SQUARE 643 ASSOCIATES, LLC
11 D STREET, S.E.
WASHINGTON, D.C.

APPLICATION TO THE

DISTRICT OF COLUMBIA ZONING COMMISSION

FOR A

CONSOLIDATED PLANNED UNIT DEVELOPMENT

A RESIDENTIAL CONDOMINIUM

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Application of:

Square 643 Associates, LLC
Stephen M. Tanner, Principal

Eric Colbert & Associates, Architects
Steven Dickens, AIA, Project Architect

Arnold & Porter, Land Use Counsel
Cynthia A. Giordano
Nathan W. Gross

September 8, 2003

ZONING COMMISSION
District of Columbia
Case 03-35
Exhibit 8

ZONING COMMISSION
District of Columbia
CASE NO.03-35
EXHIBIT NO.8

APPLICATION FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT

APARTMENT HOUSE AT DELAWARE AVENUE AND H STREET, S.W. SQUARE 643 ASSOCIATES LLC

September 8, 2003

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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 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 16,643 square feet of land is located in Ward 6 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 6D. The proposed development is a 60-unit, eight-story apartment house. The requested zoning map amendment is from R-4 to R-5-D.

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 Site and the Surrounding Area

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 16,643 square feet of land area and is improved with a vacant church and attached accessory building. The church has been vacant for approximately two years.

The vacant church on the PUD Site was last used by the Redeemed Temple of Jesus Christ (the "Redeemed Temple") in September 2001, so that the church building has been vacant for approximately two years. For a time before that 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 and attached accessory building 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. Another serious problem for potential purchasers is the large amount of asbestos in the building. The required asbestos removal makes renovation for continued use or

adaptive reuse very expensive. Lacking any religious or institutional purchaser, the Redeemed Temple sold the subject property to Square 643 Associates LLC in 2002.

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 after approval of the plans under 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. The extensive Capitol Park residential community abuts the PUD site to the north, west and southwest. (See the *Site Location and Neighborhood Context Map* in ***Exhibit* A.**)

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.

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. The current uses are the Millennium Arts Center (artist studios) and a homeless shelter and drug rehabilitation center operated

for the District of Columbia by Catholic Charities. Fronting on Delaware Avenue to the south of H Street, and immediately west of the Arts Center is the Southwest Clinic. 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. 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 new apartment building 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 Greenleaf Gardens apartments, the Redeemed Temple and some others.

IV. The Project

The proposed development is a new apartment house, which is planned to be a condominium. The height as designed is eight stories and 88 feet 8 inches, and the gross floor area ("g.f.a.") is 66,816 square feet. This constitutes approximately a 4.0 FAR on the PUD Site, which density is allowed with a PUD in the R-5-C District. However, R-5-C has a maximum height limit of 75 feet with a PUD. Thus, the requested map amendment is for the R-5-D zone district, which allows up to a 90-foot height with a PUD. The PUD plans, however, would restrict density to the R-5-C standard rather than the 4.5 FAR allowed in R-5-D.

The apartment building will have 60 apartments, including 21 one-bedroom units and 39 two-bedroom units. The unit mix emphasizes relatively large sizes and excludes efficiencies, as is normal for a condominium building. The Applicant considered a rental building, but the limited size of the site and potential building means that operational costs would be too high for the number of units. Also, the surrounding residential neighbors strongly prefer a condominium in order to maintain a balance between owner and rental housing units.

The proposed lot occupancy is quite low at 56 percent, leaving almost half of the site unimproved and landscaped. Forty-five parking spaces are provided, 30 underground and 15 at grade. Because the building is raised on *piloti* in a typical Southwest Washington manner, the sixteen at-grade spaces are located under the building. See the "Tabulation of Development Data" chart on p. 8 and the Schematic Plans attached as ***Exhibit D***.

The basic building is a fairly standard apartment house, eight stories of apartments over parking and lobby/entrance, with flats opening off of a double-loaded corridor. This standard "block," directly taken from the established pattern of the Modernist apartment houses of Southwest Washington, is altered and enlivened by several distinctive moves: First, the corners are expressed as glass and metal bays, which contain 1 ½ story tall living rooms. Second, the western portion of the building is eight stories while the eastern portion is seven stories, animating the roofline and creating large roof decks. Third, the elevator has windows and is angled to directly face the U.S. Capitol, which will be visible above the 3rd floor. The elevator tower also extends above the building, creating a vertical accent for the otherwise mostly horizontal building. The primary exterior wall finish will be beige stucco or concrete, with satin-finish metal window frames with clear low-e glass. The apartments are mostly fairly standard flats, upgraded with 9' ceilings, large windows, and balconies; the corner units feature 1 ½ story living rooms with walls of glass.

The building will be landscaped as a continuation of the leafy grounds of the neighboring Capitol Park IV townhouses, that is, with a mix of small and large trees, bushes, grassy areas and ground covers, and perennial flower beds. Along the border with CPIV, the existing 8' pyracantha hedge and fence will be retained and augmented with new columnar arborvitae and American beech trees. Climbing roses will go on metal grille trellises to screen the at-grade parking. In addition to grade landscaping, the building's roof decks will have continuous perimeter planters.

Public Amenity. As a public amenity, the Applicant proposes to provide new landscaping and a sculptural focal point for the traffic circle at the terminus of Delaware

Avenue, adjacent to the PUD site. The Applicant also proposes to maintain this landscaped area so that it can be used as open space by the neighborhood and provide a visual benefit to the public as well. The specific proposal is to create a circle that draws from the classic Washington circles such as Dupont Circle or Washington Circle, but interpreted to be appropriate for Modernist Southwest. The circle would be divided into quadrants and ringed with a low cast iron fencing salvaged from the Project site. The two quadrants on axis with Delaware Avenue would be grass; the two side quadrants would have low yew hedges and flowering cherry trees. In the center a concrete pylon is proposed, flared to reduce graffiti potential and to make it difficult to climb, which would serve as the pedestal for a sculpture. The current proposal calls for a metal frame which would literally "frame" the view of the Capitol Dome, but the Applicant is open to other ideas.

The Applicant is also engaged in discussions with the adjacent Capital Park IV condominium Board of Directors regarding improvements to playground equipment or open space on the Capital Park IV property.

E. Tabulation of Development Data

Total PUD Site Area	16,643 s.f.
Required Minimum (PUD, R-5-D)	15,000 s.f.
Gross Floor Area (expressed in gross square feet, g.s.f.)	66,816 g.s.f.
Floor Area Ratio (FAR)	4.0 FAR
Permitted – (R-5-D, PUD)	4.5 FAR
Dwelling Units (Apartments)	60
Building Height	88' 6"
Permitted – (R-5-A, PUD)	90 feet
Lot Occupancy	56% percent
Maximum Permitted (R-5-D)	80 percent
Side Yard	10' to 43'
Required	None, but 3"/foot of height if provided: resulting in 22' east and 23' 7.5" west required
Rear Yard	24' 9" to 28' 9"
Required R-5-D	4" per foot of height: resulting in 26' 6" to 29' 6.5" required
Parking	45
Required	20
Water Demand	28,750 gallons per day
Sanitary Sewer Demand	22,580 gallons per day

V. 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; maximum permitted lot occupancy is 60 percent.

The Southwest Urban Renewal Area was rezoned in several cases initiated by the Office of Planning ("OP") in the 1990s, when the urban renewal controls legally expired. Existing residential developments and areas were mapped generally according to as-built density, with the R-4, R-5-B, R-5-C and R-5-D zones being mapped accordingly. See the *Existing Zoning* map attached as ***Exhibit B***. Generally speaking, areas improved with townhouses and flats or duplexes were zoned R-4, townhouses and garden apartments R-5-B and high-rise apartments R-5-C or R-5-D. Commercial zones include C-3-B, C-3-C and W-1. The zoning pattern of the neighborhood reflects the planned mixed-use character of the Southwest neighborhood.

The Applicant believes that the proposed R-5-D zoning and apartment house in this location is in furtherance of the planned, mixed-density character of residential areas, as discussed later in this statement. The requested R-5-D zone is a medium to medium-high density apartment house zone that allows a density of up to 3.5 FAR and 90 feet as a matter of right and 4.5 and 90 feet with a PUD. Lot occupancy is limited to 75 percent, and the rear yard requirement is 4 inches per foot of vertical height and not less than 15 feet.

The Applicant requests some deviation or flexibility from the side and rear yard requirements, as allowed by the PUD regulations at 11 DCMR § 2405.5, based on "the

exact circumstances of the project." In this case, the corner bay elements and also a jog in the property line in one location create some deviation from the yard requirements. In general, the predominant actual rear yard setback of 28' 9" is approximately one foot less than required, but the corner bays and the job in property line create more deviation in limited locations. A similar situation exists regarding side yards. As to the side yards, no adjacent improved property exists and there is thus no adverse effect on light and air. Regarding the more important rear yard setback, given the existence of townhouses and townhouse apartments to the north, the setback very nearly meets the requirement. Also, the nearest townhouses are generally approximately 90 feet from the apartment building proposed in this PUD because they are set back from their own property lines. Finally, the elevator tower does not comply with the normal setback requirements of § 411, and flexibility is requested in that regard.

VI. 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. 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 residential development will help accomplish this major goal.

The vacant church that currently occupies the subject site is becoming derelict and an eyesore. Residential neighbors state that it is a breeding ground for rats. Unemployed and homeless people "hang out" in the vicinity of this property.

The Redeemed Temple of Jesus Christ, which owned and used the church for approximately 20 years, tried diligently for almost two years to rent or sell the property to another religious congregation – with no success. The vacant church is a negative force on the immediate neighborhood, reinforced by the underutilized nature of the former Randall School (despite the favorable presence of the Millennium Arts Center) and the homeless shelter and drug rehabilitation center operated for the city by Catholic Charities.

The Applicant is willing to make a major investment in this difficult setting, and has the support of significant residential, religious and commercial interests in the immediate neighborhood. The new building and the new residents coming in to the neighborhood will bring activity and positive momentum to this somewhat isolated, and very challenged location.

2. **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 Applicant plans for these apartments to be condominiums, which the Capital Park community strongly favors in this location to maintain a balance between owner and rental units.

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 . . .*

3. 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 proposed redevelopment of this vacant building and its site with an attractively designed apartment house will represent a major aesthetic and functional improvement to the neighborhood. The architecture of the proposed apartment house draws upon design features of both the existing high-rise apartment houses and townhouses in the Southwest neighborhood. The design goal is to bring the playful variety found in the townhouses—roof heights, projecting bays, abundant greenery, and the like—to a high-rise building. Additionally, certain basic concepts of "green" ("sustainable") architecture are

incorporated, such as sunscreens at south-facing windows and extensive roof landscaping. Taken together, these influences create a 21st-century building that relates clearly and obviously to its mid-20th-century context.

Regarding urban design, the proposed apartment building will be compatible with and help carry out the design plan for residential areas of the Southwest neighborhood as envisioned primarily by the highly respected architect Chloethiel Woodard Smith, who designed numerous buildings and residential communities in Southwest. In Ms. Smith's plans, Southwest residential complexes typically include townhouse-scale elements (single-family and multiple-unit) in the 25-40 foot height range, together with 90-foot apartment towers, set within elaborate landscaped grounds that include private, semi-private, and public outdoor areas. Taken in its entirety, Southwest is one of the most fully realized "garden city" projects of the Modernist era.

A key aspect of the "garden city" is the creation of medium density via a mix of building scales and garden areas. There are no 4, 5, 6, or 7-story buildings in Capitol Park, and very few anywhere in Southwest. The scale differential, as well as the seemingly random placement of buildings, was deliberate, an application of the "planned assymetricality" of Modernist art to the urban realm. However, upon study one notes that the high-rises in Capitol Park are generally located at edges of the complex, to bring added privacy to the interior and to define the edges. The proposed project fits well as a component of Ms. Smith's plan because it defines the one currently-ragged edge of the Capitol Park complex and because it maintains the height and setback relationship (to the townhouses) seen in the existing high-rise buildings.

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.

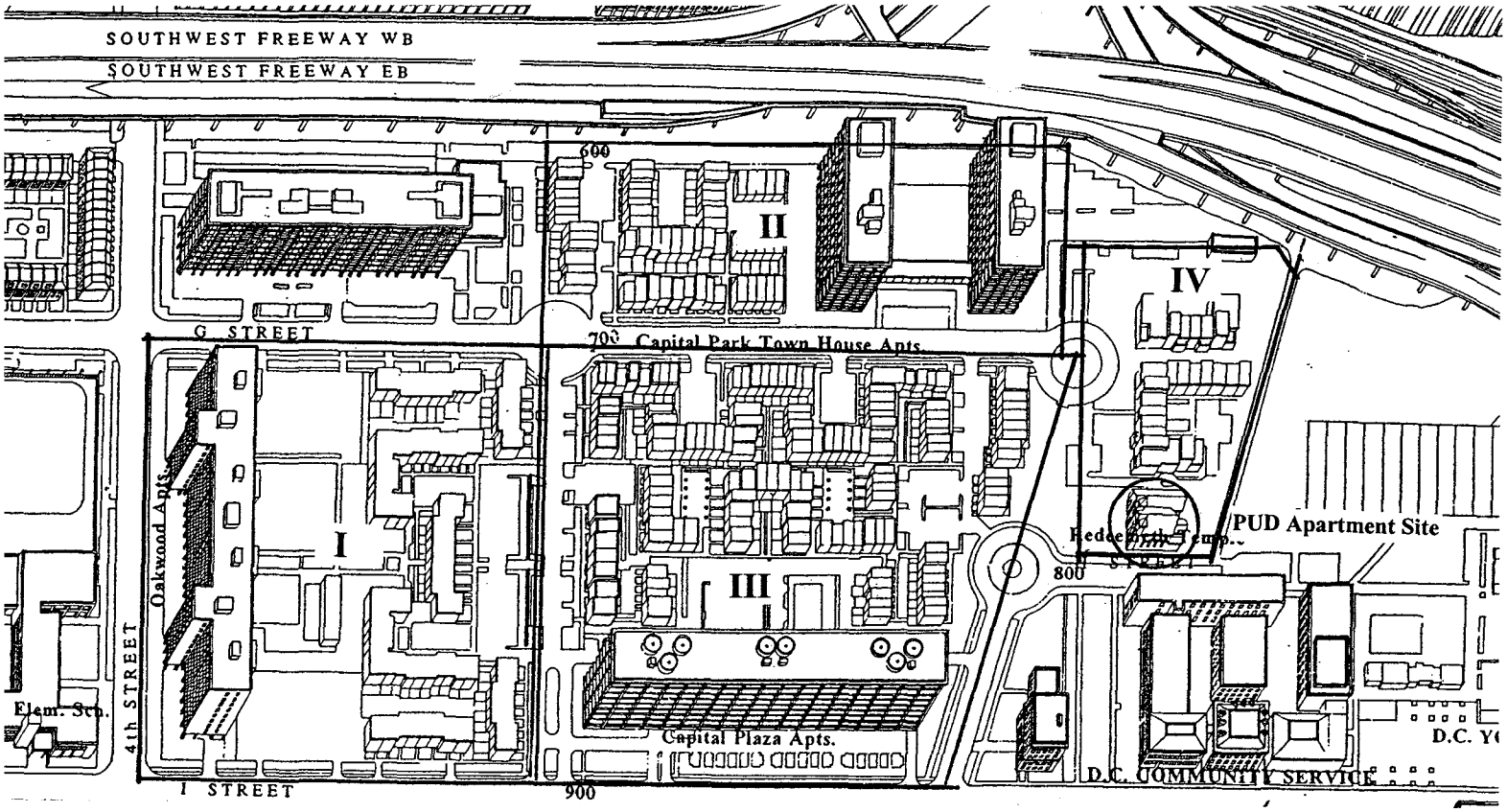
4. Land Use Element. The Generalized Land Use Map indicates the site for Medium Density Residential development. This is defined as "Multiple-unit housing and mid-rise apartment buildings are the predominant uses; may also include low-and moderate-density housing." The PUD project is clearly multi-family residential in use and clearly complies in that regard. The issue is that it is a high-rise apartment house in Washington terms rather than a mid-rise. This difference, however, is not so large, in that an eight-story building is proposed, and mid-rise is typically construed to mean 5 to 6, even 7 stories.

