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LONDON

September 5, 2000

00 SEP -5 P4:07
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Ms. Sheila Cross Reid, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: BZA Application No. 16602
Public Welfare Foundation – Accessory Parking

Dear Ms. Reid and Members of the Board:

On behalf of the Applicant, The Public Welfare Foundation, we are herewith submitting the *Pre-Hearing Statement* in support of the Application (original and 10 copies) and the following items of supplemental information and exhibits:

One full-sized site plan of the proposed accessory parking lot, showing landscaping and other features necessary for compliance with 11 DCMR 214, plus 10 page-size copies in the *Pre-Hearing Statement* attached.

Sincerely,

Nathan W. Gross

Peter B. Szegedy-Maszak

Enclosures

BZA
Case No. 16602
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16602
EXHIBIT NO.28

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PRE-HEARING SUBMISSION
BOARD OF ZONING ADJUSTMENT (BZA) APPLICATION NO. 16602
HEARING DATE: SEPTEMBER 19, 2000
ADVISORY NEIGHBORHOOD COMMISSION (ANC) 1B
BY
PUBLIC WELFARE FOUNDATION, INC.

For Approval of a Special Exception to Provide Accessory Parking Spaces

September 5, 2000

This Pre-Hearing Submission is offered in support of Application No. 16602 by the Public Welfare Foundation, Inc. ("Applicant"), pursuant to 11 DCMR § 3104.1 (1999) of the Zoning Regulations for the District of Columbia ("Zoning Regulations"), for a special exception under 11 DCMR § 214 to provide accessory parking spaces for the use of employees of and visitors to the offices of the Applicant. The accessory parking will be located on a vacant site separated only by a public alley from the Applicant's forthcoming headquarters in the True Reformer Building at 1200 U Street, N.W., a local historic landmark zoned C-2-A/Arts. The proposed accessory parking site is zoned R-4 and is located at 932 12th Street, N.W. (Square 274, Lots 71 through 75). The Applicant owns all of the affected properties. This property has been used in the past for parking accessory to a retail use in the True Reformer Building. *(See Site Location Map and Zoning Map in Exhibits A and B.)*

The Subject Properties and Surroundings

The subject property consists of five lots fronting on 12th Street, N.W., beginning immediately south of the northernmost east-west alley in Square 274. Each lot is 17.78 feet in width along 12th Street (88.9 feet total) and 90 feet in depth, so that the total land area is a rectangle of 8,001 square feet. Square 274 is bounded by U Street on the north, T Street on the south, 12th Street on the east, and 13th Street on the west, all N.W. *(See the Surveyor's Plat in Exhibit C.)* The property is currently vacant but was previously used for a number of years as accessory parking for customers and employees of the Duron Paint store that was in the True Reformer Building. That accessory parking lot was approved by the Board of Zoning Adjustment ("BZA") in Order No. 14574 (March 25, 1987.) *(See photographs of the property in Exhibit D and a copy of BZA Order No. 14574 in Exhibit E.)*

The True Reformer Building is a designated local historic landmark and is listed in the District of Columbia Inventory of Historic Sites pursuant to the District's *Historic Landmark and Historic District Protection Act of 1978*, D.C. Code §§ 5-1001 *et seq.* (1999) ("*Act*" or "DC Law 2-144".). Both the True Reformer Building and the proposed parking lot are within the Greater U Street Historic District. The Historic Preservation Review Board ("HPRB") is in the process of reviewing the proposed site plan and landscaping for approval.

To the west (rear) of the proposed parking lot is a one-story utility building of the Washington Metropolitan Area Transit Authority (WMATA), bordered by vacant land in the interior of the block.[1] Several lots to the south of the proposed parking lot are also vacant. The T Street and 13th Street frontages of Square 274 are lined with row houses and two apartment houses. The U Street frontage is improved with the True Reformer Building at the corner of 12th and U Street and a few other adjacent commercial uses in approximately the eastern one-third of the block. The northwest corner of the square accommodates an entrance to the U Street-Cardozo Metrorail station. In general, the uses on nearby squares consist of low-to-moderate scale commercial and arts uses along both frontages of U Street and row houses with scattered apartment houses in the neighborhood areas zoned R-4.

The Proposed Use

The proposed use of the property will be an accessory parking lot with 25 spaces for the exclusive use of the employees of the Public Welfare Foundation and visitors to their offices at 1200 U Street, N.W. The proposed accessory parking is intended to prevent or strictly limit, as well as alleviate, any potential for overflow parking on neighborhood streets due the re-occupancy and restoration of the landmark building. As a historic landmark, the True Reformer Building does not have a parking requirement, pursuant to the Zoning Regulations at 11 DCMR § 2100.5.

