. enclosures (§411.3):	1 max.	2 [8]	1 max	1 - conforming
Height (§400.7c.):	18.5 ft. max.	13.6'	18.5 ft. max	8 ft. conforming
Setback (§400.7b.):	= to height	0 ft. [6]	= to height = 8 ft. min.	**approx 4 ft. relief required**
Area (§411.7)	.37 FAR max.	conforming	.37 FAR max.	.06 FAR conforming
Parking: (§2101.1)	1/3 d.u.[8]	45	7 required	30 [9]
Loading: (§2201.1)		0	0 required	0

1 Original proposal, for which the Commission decided to not set down for a public hearing, is provided for comparison.
2 Information provided by applicant.
3 Normally 75', but limited to 70 feet maximum by the Height Act of 1910.
4 Based on maximizing rowhouse development on 9 lots with average lot size of 1,840 sq.ft., with 3 story buildings at 60% lot occupancy.
5 35,322 sq.ft. residential (2.06 FAR) and 10,000 sq.ft. non-profit office space (0.60 FAR).
6 Relief from regulation would have been required.
7 Court #1 = main entry on west elevation; #2 = service entry on south elevation; #3 = court at north-east corner of addition.
8 Parking for the use within the church structure not required; historic landmarked structure
9 25 conforming underground spaces, plus at least 5 surface parking spaces. Two non-conforming "vault" spaces below road rights-of-way are also indicated on the plans.



SITE CONTEXT MAP