The Applicant contends, as stated previously, that the proposed high-rise apartment house in this location is compatible with the urban design plans of Chloethiel Smith. That is, the PUD Site is a desirable location for one of the planned high-rise apartment buildings in a park-like setting with adjacent townhouses. In this case, the setback from the nearest townhouses to the north generally provides the 90-foot setback that Ms. Smith's plans provided between the 90-foot buildings and the nearest townhouses.

To address this issue in greater depth the Applicant has undertaken a land use/density analysis of the surrounding residential area – all within the geographic area designated Medium Density Residential on the Generalized Land Use Map.

The density analysis assumes that in interpreting the density guidance of the Land Use Element, it is reasonable in a mixed-density setting such as Southwest to consider residential complexes and not simply the individual development site. All of the residential neighborhoods in Southwest are included in the Medium Density Residential land use designation. Yet, in the zone plans prepared by OP and adopted by the Zoning Commission in the 1990s, a variety of residential zones – ranging from moderate to medium and high density -- were used to accommodate existing development and the intent of the former Urban Renewal Plan. The high-rise R-5-C and R-5-D zones were among those utilized within the area designated as Medium Density Residential, so that the requested R-5-D zoning in conjunction with this PUD is not the first instance of this zoning. The rationale in the Comprehensive Plan is that the combination of townhouses, duplexes, garden apartments and high-rise apartments works out to an overall medium density.

Density Study. To apply this rationale and methodology to this PUD case, the Applicant identified four subareas in the immediate vicinity of the PUD Site, numbered I to IV and each consisting of a high-rise apartment house and the adjacent townhouses and duplexes, typically on a city block. (See the Density Study map and explanatory legend on the following page.) The overall density of each area in terms of dwelling units per acre was calculated, and the results are: Area I - 59.3, II - 57.4, III - 48 and IV - 36.5 dwelling units per acre.



Comparative Density – Apartment Tower/Townhouse Subareas

I. **Oakwood Apartments – 800 4th Street, S.W. (Highrise) and Capitol Park Townhouse Apartments**
I – G, 3rd – 4th Streets, S.W.
402 highrise apt. units plus 81 townhouse apt. units = 483 total
Land area - 8.15 acres.
59.3 dwelling units per acre

II. **Capitol Park Towers – 101-103 G Street, S.W. (Highrise) and Capitol Park Townhouse Apartments, Sec. 4 (part)**
G – F, 1st – 3rd Streets, S.W.
289 highrise apt. units plus 81 townhouse apt. units = 370 total
Land area - 6.45 acres
57.4 dwelling units per acre

III. **Capitol Plaza Apartments – 201 I Street, S.W. (Highrise) and Capitol Park Townhouse Apartments, Sec. 4 (Part)**
I – G Streets, Delaware Avenue – 3rd Street, S.W.
328 highrise apts. plus 194 townhouse apt. units = 522 total
Land area – 10.87 acres
48 dwelling units per acre

IV. **PUD Site – 734 1st Street, S.W. (Highrise) and Capitol Park Townhouse Apartments, Sec. 4 (Part)**
60 highrise apts. plus 44 townhouse apt. units = 104 total
Land area – 2.85 acres
36.5 dwelling units per acre

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All of these areas may be accurately described as being medium density residential, despite the presence of one or two large high-rise apartment buildings. Significantly, for this PUD case, Area IV has the lowest density – 36.5 dwelling units per acre – assuming approval of the PUD and thus adding 60 apartment units to this area. The Applicant concludes that the proposed PUD project complies with the Medium Density Residential land use designation of the Land Use Element of the Comprehensive Plan. In this regard, see also the more design oriented analysis with photographs entitled, "Proposed Building in Context" at the end of the Schematic Plans in ***Exhibit D***.

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.

F. Public Open Space. Subsection 2403.13 of the PUD regulations allows for public benefits to be located off-site provided that two conditions are met. First, there must be a "clear public policy relationship between the public benefit and the PUD project." (§2403.13(a)) In this case the landscaping and artistic focal point of the Delaware Avenue traffic circle is adjacent to the proposed apartment house. The future residents of the building will benefit from the improved aesthetics and functionality of this green space. The other immediate neighbors will benefit as well. Moreover, because Delaware Avenue is an avenue with sight lines to and a view of the U.S. Capitol dome, there is a citywide public, urban design benefit.

Second, the off-site public benefit must be "within one-quarter mile of the PUD site within the boundaries of the Advisory Neighborhood Commission that includes the PUD site." (2403.13(b)) The traffic circle is immediately adjacent to the PUD Site and both the circle and the PUD Site are within the boundaries of ANC 6D.

G. 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 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 run-down, vacant building will be eliminated. The predominantly residential character of this part of Southwest will be extended and reinforced. The eight-story apartment house will be compatible with and help carry out the urban design pattern of the Capitol Park IV community located to the north, west and southwest of the PUD Site. 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.

V. COMMUNITY COMMENT

The Applicant has met with and presented the PUD plans to the Capitol Park IV condominium Board of Directors and with a gathering of nearby residents, having invited them by flyers distributed door to door. At both of these meetings, community support was expressed, together with informational questions about the project. See the letter in ***Exhibit C*** from Ruth S. Otts, Chairman of the Capitol Park IV Board. Individual telephone consultations and meetings have also occurred with representatives of the West

Western Hotel, the Millennium Arts Center, church leaders and individual residents. On the evening of September 8, the Applicant and team will present the plans to Advisory Neighborhood Commission 6D and to the Southwest Neighborhood Assembly.

IV. 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

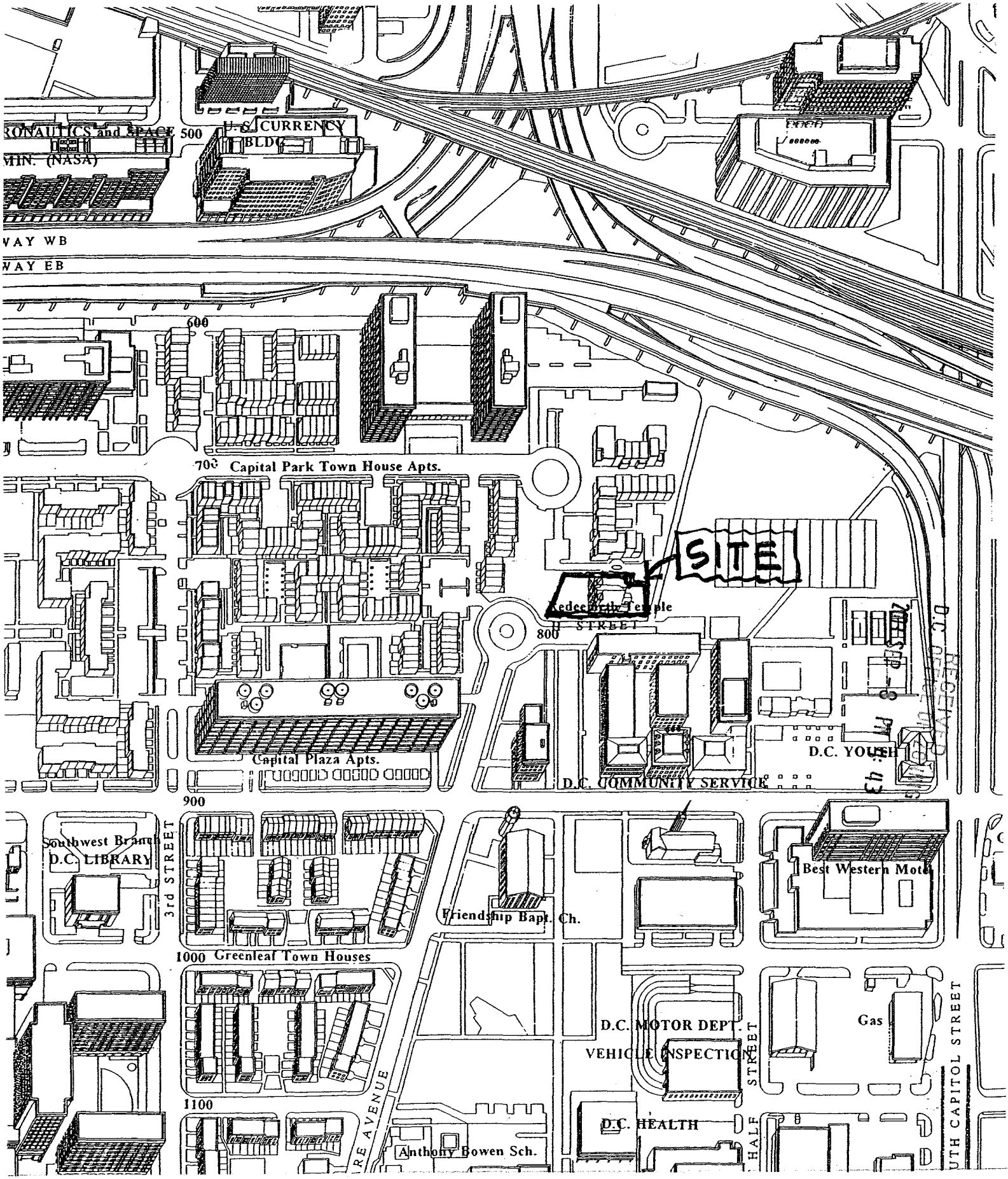
Cynthia A. Giordano

Nathan W. Gross, AICP

Attachments

Exhibit A: Site Location and Neighborhood Context Map

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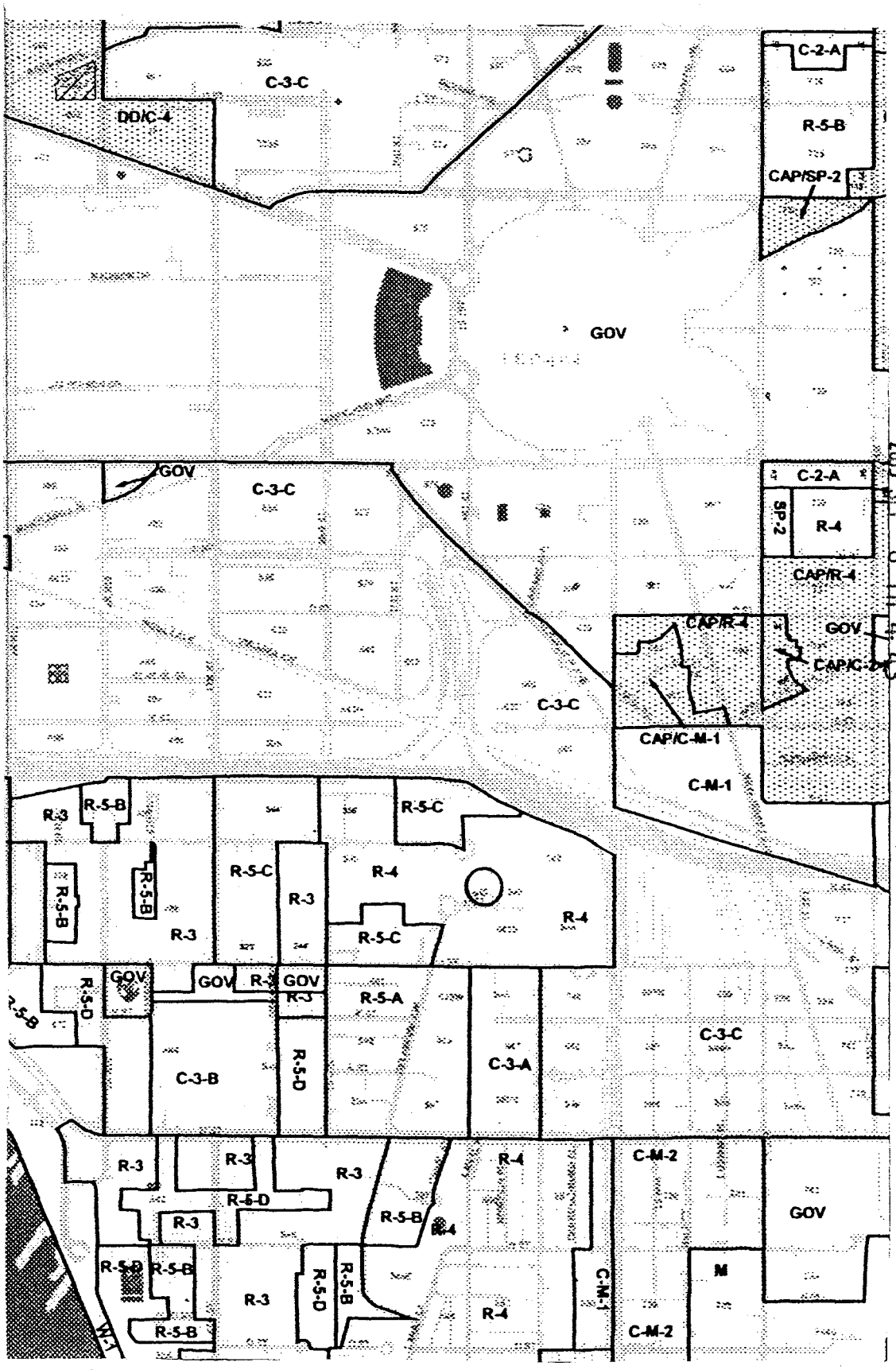


SITE LOCATION AND NEIGHBORHOOD CONTEXT MAP

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

Exhibit B: Existing Zoning Map

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EXISTING ZONING MAP

Exhibit C: Letter In Support – Capitol Park IV Board of Directors

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CAPITOL PARK IV CONDOMINIUM

741 Delaware Avenue, S.W.
Washington, D.C. 20024

Telephone: 202-484-5235
Fax: 202-484-1754

August 1, 2003

MEMORANDUM FOR ANC 6D COMMISIONERS
EDWARD J. JOHNSON
CHARLES W. HARGRAVE
MARY C. WILLIAMS
ANDY LITSKY
ROGER MOFFATT
ROBERT SIEGEL

FROM: RUTH S. OTTS
PRESIDENT, BOARD OF DIRECTORS
CAPITOL PARK IV CONDOMINIUMS

SUBJECT: SUPPORT OF PROPOSED CONDOMINIUM BUILDING

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The purpose of this memorandum is to forward each of you a copy of our letter that was sent to Chairman Assalaam in support of the proposed condominium building to be located at Delaware Avenue and H Street, S.W.

We feel the architectural style of the proposed building will complement our property and will enhance further the exciting changes coming to Southwest. Inasmuch as our condominium community is the property that is most closely affected by this site, we would hope that you would consider our decision to support this project and vote favorably to allow it to move forward.

Attachment

CAPITOL PARK IV CONDOMINIUM

741 Delaware Avenue, S.W.
Washington D.C. 20024

Telephone: 202-484-5235
Fax: 202-484-1754

July 15, 2003

Advisory Neighborhood Commission 6D
C/o Ahmed Assalaam, Chairman
116 P Street, S.W. #1
Washington, D.C. 20024

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Re: Proposed Condominium Building
Delaware Avenue and H Street, S.W.

Dear Chairman Assalaam and Members of the Commission:

I am writing to you as President of the Board of Directors of the Capital Park IV Condominium Association, regarding a proposed condominium building at 624 H Street, S.W. Our Board has met with the developer, Mr. Steve Tanner, twice within the past six weeks, once as Board of Directors only and once at a community meeting in which residents of all of the surrounding buildings were invited guests.