Compliance with the Zoning Regulations in 11 DCMR § 214

The proposed accessory parking spaces are consistent with the applicable special exception standards of the Zoning Regulations for accessory parking spaces in residential zones, at 11 DCMR § 214, entitled *ACCESSORY PARKING SPACES*. The Applicant's proposed accessory parking lot complies with the applicable standards, as reviewed and documented below.

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[1] Part of this land is owned by the Applicant and received approval by the previous property owner in BZA Order No. 16295 for improvement as a parking lot. The parking lot has not been built, however, and the Applicant is in the process of exploring with community representatives alternative uses for the interior lots. The property in the instant application is preferable for parking purposes both to the Applicant – because of immediate proximity to its offices – and to the public, because of much less potential for any adverse impacts on neighbors.

The main subsection, 11 DCMR § 214.1, authorizes the Board to approve as a special exception, "accessory passenger automobile parking spaces elsewhere than on the same lot or part of a lot on which the main use is permitted, subject to 11 DCMR § 3104.1 and the conditions specified in 11 DCMR §§ 214.2 - .8, as follows:[2]

> *214.2 Accessory parking spaces shall be in an open area or in an underground garage no portion of which, except for access, shall extend above the level of the adjacent finished grade.*

Comment: The proposed accessory parking spaces, as depicted in the plan submitted with this application, are in an open area which is currently vacant and which is at the level of the adjacent finished grade.

> *214.3 Accessory parking spaces shall be located in their entirety within two hundred feet (200 ft.) of the area to which they are accessory.*

> *214.4 Accessory parking spaces shall be contiguous to or separated only by an alley from the use to which they are accessory.*

Comment: The Property is separated only by a public alley 15.25 feet in width from the principal use, the True Reformer Building, at 1200 U Street, N.W. The proposed parking lot site is 88.9 feet in its north-south dimension along 12th Street and is 90 feet in its east-west dimension. Thus, all of the property is well within 200 feet of the principal use.

> *214.5 All provisions of chapter 23 of this title regulating parking lots shall be complied with, except that the Board may in an appropriate case under 11 DCMR § 2303.3 modify or waive the conditions specified in 11 DCMR § 2303.2 where compliance would serve no useful purpose.*

Comment: The conditions specified in 11 DCMR § 2303 are reviewed in a separate section after the review of 11 DCMR §§ 214.6 - .8.

> *214.6 It shall be economically impracticable or unsafe to locate accessory parking spaces within the principal building or on the same lot on which the building or use is permitted because of the following:* (Various potential conditions specified in paragraphs (a) through (e)).

Comment: In the instant case it is highly impracticable to locate accessory parking spaces on the lot of the principal use because the True Reformer Building

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[2] See the Site Plans attached as Exhibit F.

is a designated local historic landmark that occupies 100 percent of its lot. As such, any demolition or alteration of the building in order to provide parking spaces must be approved by the Mayor's Agent for Historic Preservation pursuant to D.C. Law 2-144. *See* D.C. Code § 5-1004. The Applicant's proposed parking plan fully implements the policies and objectives of DC Law 2-144 by fully preserving and restoring the historic landmark building to its original design and quality according to the Secretary of the Interior's Standards for Rehabilitation. The Applicant's restoration plans have widespread community support. Furthermore, the Applicant and the staff of the HPRB do not believe that the addition of an underground parking lot, with the necessary alteration of the landmark building's exterior, would be approved by the HPRB, since such alteration would be inconsistent with DC Law 2-144. Therefore, the placement of any accessory parking in the landmark building is impracticable, and is neither in the interests of historic preservation nor the community, especially when a non-demolition alternative is readily available to meet the Applicant's and community's needs.

214.7 Accessory parking spaces shall be so located and facilities in relation to the parking lot shall be so designed, that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions.

Comment: The proposed accessory parking lot will not become objectionable to adjoining or nearby property for the following reasons:

- Vehicular entry to and egress from the parking lot will be via the existing public alley off of 12th Street. There will be no new curb cut. The alley immediately abuts the commercially zoned and used properties oriented to U Street, so that in and out traffic is removed to the maximum feasible extent from existing or potential residential buildings to the south and east.

- The accessory parking will be buffered from potential future residential property to the south by a fence and landscaped screening, as specified in 11 DCMR § 2303.2 and as depicted in the site plans submitted with this Pre-Hearing Submission. This screening will provide visual as well as noise protection for residential neighbors.

- The parking spaces will serve only employees of the Public Welfare Foundation and visitors. Consequently, the lot will have very little use in evening hours and will not generate in-and out traffic when nearby residents have returned from work.

