STATEMENT OF EXISTING AND INTENDED USE

EXISTING

The subject property is improved with nine buildings: the former Hecht's department store building at the southeast corner of the intersection of 7th and F Streets and the four adjoining buildings at 511-517 7th Street, all of which are vacant; the Murray Building at the northeast corner of the intersection of 7th and E Streets and the three adjoining buildings at 625-629 E Street, all of which are vacant except for some art gallery display space in the Murray Building and 629 E Street. There is also a surface parking lot on the south side of F Street between the former Hecht's building and the OBA Federal building.

INTENDED

The application proposes (1) the construction of an office and retail building on the parking lot as an addition to the existing AARP Building at 601 E Street; (2) the renovation of and reconstruction and an addition to the former Hecht's building and the adjoining buildings at 511-517 7th Street to be used for office, arts and retail purposes; and (3) the renovation of and additions to the Murray Building and 625-627 E Street for residential and retail purposes, to contain a total of approximately fifty-five apartment units in a total of approximately 52,976 square feet, with the number and size of units subject to market demand.

DISTRICT OF COLUMBIA
OFFICE OF ZONING

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Board of Zoning Adjustment
District of Columbia
CASE NO.16387
EXHIBIT NO.4