Capital Park IV is strongly in support of this proposed residential development. Some data about the number of units, lot size and so on is included later in this letter. But first I would like to summarize the positive neighborhood benefits we see in this project.

- The vacant church that currently occupies the property has become derelict and is an eyesore. It also appears that this is an area where vagrancy is becoming a serious issue. Additionally, this area has also become a breeding ground for rats and other vermin. The congregation that previously used the church tried diligently for almost two years to rent or sell the property to another religious congregation – with no success. The vacant church is a negative force on our immediate neighborhood, reinforced by the half-empty Randall School and the current bankruptcy problems of the Millenium Arts Center.

- Mr. Tanner's willingness to make a major investment in such a difficult setting deserves support from the neighborhood. We believe the new building and its new residents coming in to the neighborhood will bring some activity and positive momentum to this somewhat isolated, and very challenged location.

- Residential development will be highly compatible with our adjacent residential complex, which surrounds the site on two sides. We believe the new building will improve our physical and aesthetic setting and perhaps

improve property values. Mr. Tanner plans for these units to be condominiums, which Capital Park IV strongly favors in this location.

- The design of the building is extremely handsome, combining modern architecture with design features drawn from buildings in Southwest.

- Mr. Tanner is also proposing some landscaping and design improvements to the traffic circle at the end of Delaware Avenue and is discussing other possible community amenities with our Association.

I should note that ANC Commissioner Charles Hargrave attended the second of our meetings. Mr. Tanner and his team are working with Mr. Hargrave to make a presentation to the ANC in the near future.

Basic Facts:

- Lot size is 16,643 s.f.

- Proposed Use: New condominium building, 4.0 FAR, 88 feet. This is R-5-C/PUD density but application would be for R-5-D/PUD to accommodate the proposed height.

- Other development data: 56% lot occupancy, 60 condominium units, 46 parking spaces.

Thank you for your consideration of our recommendation.

Sincerely,

Ruth S. Otts

Ruth S. Otts, President
Capital Park IV Condominium Association

Exhibit D: Schematic Plans
Proposed Buildings in Context Analysis

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D.C. OFFICE OF ZONING
2003 SEP -8 PM 4:44

Sheet Listing

A-0.1 Vicinity Plan
A-0.2 Site & Landscape Plan
A-1.0 Basement Plan
A-1.1 Ground Floor Plan
A-1.2 Flrs 2-5-8 Plan
A-1.3 Flrs 3 & 6 Plan
A-1.4 Flrs 4 & 7 Plan
A-1.5 9th Flr Plan
A-1.6 Roof Plan
A-2.1 South (H St) Elevation
A-2.2 East & West Elevations
A-2.3 North Elevation
A-2.4 East-West Section
A-2.5 Extended Elevations
A-3.1 Plan-Circle Landscape Proffer
A-3.2 Elevation-Circle Landscape Proffer

SCHEMATIC DESIGN SET

Square 643 Condominium Building
Delaware Avenue & H Street SW
Planned Unit Development Proposal
10 APRIL 2003

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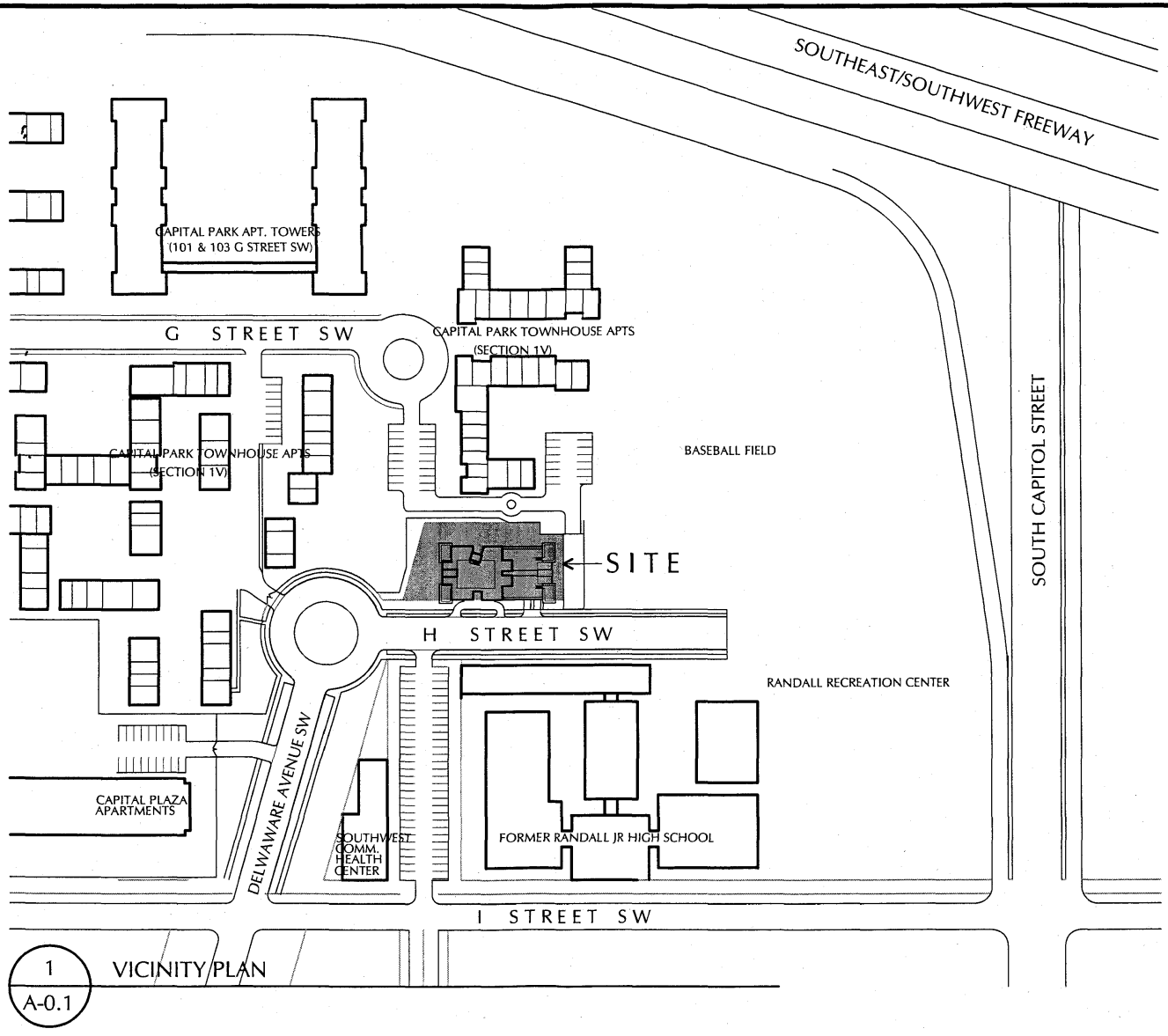
PROJECT: SQUARE 643 CONDOMINIUM BLDG

DEVELOPER: SQUARE 643 ASSOCIATES LLC

1133 CONNECTICUT AVENUE NW SUITE 800
WASHINGTON, D.C.

ARCHITECT: ERIC COLBERT & ASSOCIATES

717 5TH STREET, N.W. WASHINGTON, D.C. 20001

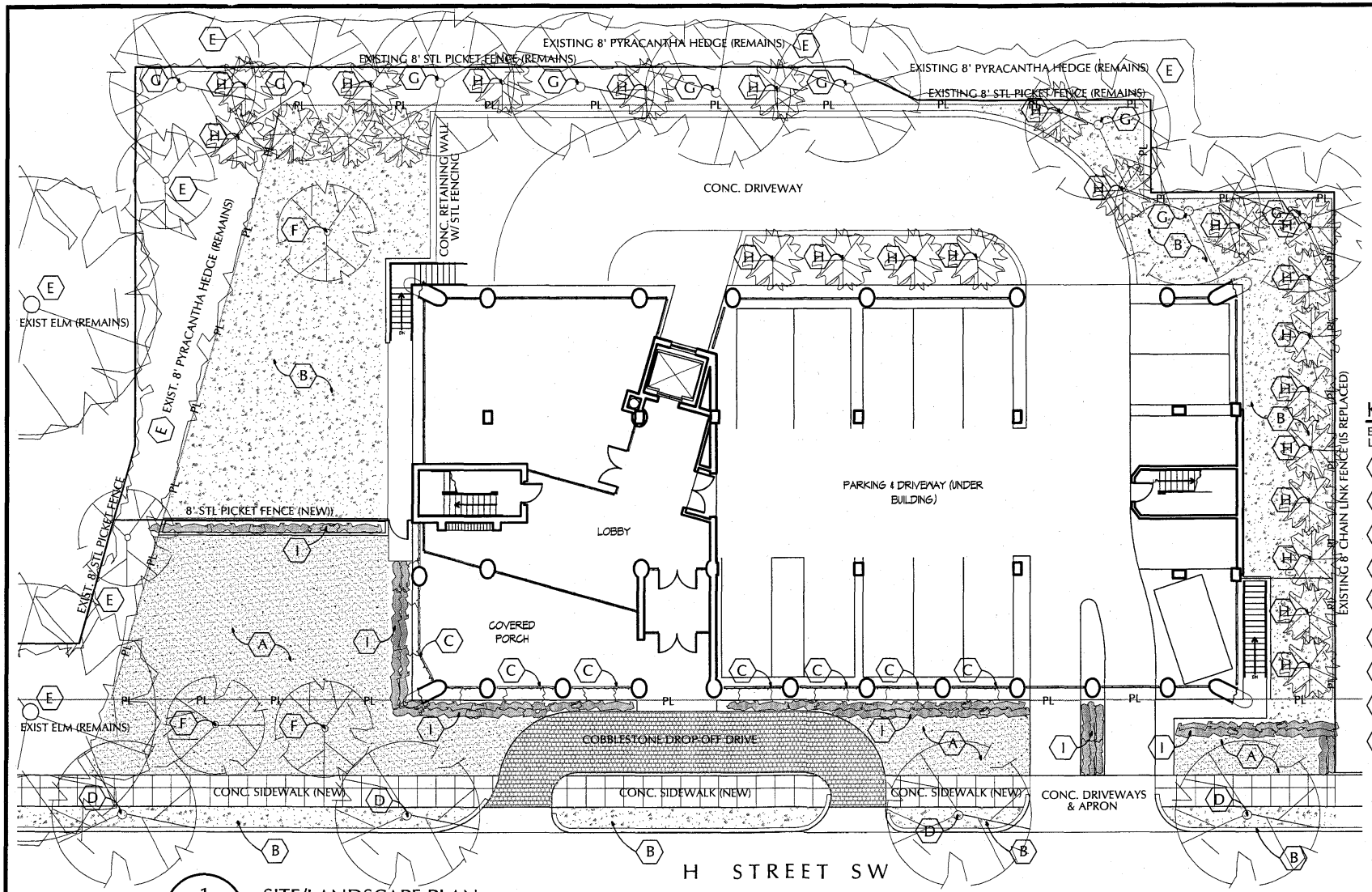


ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03



1
A-0.2
SITE/LANDSCAPE PLAN

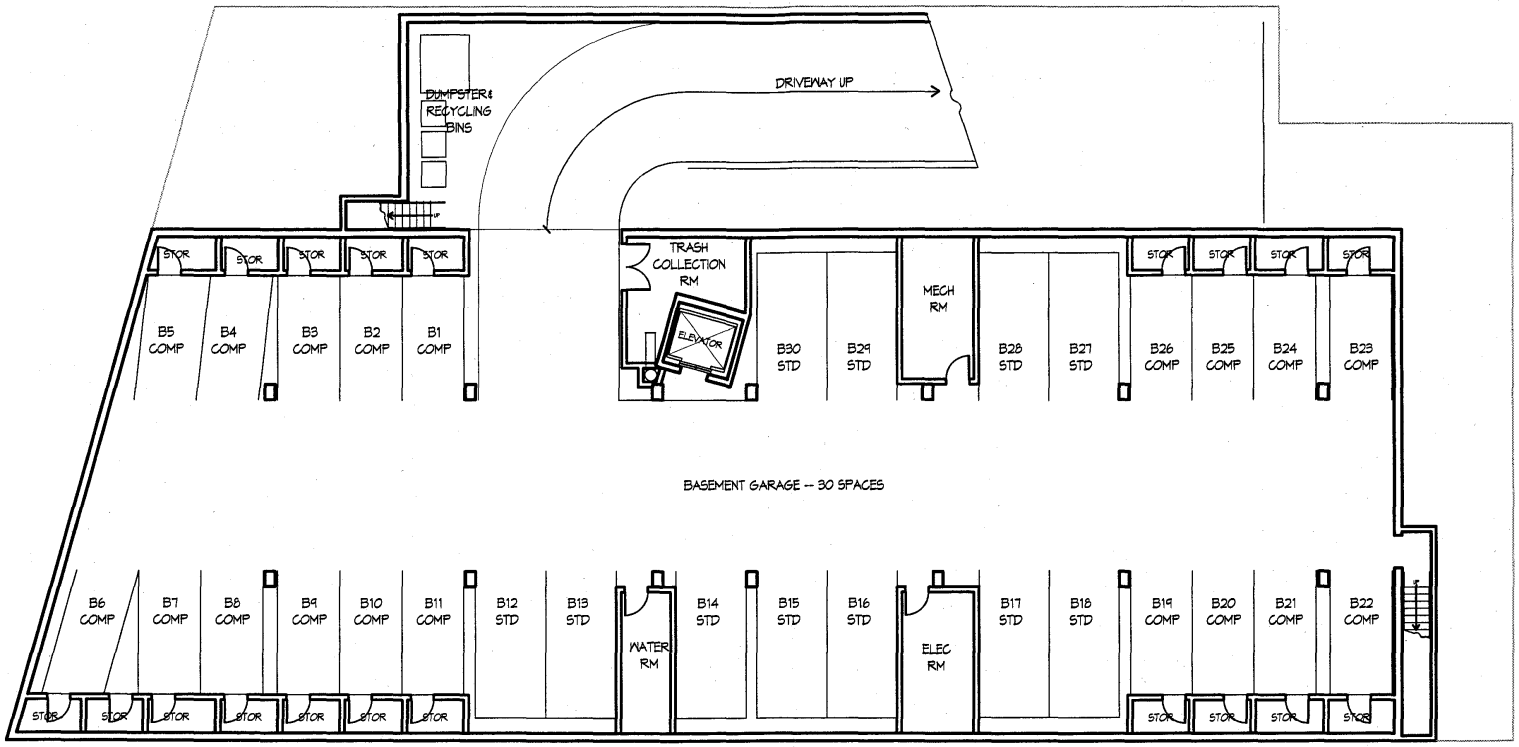
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 8TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03