- At 25 spaces, the parking lot is not large, so that the number of vehicles entering and leaving will not be large either. As a primarily commuter parking lot, the periods of entry and exit will be relatively short – in the a.m. and p.m. peak traffic periods – and will coincide with time periods of high volume traffic on nearby streets. The net additional vehicular movement is small, and the associated noise will be minor.

- Despite its small size, the accessory parking lot will prevent or at least substantially limit and alleviate overflow parking on local residential streets, which might occur in the absence of this off-street parking.

- Compliance with the conditions specified in 11 DCMR § 2303 regarding materials, landscaping, maintenance, etc., will provide further protection against adverse visual or noise effects on neighbors.

214.8 Before taking final action on an application for use as an accessory parking space, the Board shall submit the application to the D.C. Department of Public Works for review and report.

Comment: The Application has been referred to the Department of Public Works (DPW) for review and report.

Compliance with the Zoning Regulations in 11 DCMR § 2303 – Parking Lots

2303.1 A parking lot in any district shall conform to the following special provisions:

(a) All areas devoted to driveways, access lanes, and parking areas shall be paved and maintained with bituminous concrete or brick materials, or a combination of these materials or other materials or other material approved by the District of Columbia Department of Public Works as structurally equivalent or better, which form an all-weather impervious surface, and which is a minimum of four inches (4 in.) in thickness.

Comment: The Applicant's plans require a combination of concrete and bituminous materials in excess of four inches in thickness and will fully comply with this provision.

(b) The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line.

Comment: The parking lot is designed so that no vehicle or any part of a vehicle projects over any lot line or building line, and will fully comply with this provision.

(c) No other use shall be conducted from or upon the premises, and no structure other than an attendant's shelter shall be erected or used upon the premises unless the use or structure is otherwise permitted in the district in which the parking lot is located.

Comment: The Applicant's proposal fully complies with this use and permitted-structure provision.

(d) No vehicular entrance or exit shall be within forty feet (40 ft.) of a street intersection as measured from the intersection of the curb lines extended.

Comment: Access to the accessory parking will utilize the existing east-west alley, which is 100 feet south of the intersection of 12th and U Streets, N.W. There will be no new curb cut or driveway. The Applicant's proposal fully complies with this provision.

(e) Any lighting used to illuminate a parking lot or its accessory buildings shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot.

Comment: The lighting has been designed so that all direct rays are confined to the surface of the parking lot, and will fully comply with this provision.

(f) The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping with trees and shrubs shall cover a minimum of five percent (5%) of the total area of the parking lot, or an area as determined by the Board of Zoning Adjustment for a parking lot otherwise requiring Board approval.

Comment: Applicant will fully comply with these maintenance, landscaping and buffering standards. The Applicant's site plans fully comply with this provision.

Subsection 3104.1 – Special Exception Authority

Based on the facts and analysis presented in this memorandum, the Applicant has demonstrated that, as required by 11 DCMR § 3104.7, the proposed use is consistent with the intent of the Zoning Regulations to enhance compatibility between adjoining commercial and residential zone districts and will not tend to adversely affect the use of neighboring property. The requested accessory parking spaces will provide convenient and necessary parking to serve employees of and visitors to the adjacent offices of the Public Welfare Foundation, are located and appropriately buffered from nearby properties in a manner that will minimize any effects on neighbors, and will significantly limit, if not prevent, potential overflow parking on neighborhood streets.

Community Comment

The Applicant has met several times with Advisory Neighborhood Commission (ANC) 1B and other community residents regarding the proposed use of the True Reformer building and plans for parking. On August 9, 2000 the ANC formally voted to support this application and submitted a letter to that effect to the Board of Zoning Adjustment. The Applicant is not now aware of any community opposition to the Applicant's proposal.

CONCLUSION

The Applicant has demonstrated that the proposed accessory parking lot complies with the standards for approval pursuant to 11 DCMR § 3104.1 & § 214 of the Zoning Regulations. We respectfully request approval of this application.

Respectfully submitted,
ARNOLD & PORTER

Nathan W. Gross

Peter B. Szegedy-Maszak

EXHIBITS

The following Exhibits are attached as evidence in support of this application:

EXHIBIT A: Site Location Map

EXHIBIT B: Zoning Map

EXHIBIT C: Surveyor's Plat

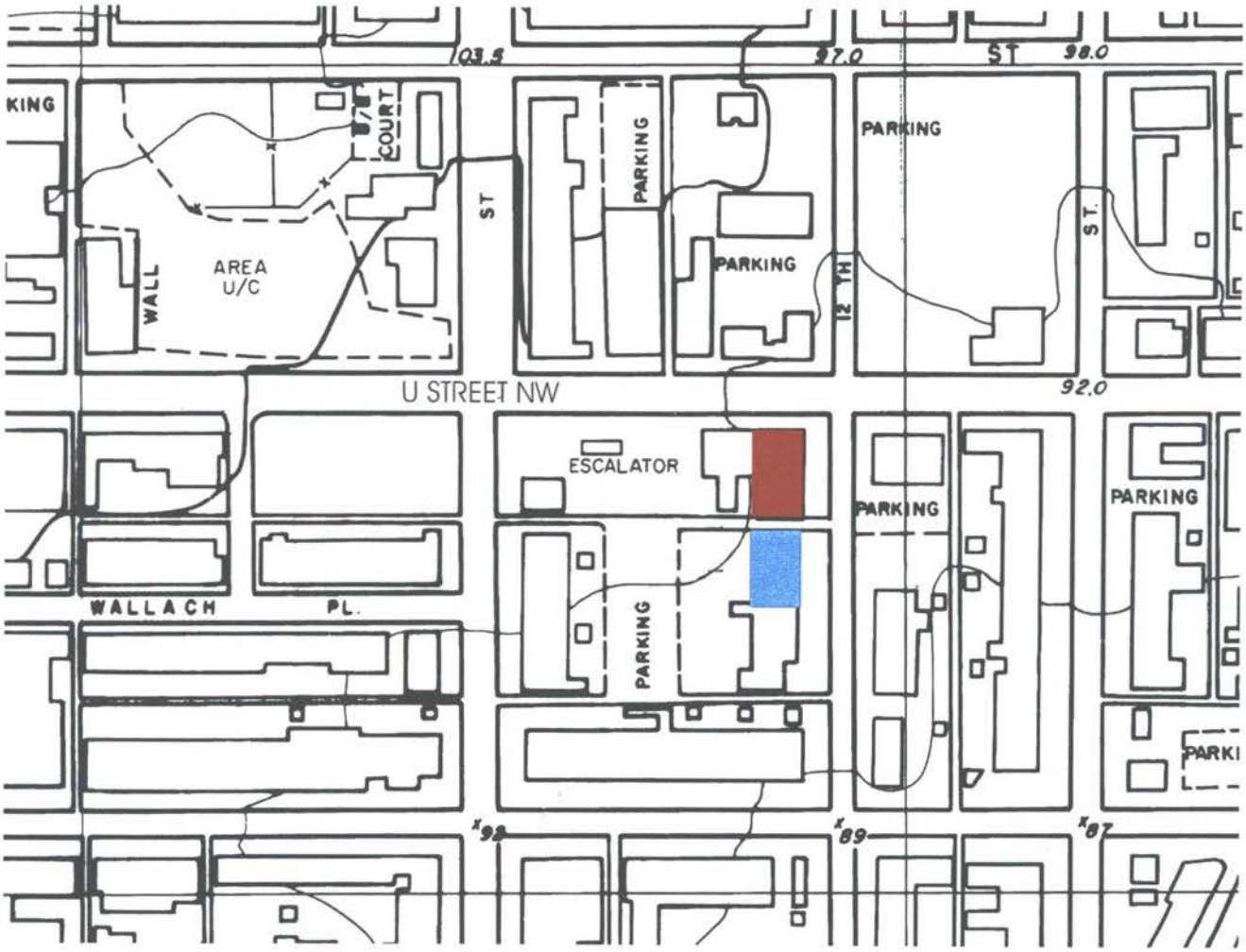
EXHIBIT D: Photographs of the Property