A-0.2



1 / A-1.0 BASEMENT PLAN

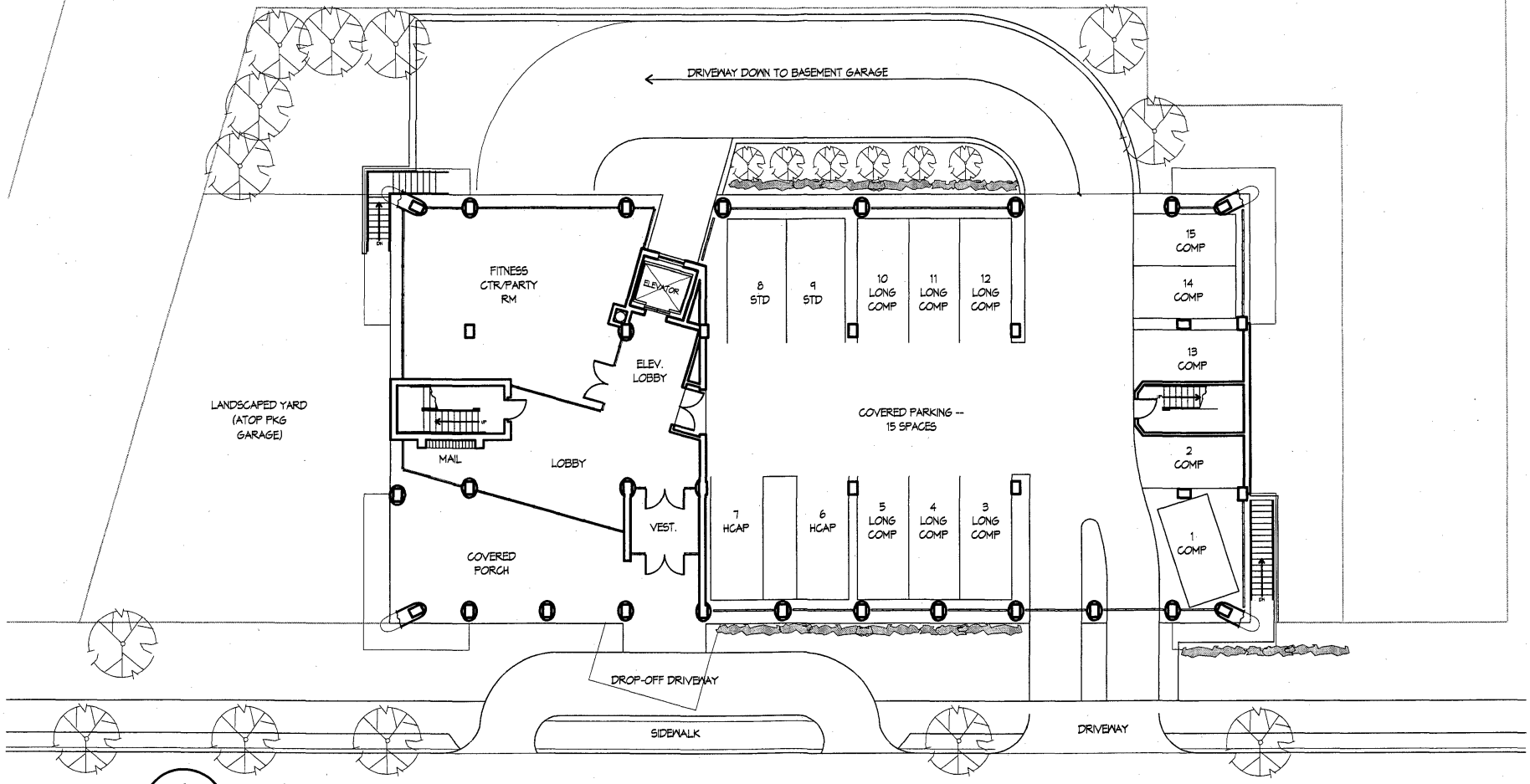
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ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03



1 / A-1.1 — 1ST/GROUND FLR PLAN

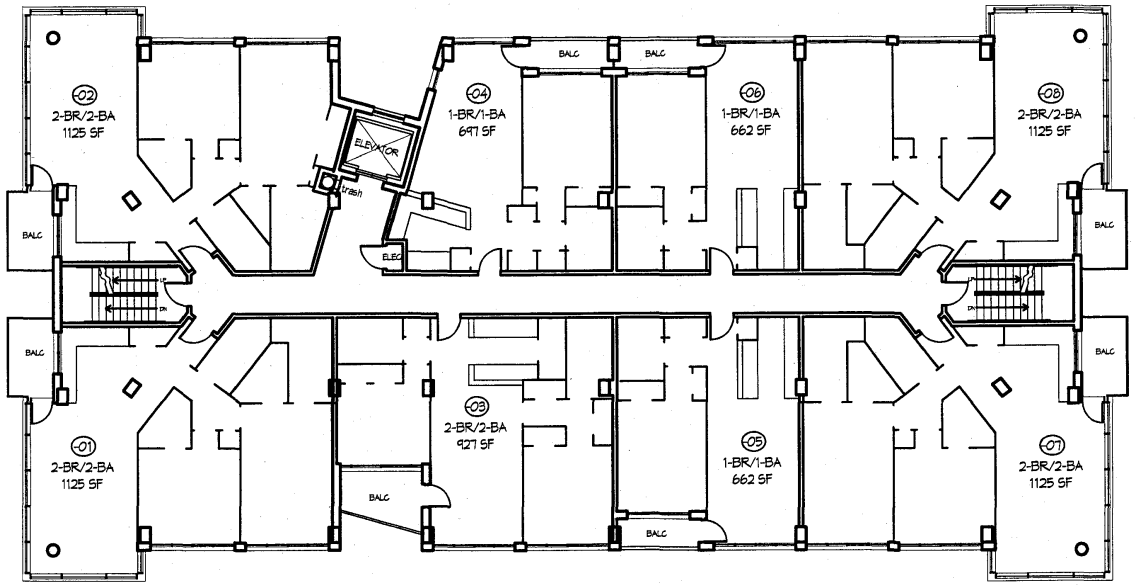
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ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

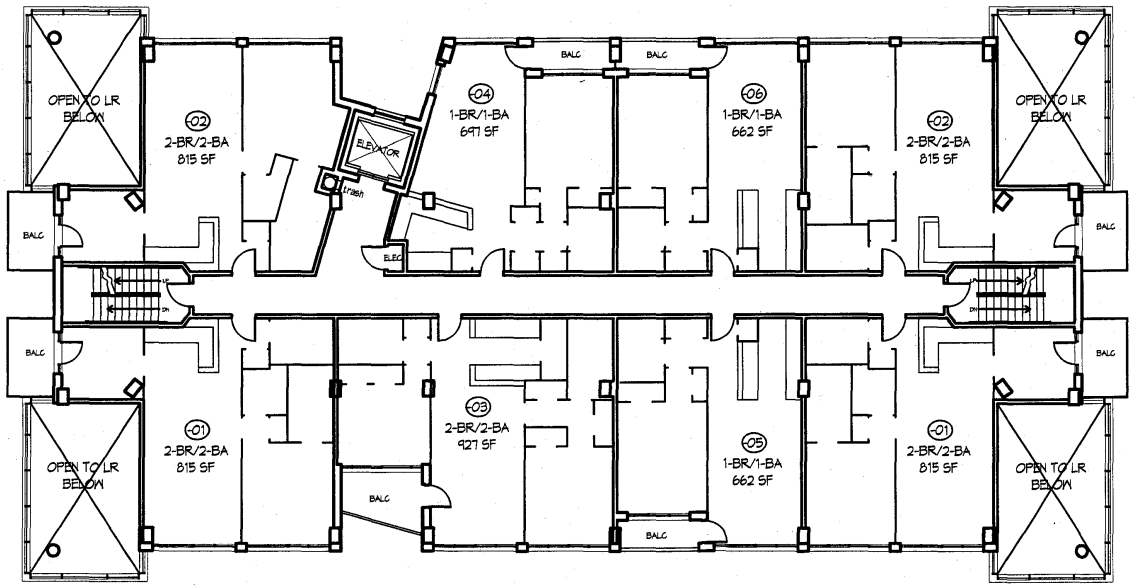
PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03



1 / A-1.2 FLOOR PLAN – FLRS 2, 5, & 8

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



1 / A-1.3 FLOOR PLAN – FLRS 3 & 6

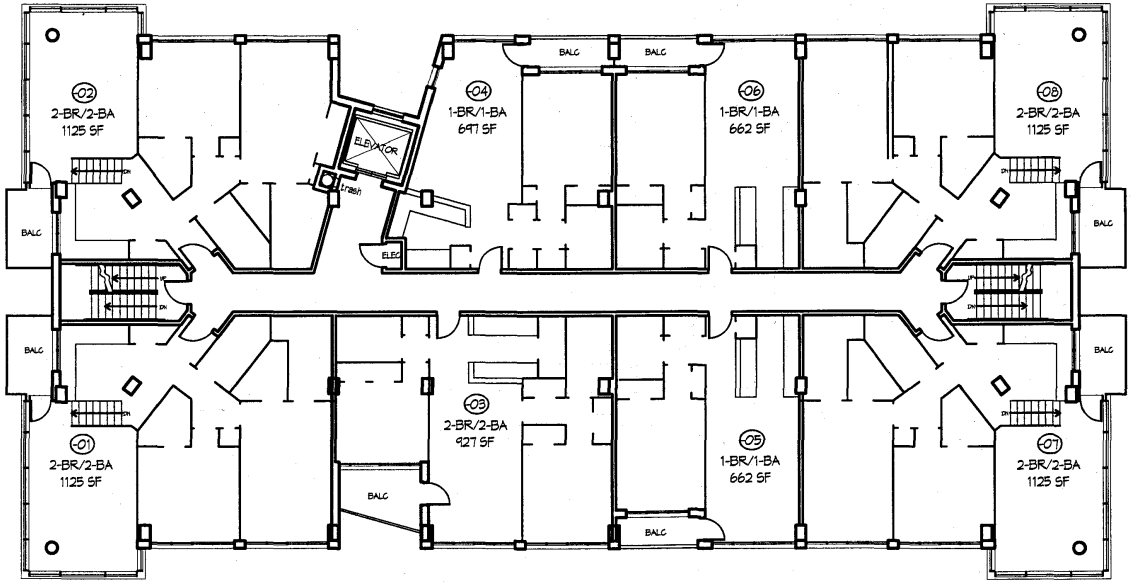
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ARCHITECT: ERIC COLBERT & ASSOCIATES
717 8TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

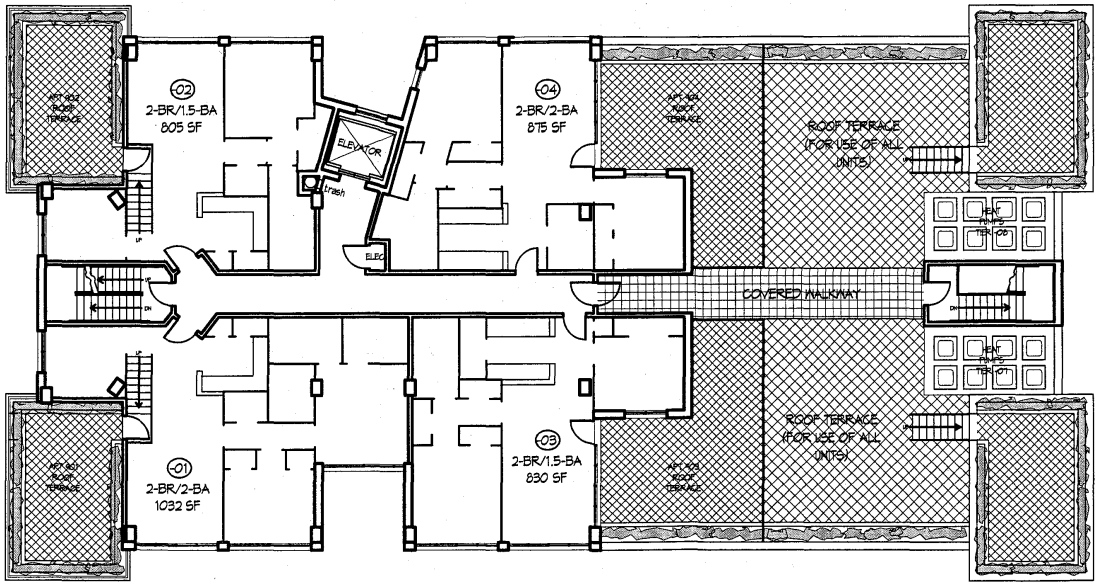
PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03



1 / A-1.4 FLOOR PLAN – FLRS 4 & 7

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



1
A-1.5

FLOOR PLAN – 9TH FLR

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

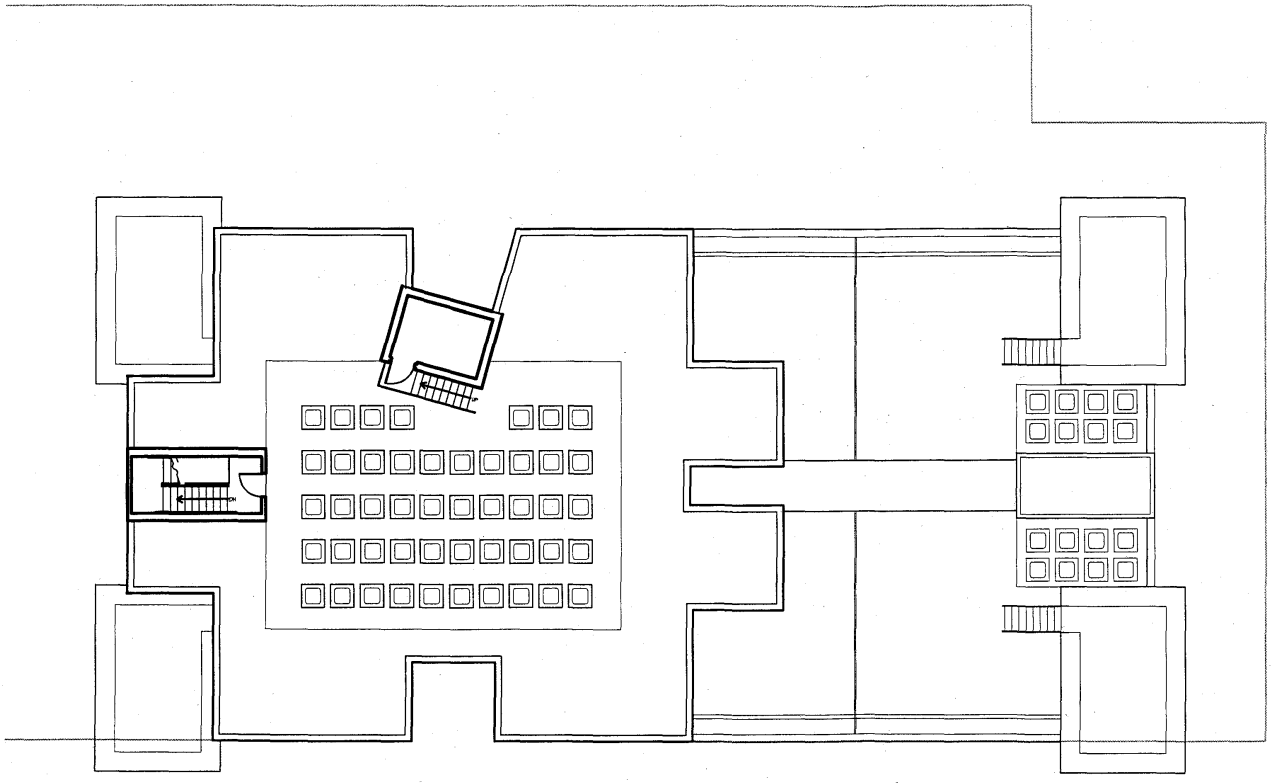
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03

A-1.5



1 / A-1.6 ROOF PLAN

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



1 / A-2.1 SOUTH (H STREET) ELEVATION

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

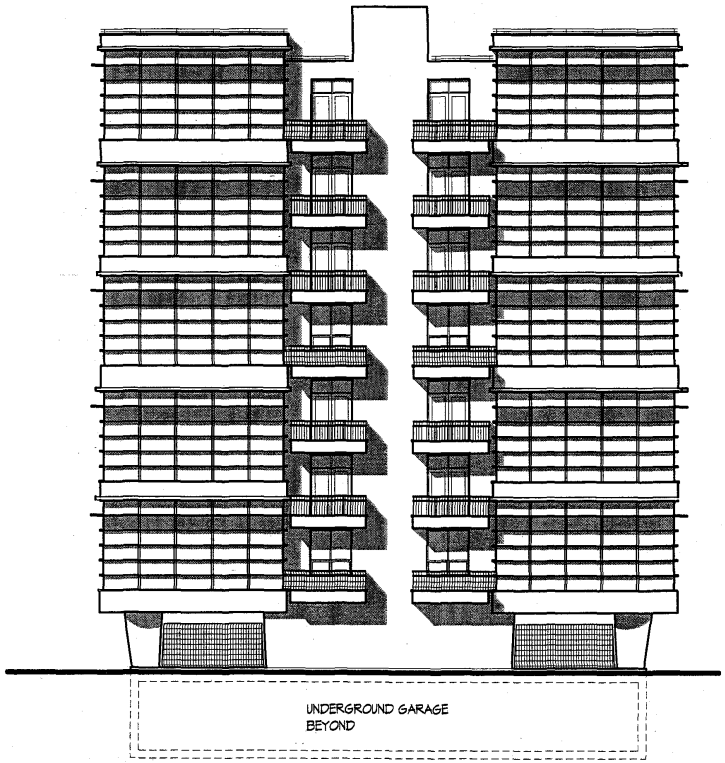
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717 8TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

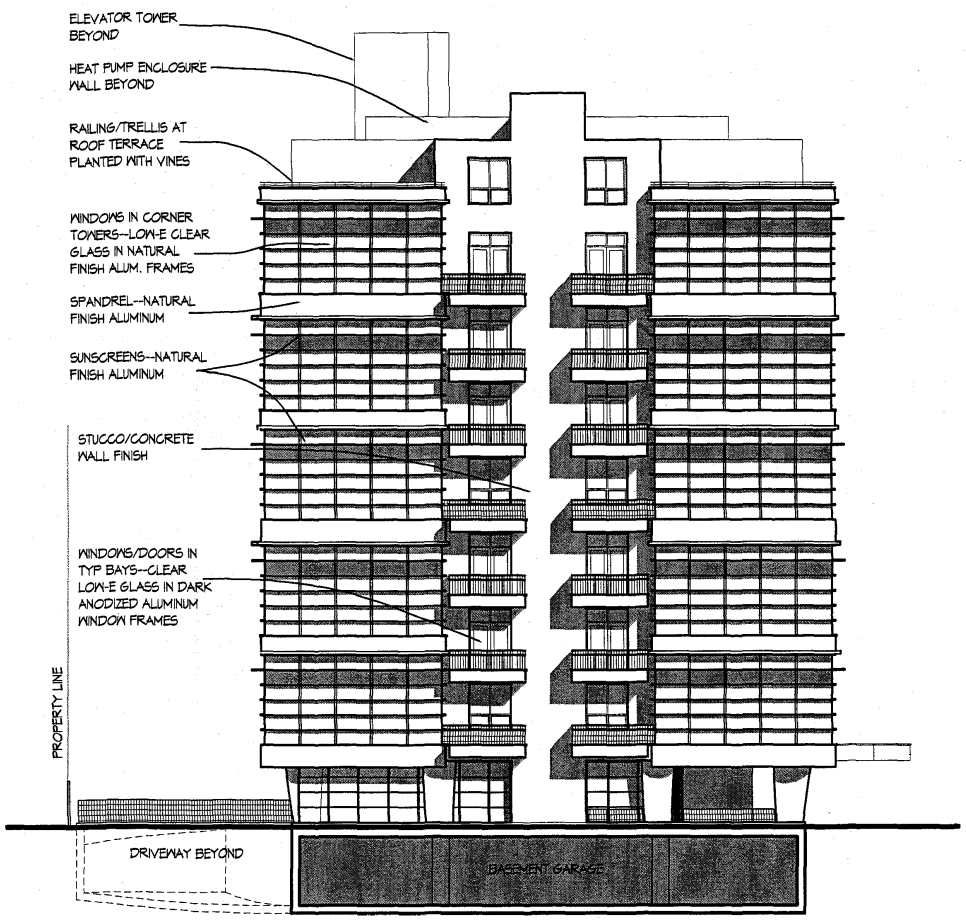
PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03

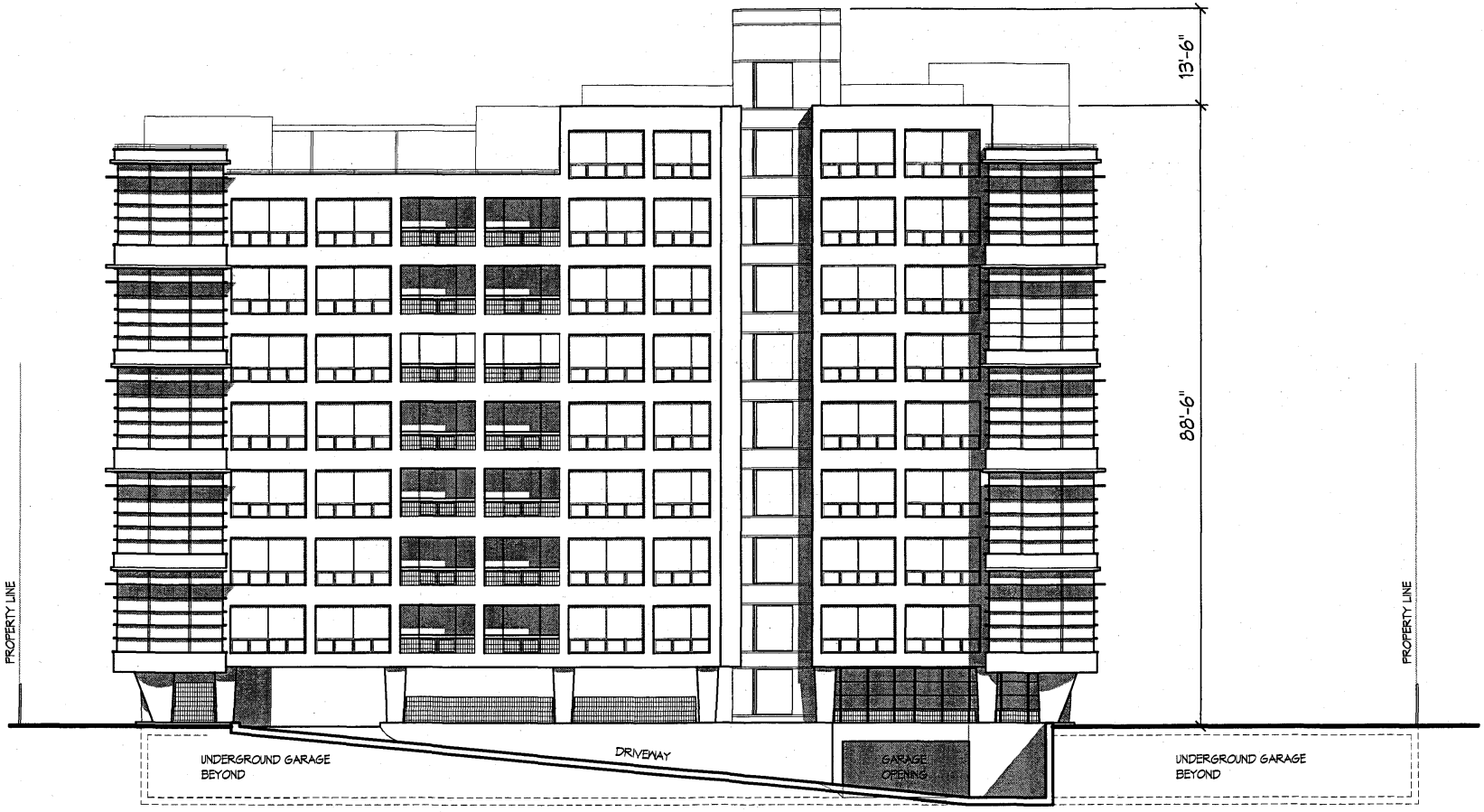
A-2.1



2 / A-2.2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 / A-2.2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 / A-2.3 NORTH ELEVATION

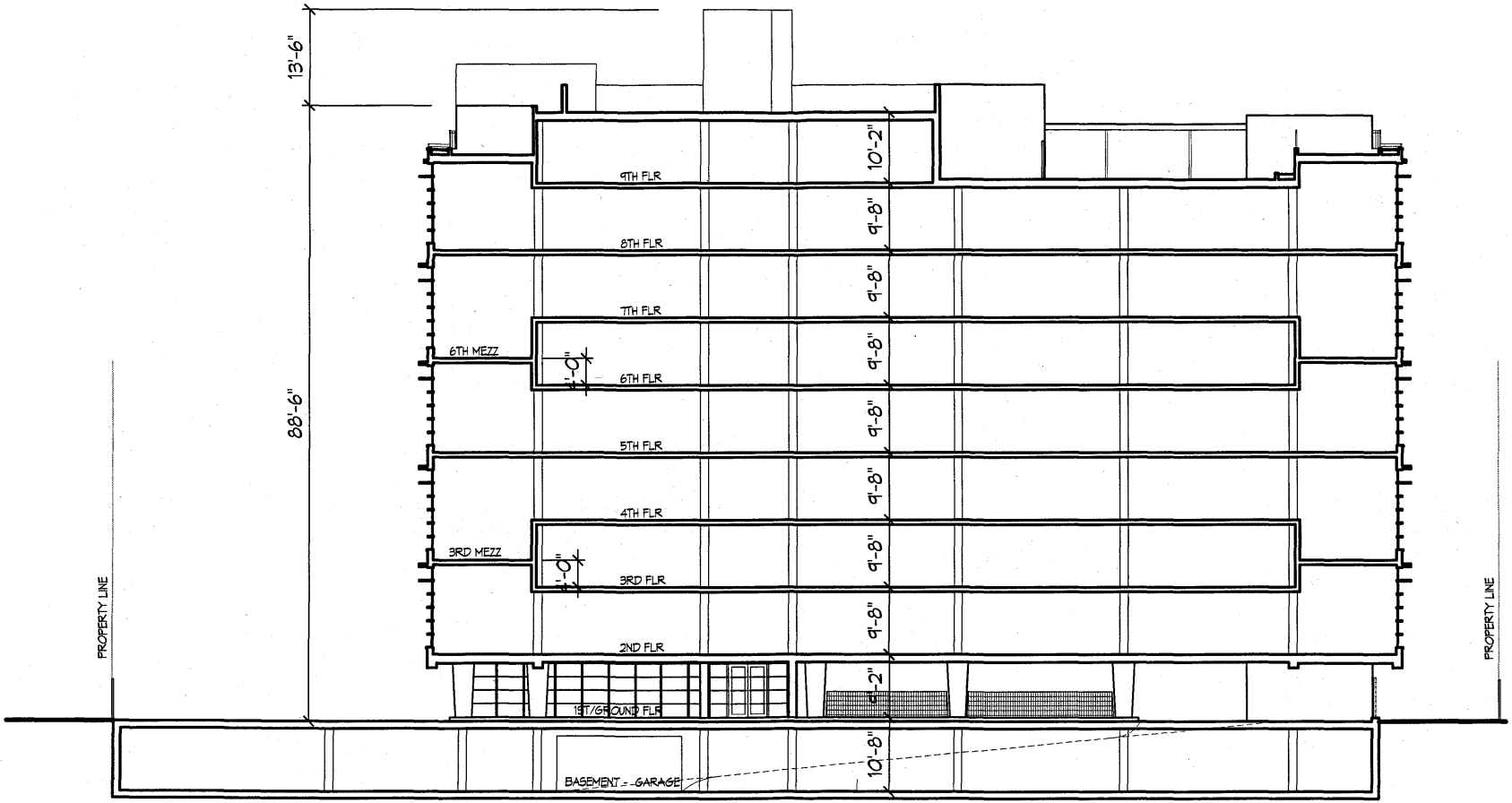
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ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03



1 / A-2.4 EAST-WEST SECTION (LOOKING NORTH)

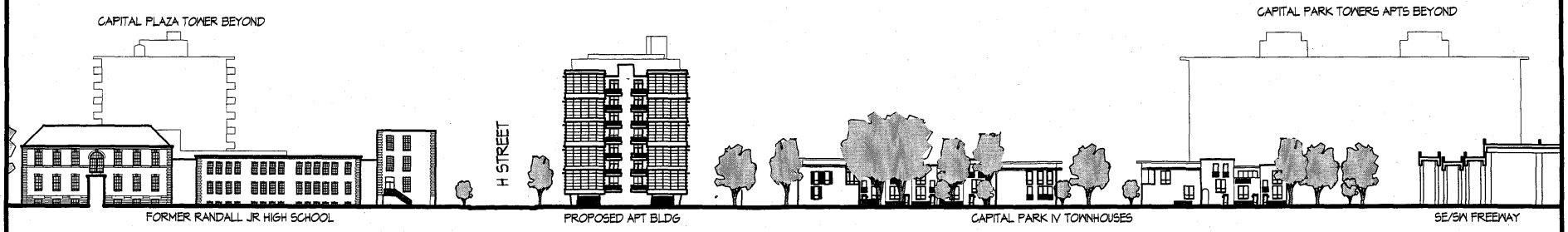
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717 5TH STREET, N.W. WASHINGTON, D.C. 20001

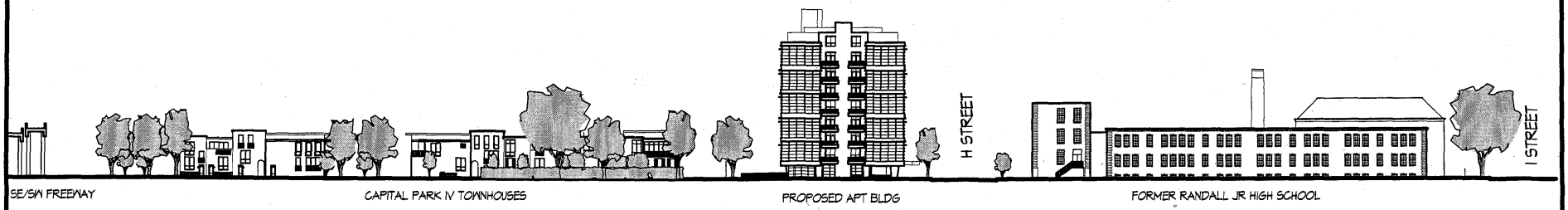
DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 CONDOMINIUM BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03