EXHIBIT E: BZA Order No. 14574

EXHIBIT F Site Plan

EXHIBIT G Witnesses and Outline of Testimony

EXHIBIT A: **Site Location Map**



LEGEND

The True Reformer Building

Proposed Parking Lot

EXHIBIT B: Zoning Map

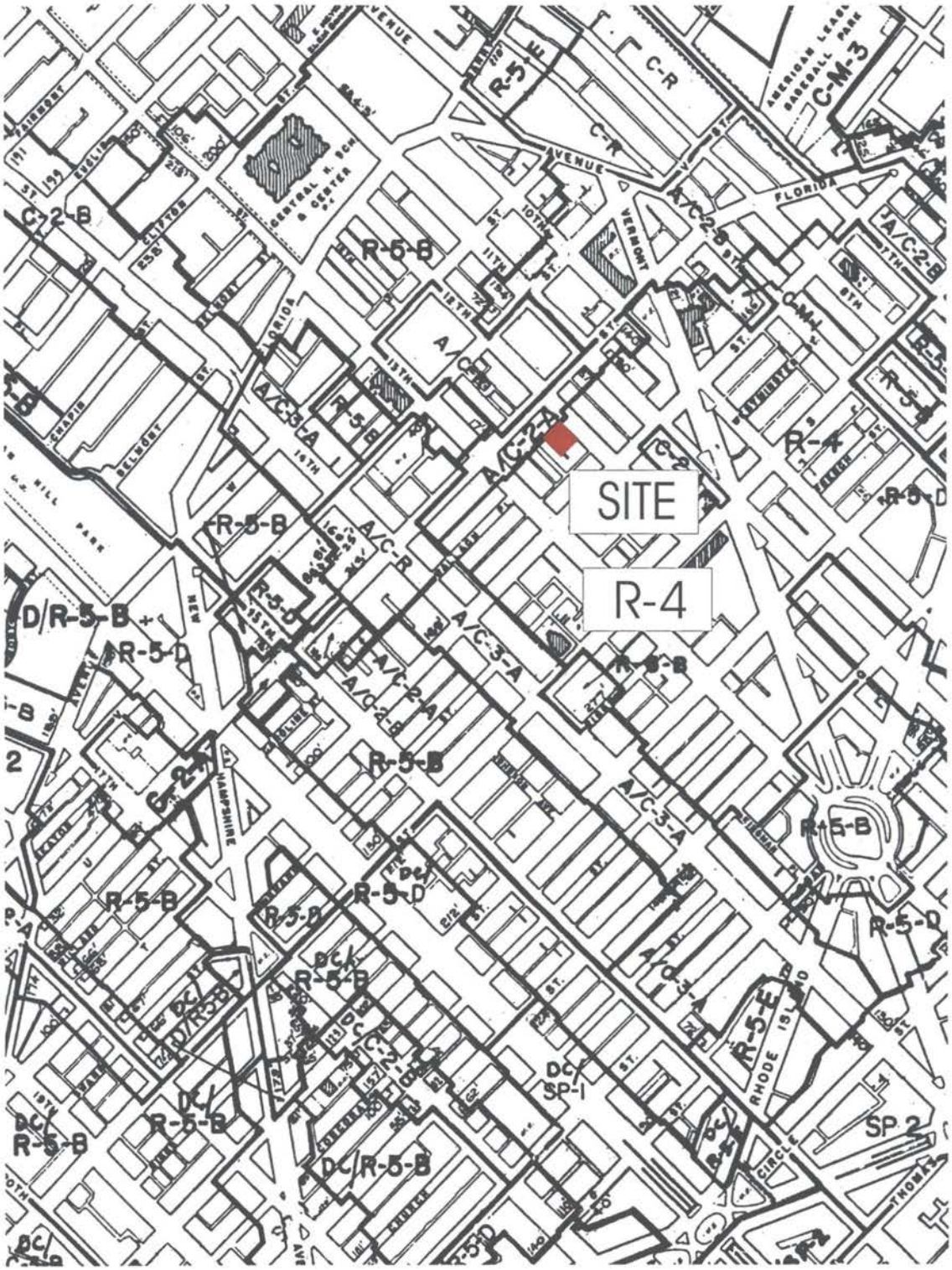
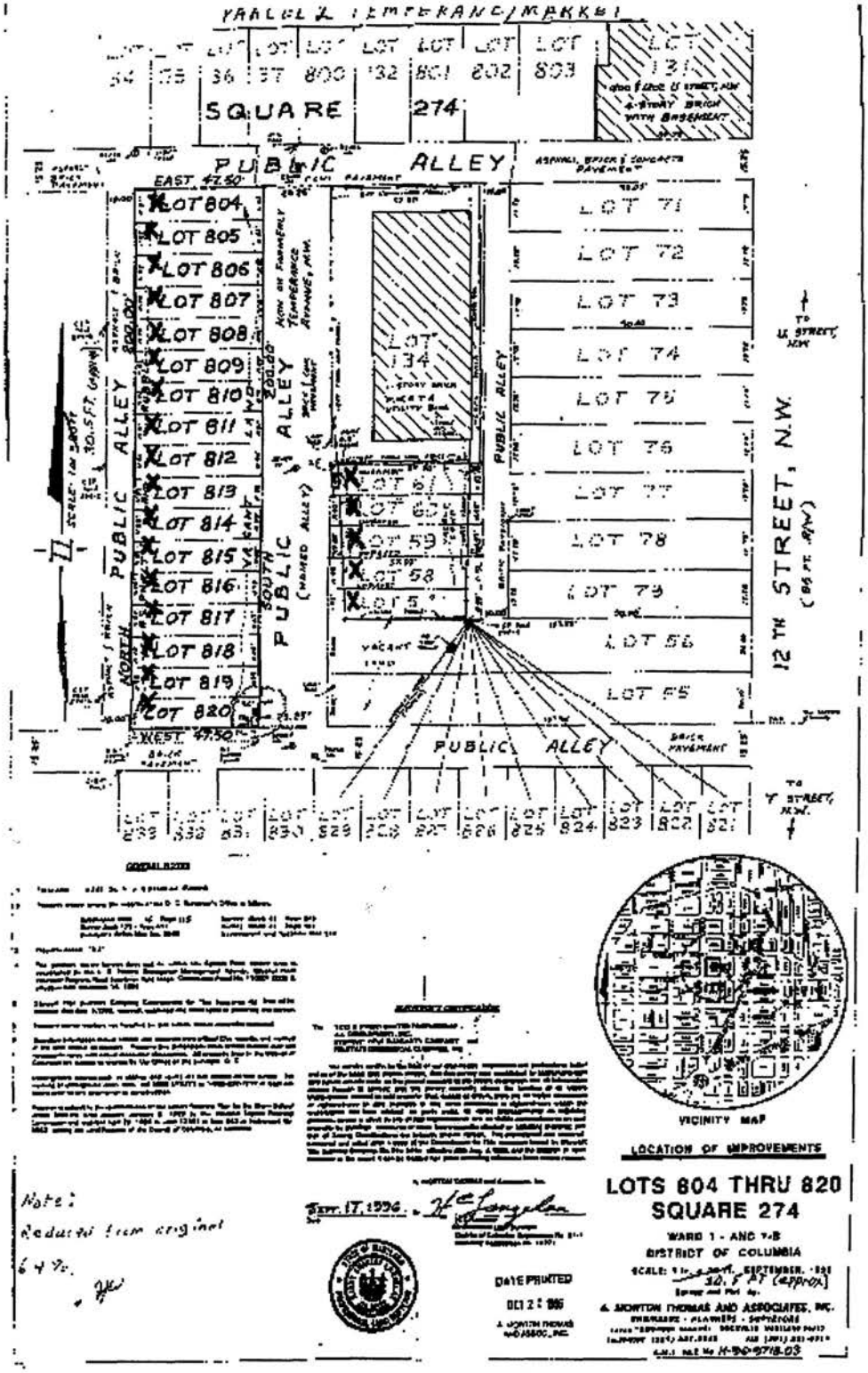

SITE
R-4
A/C-2-A
R-5-B
R-5-D
C-R
C-M-3
A/C-2-B
A/C-3-A
D/R-5-B
DC/R-5-B
SP-1
SP-2
R-5-E

EXHIBIT C: **Surveyor's Plat**


SQUARE 274
PUBLIC ALLEY
LOT 804
LOT 805
LOT 806
LOT 807
LOT 808
LOT 809
LOT 810
LOT 811
LOT 812
LOT 813
LOT 814
LOT 815
LOT 816
LOT 817
LOT 818
LOT 819
LOT 820
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 56
LOT 55
LOT 134
LOT 59
LOT 58
12TH STREET, N.W.
VICINITY MAP
LOCATION OF IMPROVEMENTS
LOTS 804 THRU 820
SQUARE 274
WARD 1 - ANC 1-B
DISTRICT OF COLUMBIA
Note:
Reduced from original
64%.
DATE PRINTED
DEC 2 1996

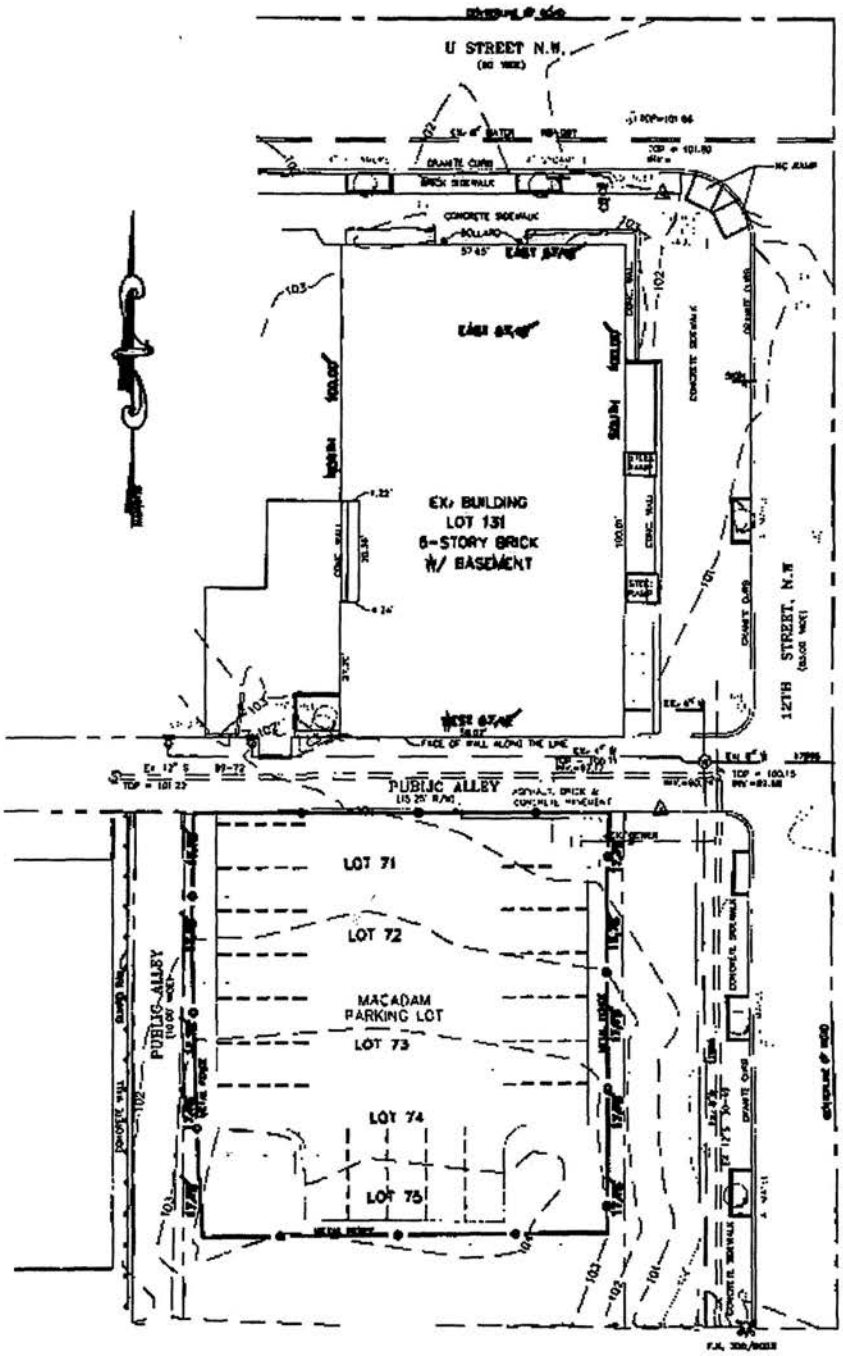

U STREET N.W.
EX. BUILDING
LOT 131
6-STORY BRICK
W/ BASEMENT
12TH STREET, N.W.
PUBLIC ALLEY
LOT 71
LOT 72
MACADAM
PARKING LOT
LOT 73
LOT 74
LOT 75
PUBLIC ALLEY

EXHIBIT D: **Photographs of the Property**



The True Reformer Building
View from 12th and U Streets



Property Viewed from the South



Property Viewed from the North



Property Viewed from the Southwest



Property Viewed from the East

EXHIBIT E: BZA Order No. 14574

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 14574, of Duron, Inc., pursuant to Sub-section 8207.2 (3108.1, DCMR 11) of the Zoning Regulations, for a special exception under Paragraph 3101.48 (212, DCMR 11) to establish a parking lot to service the customers and employees of the store located at 1200 U Street, N.W., in an R-4 District at premises 1932 - 12th Street, N.W., (Square 274, Lots 71 through 75).

HEARING DATE: March 25, 1987
DECISION DATE: March 25, 1987 (Bench Decision)

FINDINGS OF FACT:

1. At the public hearing, John M. Swagart, Jr., a tenant in common for the property, authorized Duron, Inc. the leasee of the site, to apply for the subject application.

2. The property is located on the west side of 12th Street, N.W. between U Street on the north and T Street on the south. It is known as premises 1932 12th Street, N.W. The property is located in an R-4 District.

3. The property is located in its entirety within 105 feet of an existing C-2-A District. The northern lot line of the property abuts the southern boundary of a public alley containing the dividing line between the R-4 and the C-2-A Districts.

4. The site is presently unimproved and contains approximately 8,000 square feet. A 15.3 foot wide alley is adjacent to its northern boundary and a ten foot wide alley is adjacent to its western boundary.

5. The lot is located in a mixed use area which contains small retail shops including a chili shop, a shoe repair store, a cleaners, a grill/restaurant and two liquor stores; larger retail stores including a bank; and single family dwellings and rowhouses. The neighborhood is also characterized by many vacant buildings. The four rowhouses which abut the site to the south are abandoned. One block south of the site on 12th Street is the YMCA, also vacant. North of the subject site along U Street between 12th and 13th Streets are several vacant retail shops and the Lincoln Theater, also empty. The area additionally has several vacant, unimproved lots.