1 / A-2.5 EAST ELEVATION OF PROPOSED BLDG AND EXISTING ADJACENT BUILDINGS



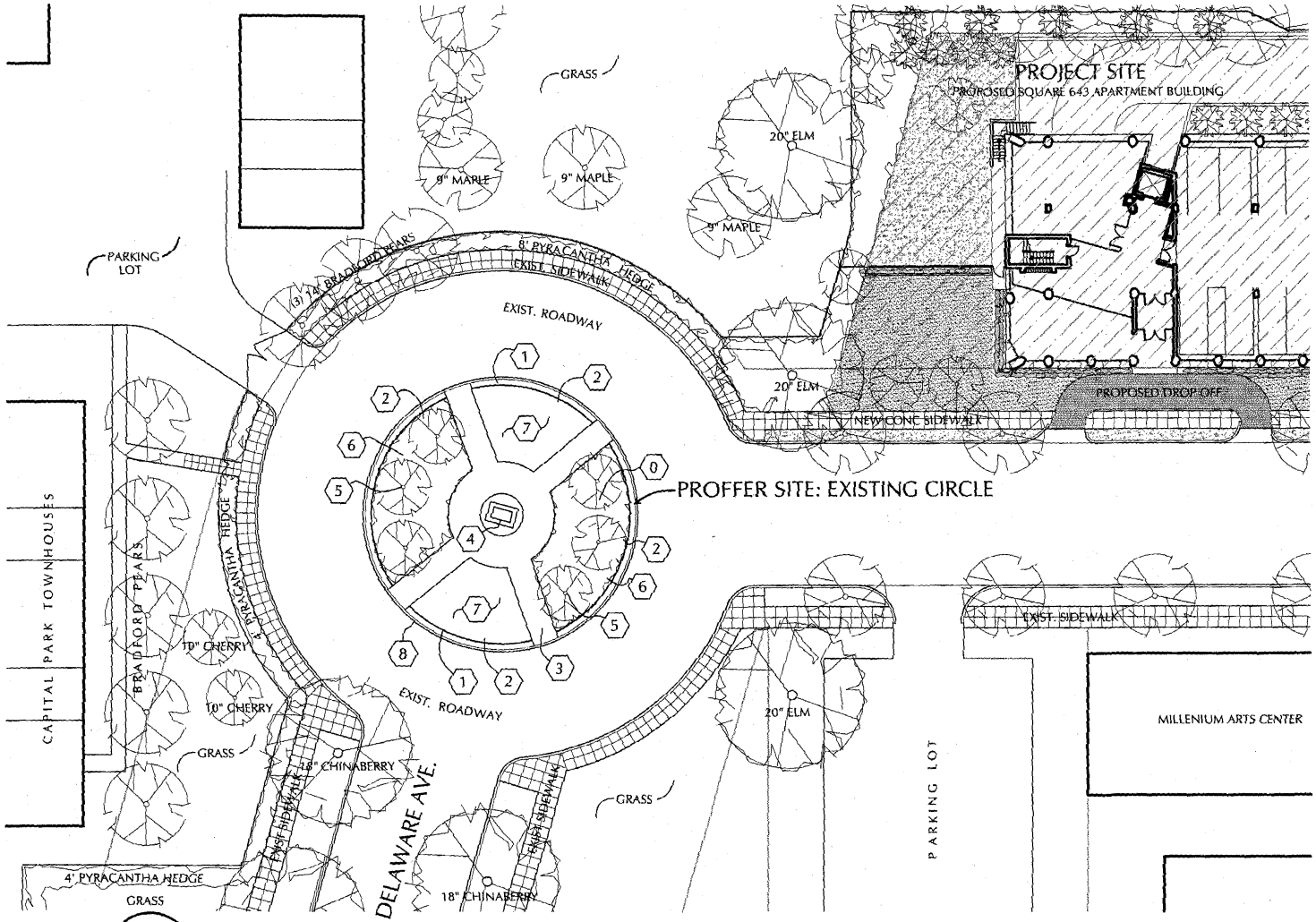
2 / A-2.5 WEST ELEVATION OF PROPOSED BLDG AND EXISTING ADJACENT BUILDINGS

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 APARTMENT BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.10.03



1 / A-3.1 LANDSCAPE/HARDSCAPE PLAN FOR CIRCLE

KEY

ELEMENTS OF CIRCLE LANDSCAPING

NOTE: KEYED NOTE ITEMS REPRESENT THE FULL EXTENT OF THE PROFFER. OTHER LANDSCAPE/STREETSCAPE/ ELEMENTS SHOWN ARE EXISTING OR OTHERWISE NOT PART OF THE SQUARE 643 PROFFER.

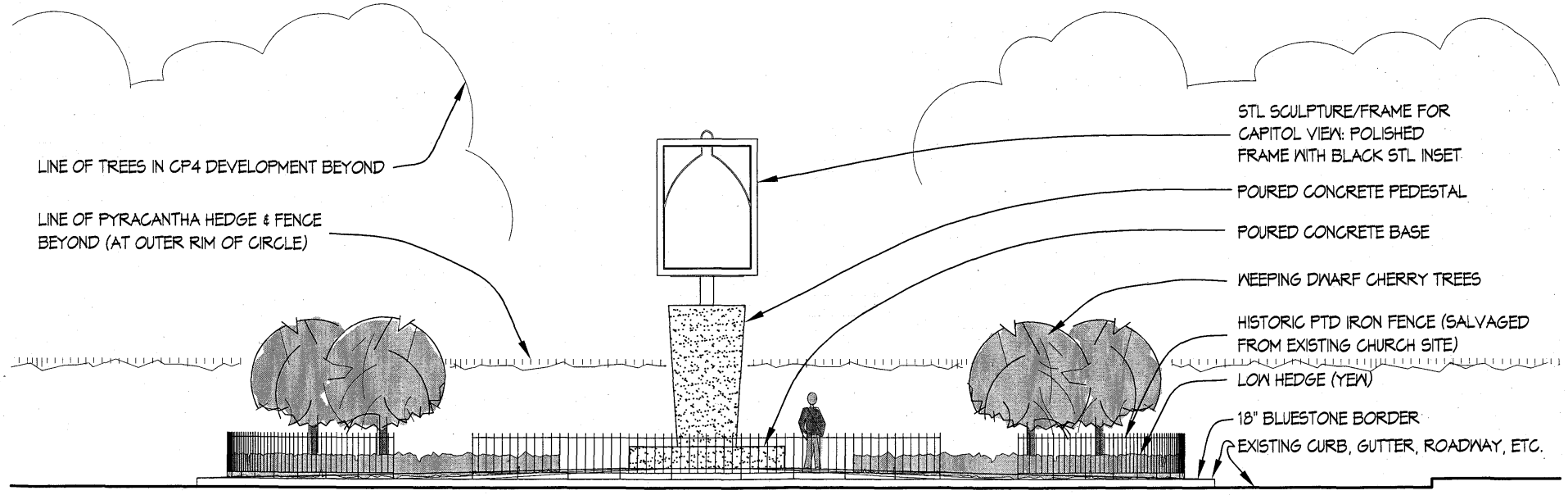
0. REMOVE EXIST. PARTLY DEAD COTTONWOOD TREE
1. 18" BLUESTONE EDGING
2. PTD IRON FENCE SALVAGED FROM CHURCH
3. CONCRETE PAVING
4. PEDESTAL & SCULPTURE SEE ELEVATION DETAIL
5. DWARF WEEPING CHERRY TREE (TYP OF 6)
6. 18" HIGH YEW HEDGE
7. GRASS
8. EXISTING CONC. CURB (TYP)

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 8TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 643 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 300 WASHINGTON, D.C. 20036

PROJECT: SQUARE 643 APARTMENT BUILDING
DELAWARE AVE. AND H STREET SW, WASHINGTON, D.C.

4.30.03

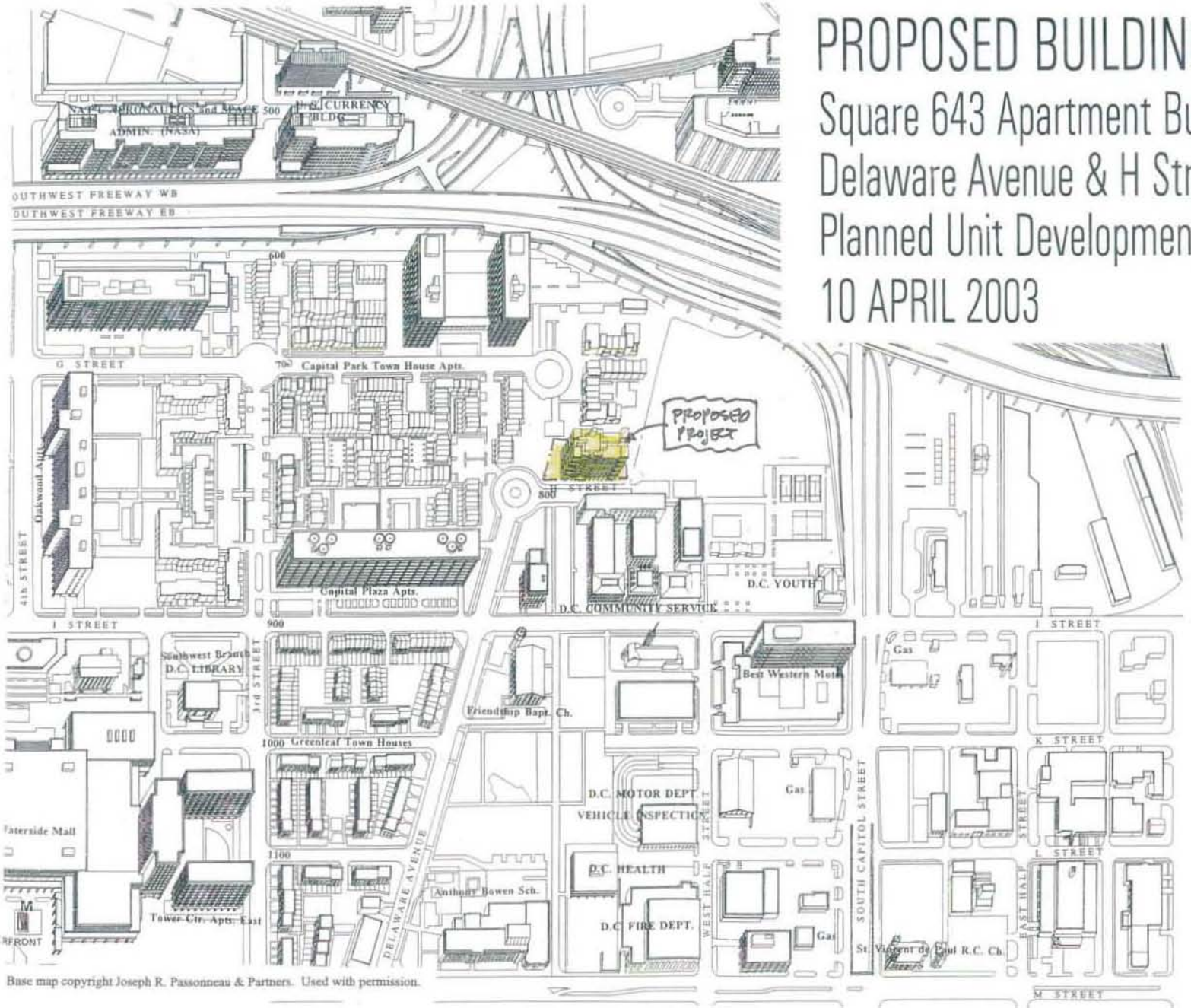


1 / A-3.2 ELEVATION OF PROPOSED CIRCLE LANDSCAPE/HARDSCAPE

1/8" = 1'-0"

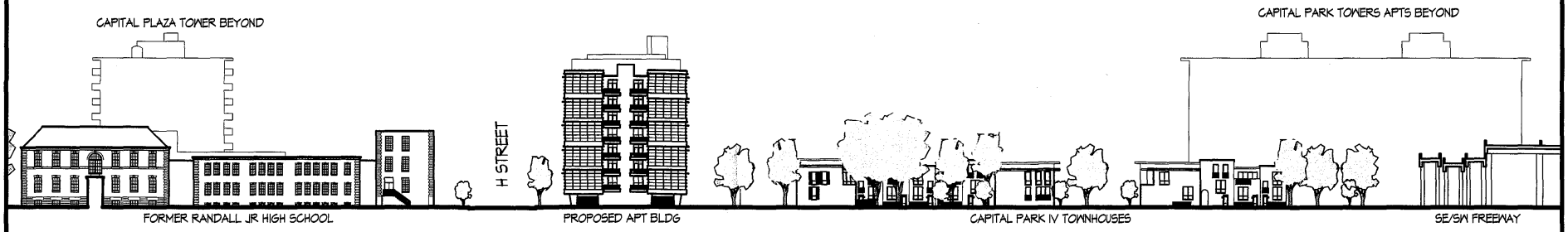
PROPOSED BUILDING IN CONTEXT

Square 643 Apartment Building
Delaware Avenue & H Street SW
Planned Unit Development Proposal
10 APRIL 2003

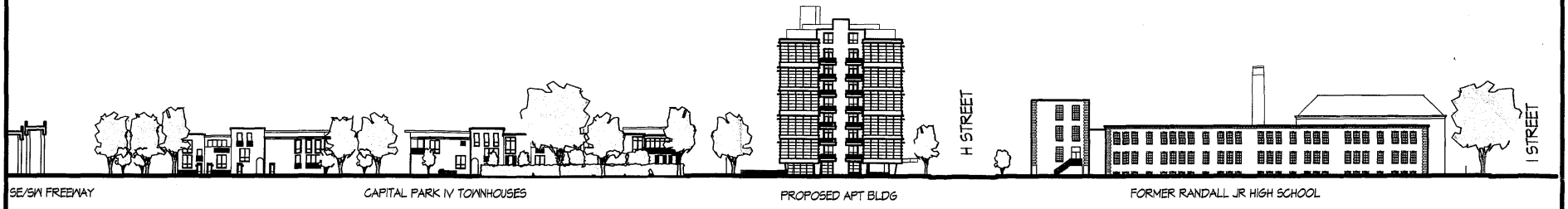


Base map copyright Joseph R. Passonneau & Partners. Used with permission.

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1 / A-2.5 EAST ELEVATION OF PROPOSED BLDG AND EXISTING ADJACENT BUILDINGS



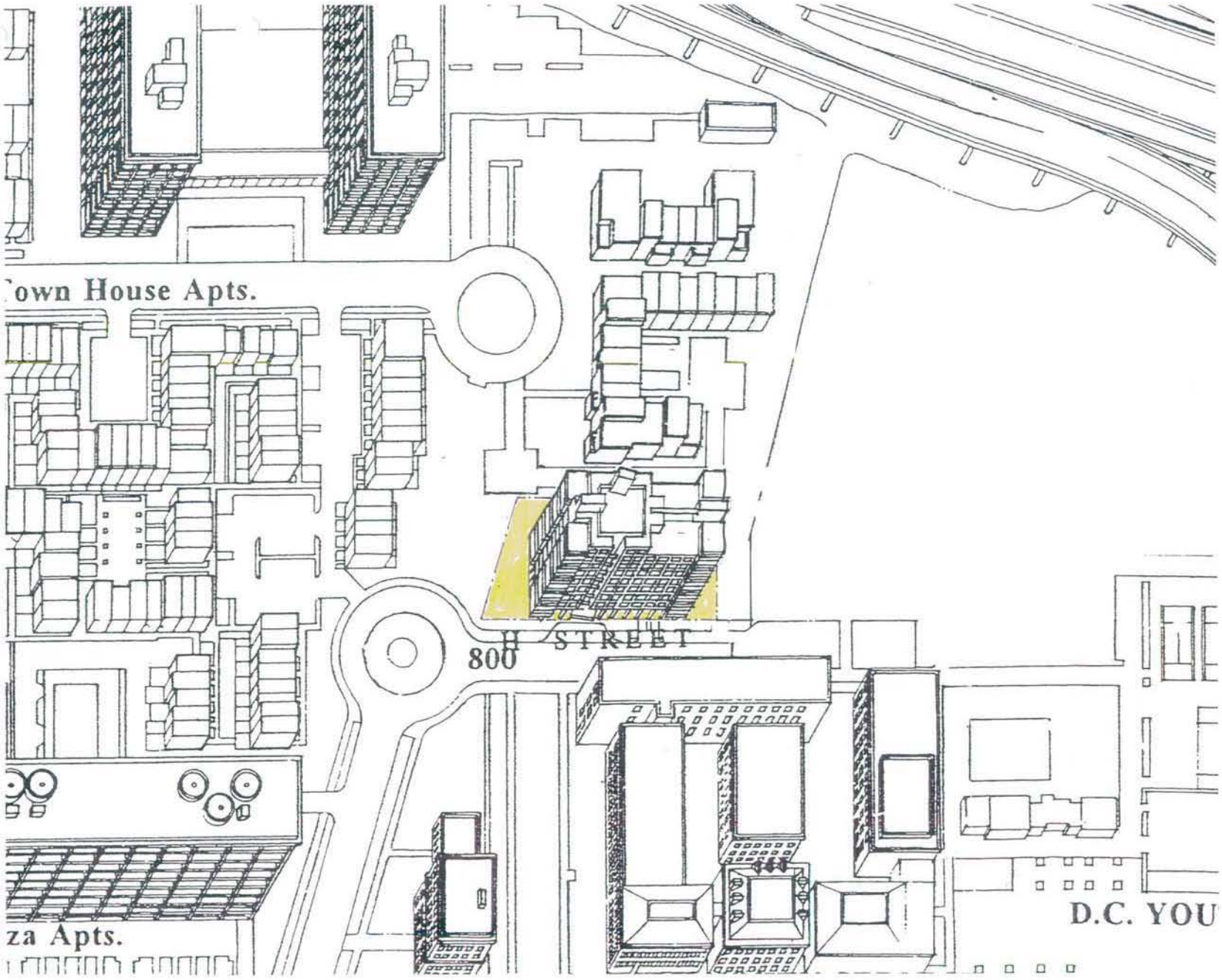
2 / A-2.5 WEST ELEVATION OF PROPOSED BLDG AND EXISTING ADJACENT BUILDINGS

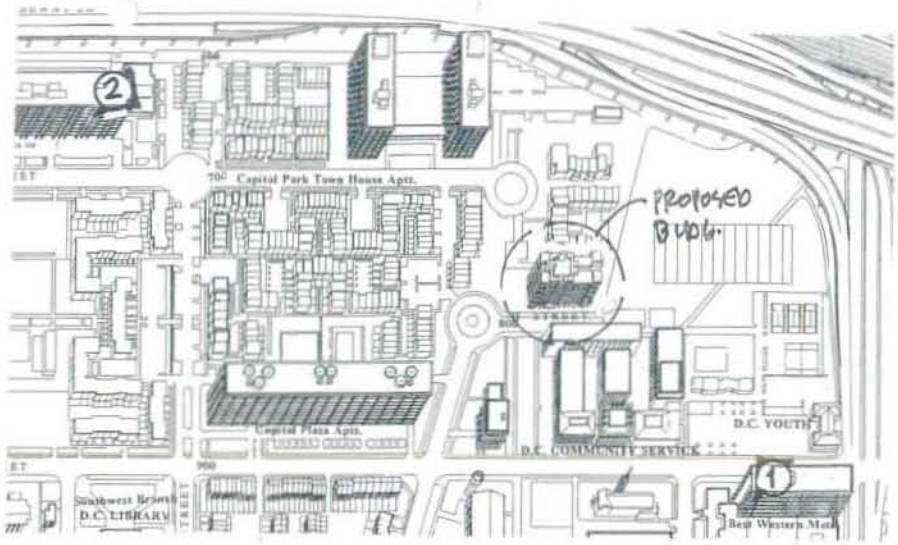
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

DEVELOPER: SQUARE 463 ASSOCIATES LLC
1133 CONNECTICUT AVENUE, NW SUITE 800 WASHINGTON, D.C. 20036

PROJECT: SQUARE 463 APARTMENT BUILDING
SQUARE 463, WASHINGTON, D.C.

4.10.03


own House Apts.
800
STREET
za Apts.
D.C. YOU



PHOTOS W/ PROPOSED BLDG. DRAWN IN

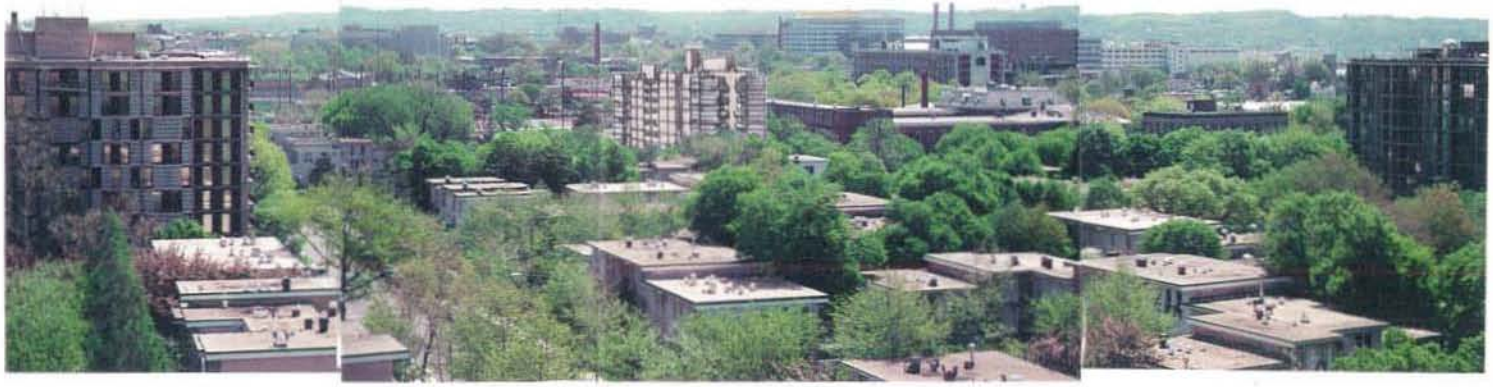
PROPOSED BLDG.



(1)

FROM THE TOP FLR. OF THE SKYLINE HOTEL

PROPOSED BLDG.

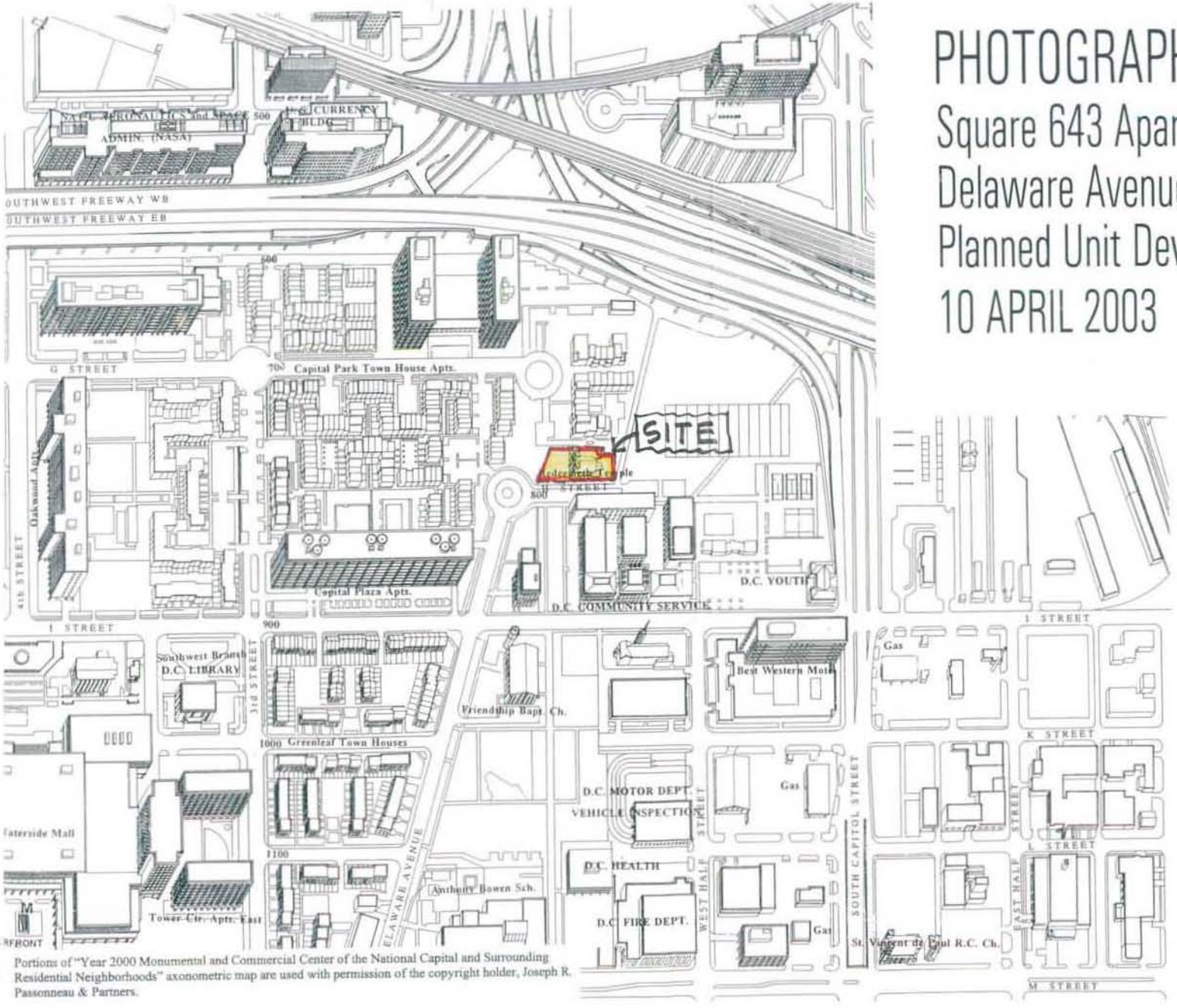


(2)

FROM THE ROOF OF 301 G ST. SW

PHOTOGRAPHS

Square 643 Apartment Building
Delaware Avenue & H Street SW
Planned Unit Development Proposal
10 APRIL 2003



Portions of "Year 2000 Monumental and Commercial Center of the National Capital and Surrounding Residential Neighborhoods" axonometric map are used with permission of the copyright holder, Joseph R. Passonneau & Partners.

RANDALL SCHOOL / ART CENTER / SHELTER

SITE (BEYOND TREES)

CAPITAL PLAZA APTS (201 I ST. SW)

CAPITOL PARK APTS. (101 G ST. SW)

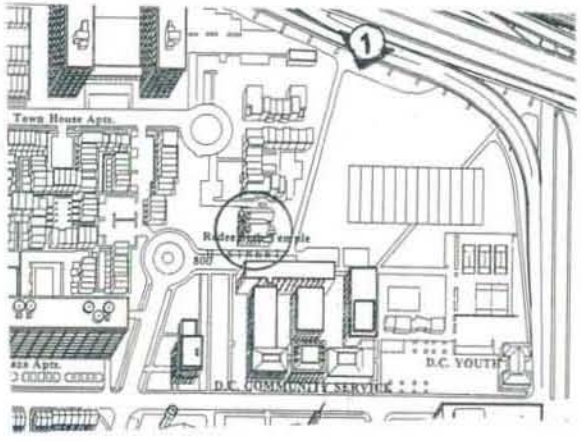
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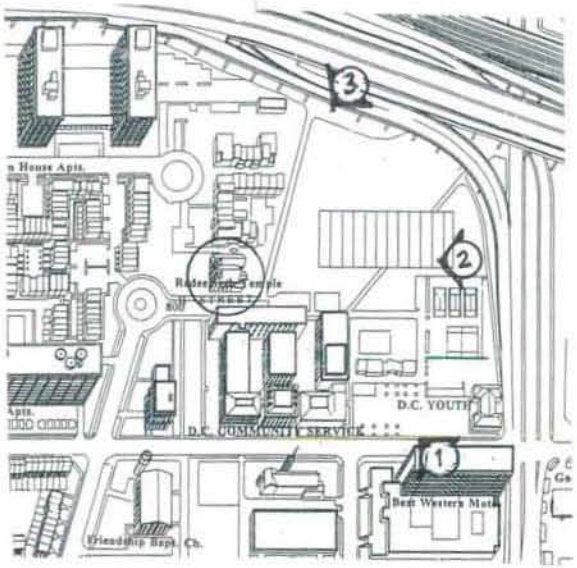
REC. CTR.

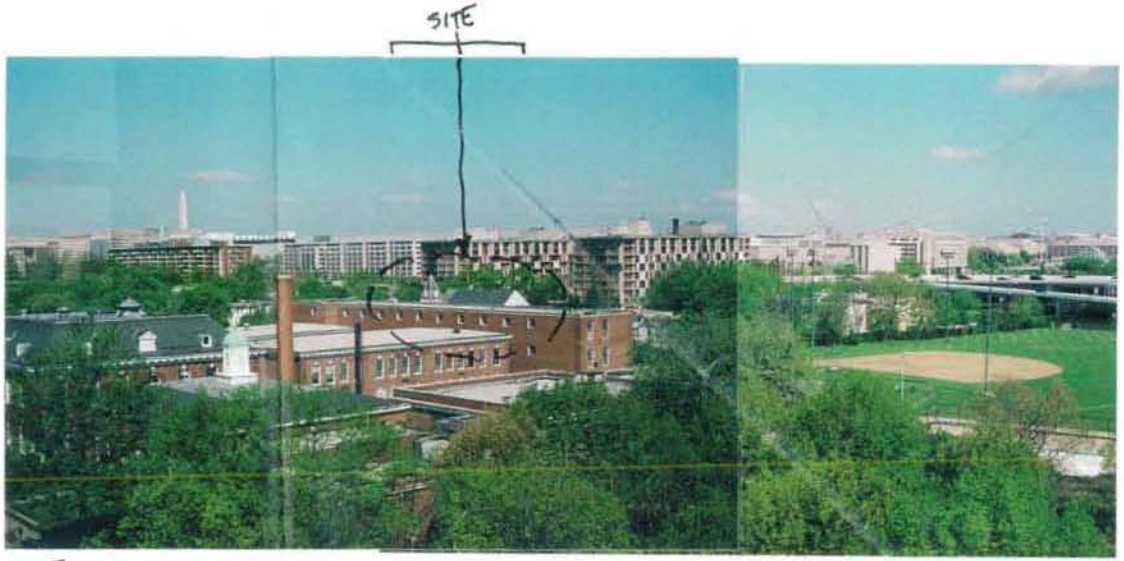


CAPITOL PARK IV TOWNHOUSES

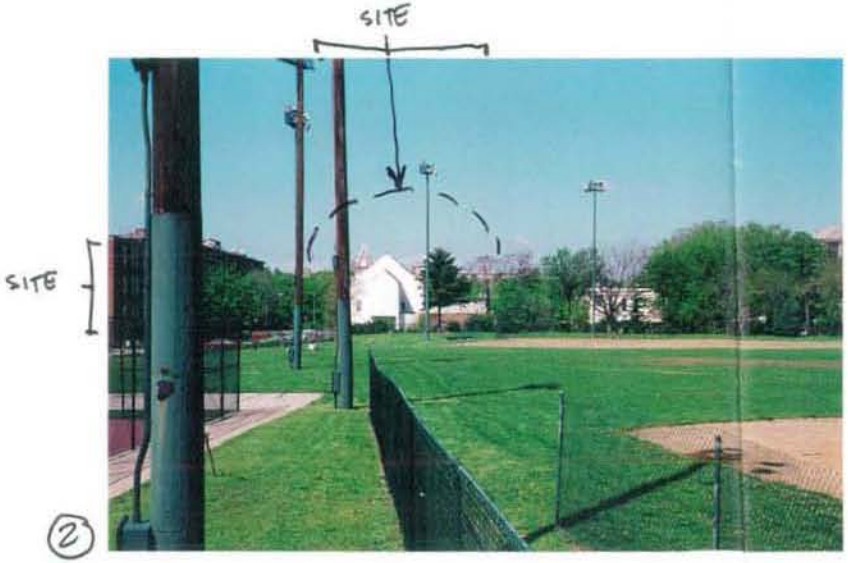
① PANORAMA FROM FREEWAY RAMP



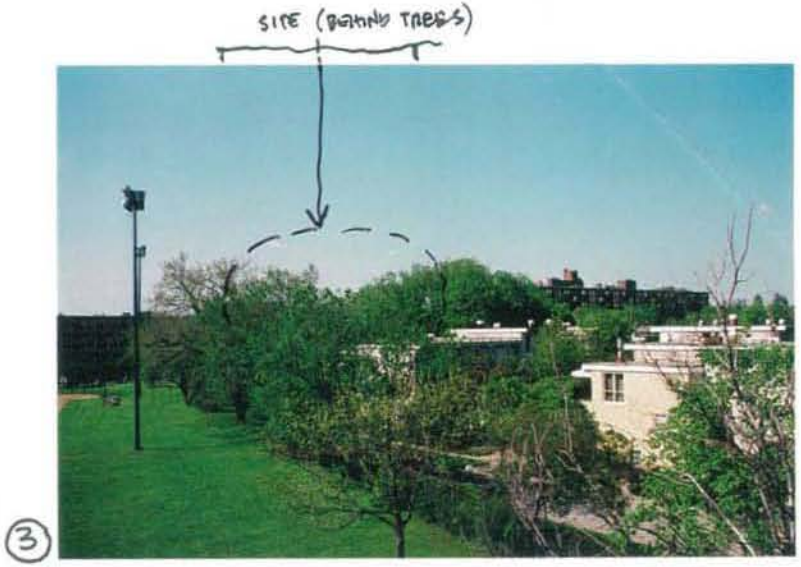




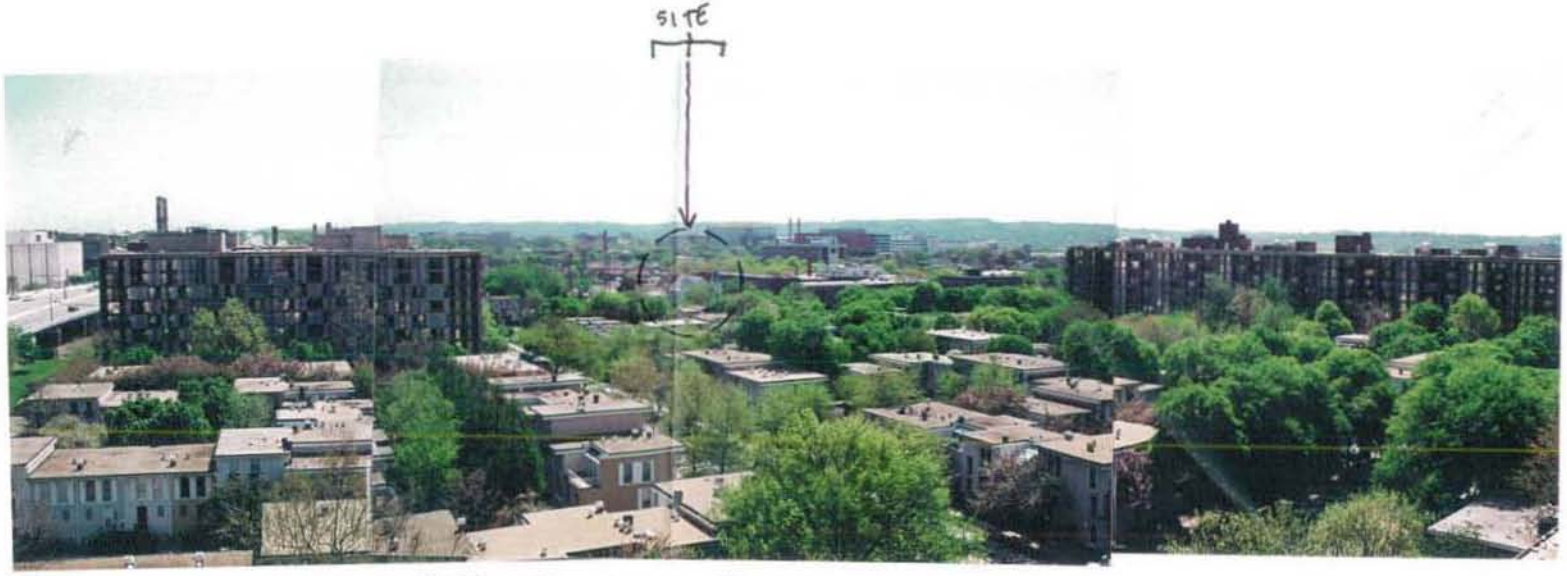
SITE FROM TOP FLR. OF SKYLINE HOTEL
(LOOKING NW)



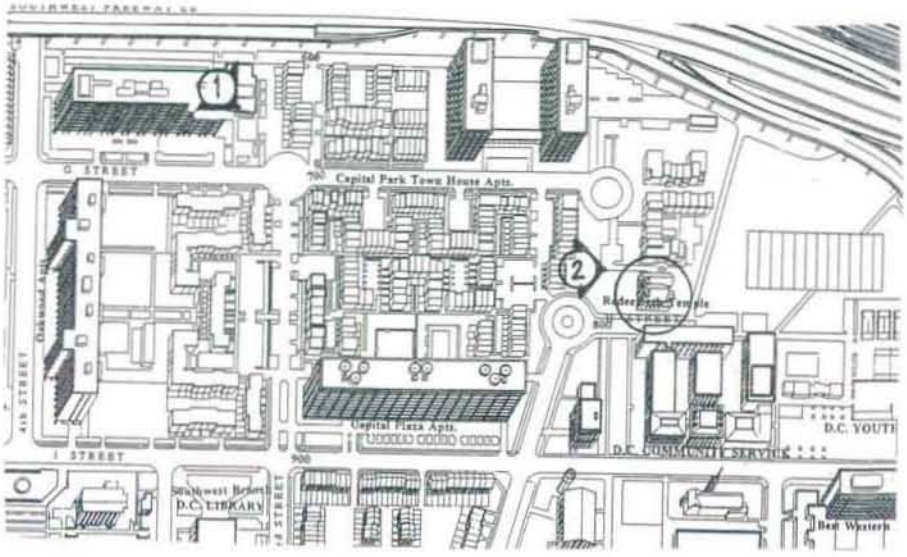
SITE FROM RANDALL REC. CTR.
(LOOKING WEST)

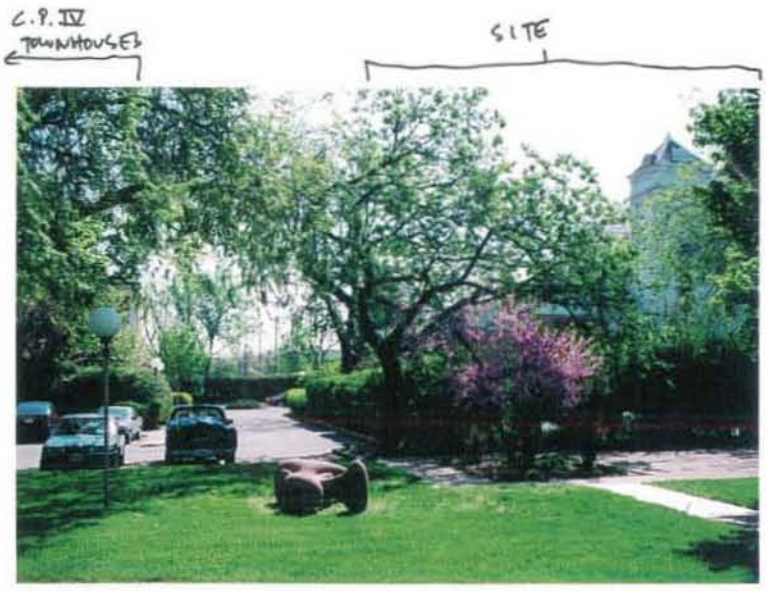


SITE FROM S. CAPITOL ST. EXIT RAMP
(LOOKING SSW)

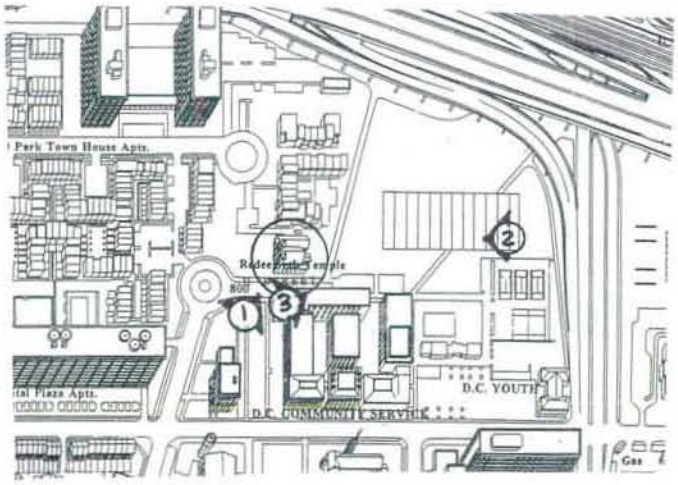


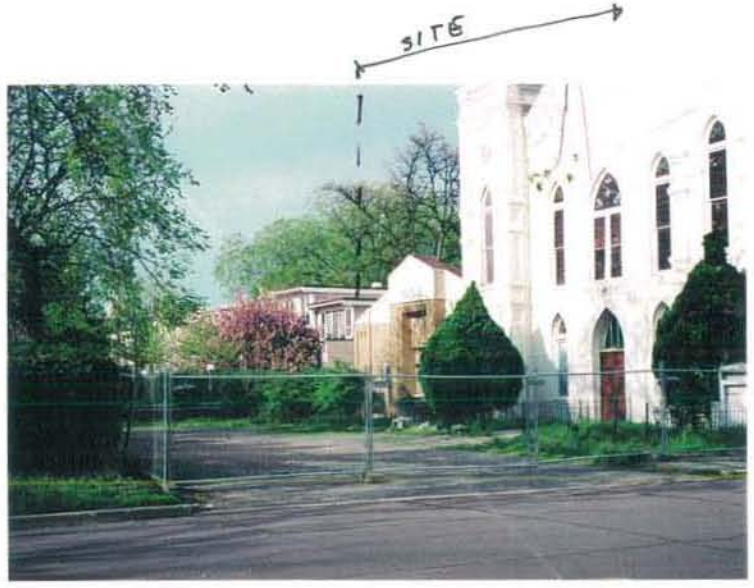
(1) SITE PANORAMA FROM ROOF OF 301 G ST. SW



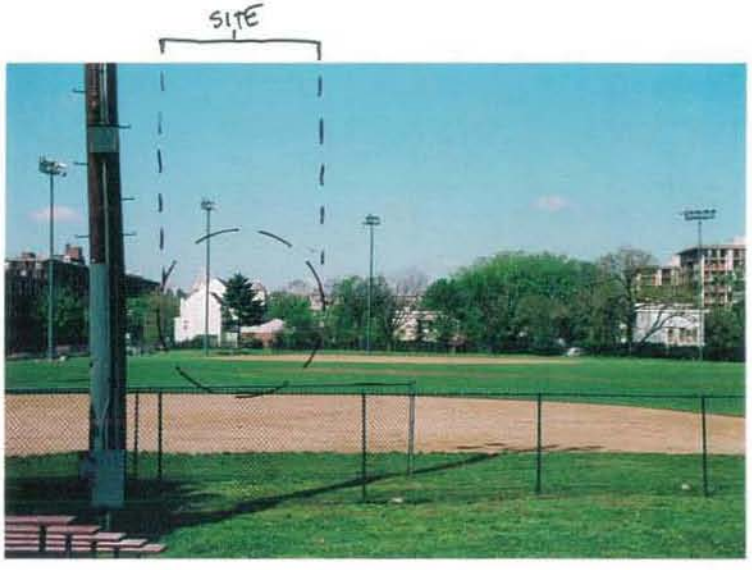


(2)


Park Town House Apts.
Redeemer Temple
1
2
3
D.C. YOUTH
D.C. COMMUNITY SERVICE


SITE

1


SITE

2


SITE

3



1

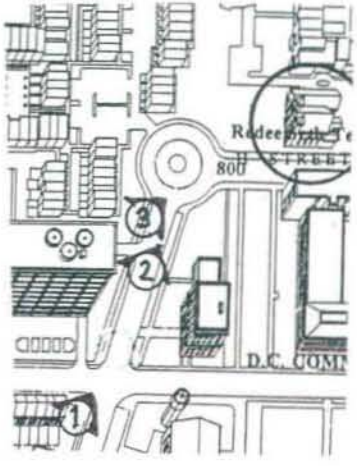
CAPITOL DOME IN DISTANCE

SITE



2

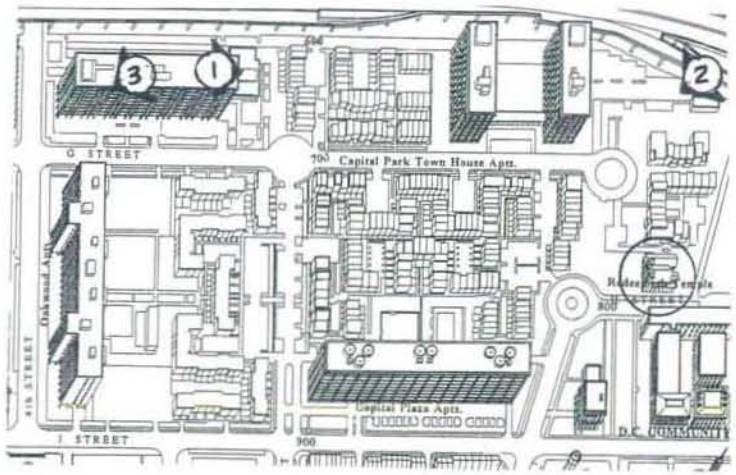
CIRCLE @ DELAWARE AVE. & H ST.



SITE



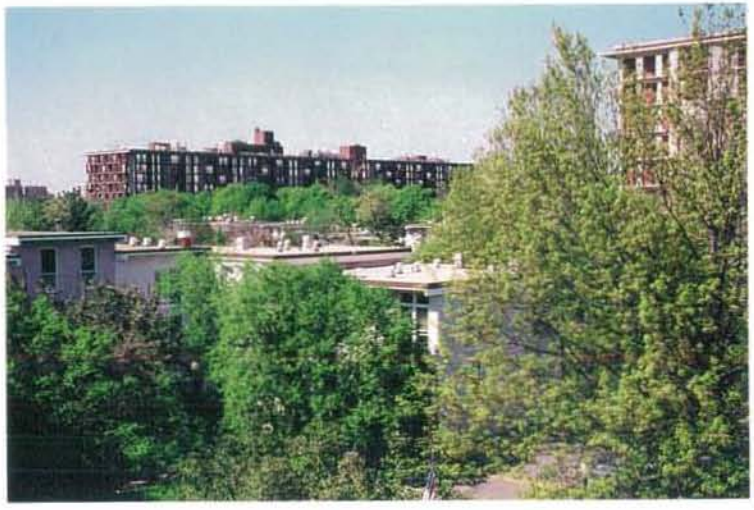
3





(1)

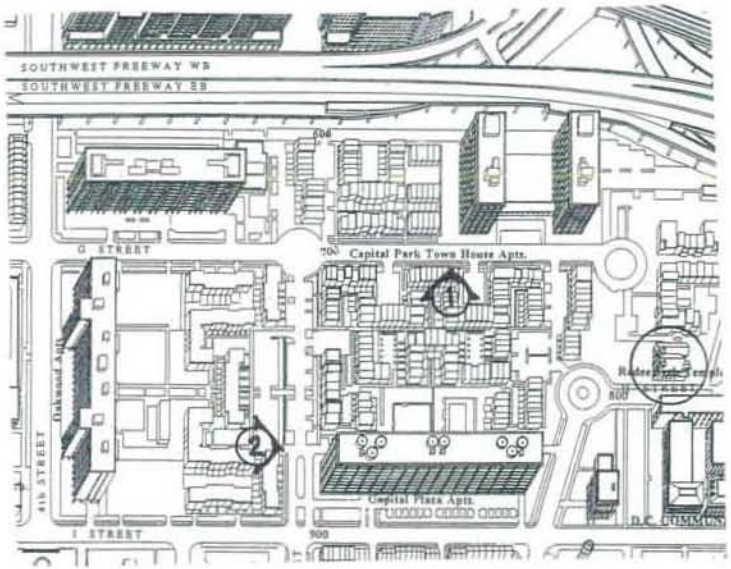
GENERAL SOUTHWEST CHARACTER PHOTOS



(2)



(3)



EXISTING CONDITIONS OF 9-STORY APT. BLDGS. ADJACENT TO 3-STORY ROWHOUSES.

(1)



Capitol Park Townhouses
201 – G St SW.

103 G St. SW
Capitol Park Apts. West Bldg.

G St.

(2)

Capitol Park Townhouses
700/800 block 3rd St. SW

201 I St. SW
Capitol Plaza Apts.



3rd St./
Parking Lot