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6. Pursuant to Sub-section 8207.2 (3108.1, DCMR 11) of the Zoning Regulations, the applicant is seeking a special exception under Paragraph 3101.48 (212, DCMR 11) to establish a parking lot to service the customers and employees of the Duron Paint store located at premises 1200 U Street, N.W.

7. The paint store is located north of the site at the southwest intersection of U and 12th Streets, N.W. The site of the paint store and the subject site are separated only by the public alley.

8. The lot is contiguous to and is located entirely within 200 feet of a commercial district.

9. The lot will contain 19 parking spaces and will be open during the hours the Duron Paint Store is open.

10. The parking area, access lanes and driveways will be paved with an all-weather, water-impervious surface.

11. The parking lot is designed so that no vehicle or any part thereof will project over any lot line or building line. Wheel stops will be installed on the perimeter spaces to prevent such projection.

12. No other use will be conducted from or upon the lot and no structure will be erected on the premises.

13. There will be one entrance and exit to the parking lot from the east-west public alley which is approximately 100 feet from the intersection of 12th and U Streets, N.W.

14. All lighting for this parking area will be arranged so that all direct rays of such lighting are confined to the surface of the parking area.

15. The lot will be surrounded by a seven foot high chain-link fence which will be locked during the hours the Duron Paint Store is not in operation. The lot will be maintained by employees of the paint store to keep it free of refuse and debris. The circumference of the parking area will be planted with lot ground cover and will be maintained in a healthy growing condition and in a neat and orderly appearance.

16. The applicant's traffic engineer testified that there is a shortage of off-street parking spaces in the area. He further testified that the area is experiencing a shortage of on-street parking space due to the construction work that is currently underway for the building of the Metro. The parking lot will provide convenient parking for customers and employees of the Duron Paint store adjacent to the site. The traffic engineer stated that by providing

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parking spaces for employees and customers of Duron, the applicant will keep cars generated from its business on-site rather than take up parking on nearby residential streets. He concluded that the addition of a parking lot to the neighborhood will help alleviate the current parking shortage and thereby reduce overspill parking. The Board concurs.

17. The D.C. Department of Public Works (DPW), by memorandum dated March 18, 1987, reported that it had reviewed the application and identified no adverse impacts. The DPW recommended that all 19 spaces be used for the short term parking needs of the employees and customers of the paint store. DPW concluded that with the disruption of U Street due to Metro construction and the location of the paint store near a residential area that the establishment of the parking lot will be beneficial to the local street system. The Board concurs with the findings and recommendation of the DPW.

18. Advisory Neighborhood Commission (ANC) 1B, by memorandum dated March 18, 1987, recommended approval of the special exception for a period of three years with the conditions that the lot be bounded by a seven foot fence, that it be illuminated at night, that it be paved with asphalt and graded to a flat surface at street level, that it be maintained daily, and that efforts be made to prevent loitering on the fire escape and railing along side the store building. The Board concurs.

19. There was one letter filed in connection with the application which recommended that five years be the maximum period approved for the use of the property as a parking lot.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that it has complied with the requirements of Paragraph 3108.48 (Section 212, 11 DCMR) of the Zoning Regulations. Section 3101.48 allows for the location of a parking lot, provided that:

3101.481 Such use will be located in its entirety within 200 feet of an existing commercial or industrial district and such parking lot shall be contiguous to or separated only by an alley from such commercial or industrial district;

3101.482 All provisions of Article 74 are complied with;

3101.483 Such use is reasonably necessary or convenient to the neighborhood and is so located and not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions; and

3101.484 Before taking final action on an application for such use the Board shall have submitted the application to the District of Columbia Department of Public Works for review and report.

The Board concludes that the applicant has met the burden of proof. The lot will be located in its entirety within 200 feet of an existing commercial district. The applicant plans to comply with the provisions of Article 74 (Article 23, 11 DCMR), and the lot is reasonably necessary and convenient to the facility proposes to serve. Due to its relatively small size, its location adjacent to a commercially zoned area and its convenience to the neighborhood, the use of this property as a parking lot is not likely to become objectionable to the neighborhood because of noise, traffic or other conditions.

The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of the neighboring property in accordance with said regulations and maps.

The Board further concludes that it has accorded the ANC the "great weight" to which it is entitled. It is therefore ordered that the application is granted, SUBJECT to the following CONDITIONS:

1. Approval shall be for a period of three years from the date of this order.

2. The parking layout and landscaping shall be in accordance with the plan marked as Exhibit No. 28 of the record.

3. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

4. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

5. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

6. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped.

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Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

7. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

8. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot. The lot shall be lit from dusk to dawn each day.

9. Duron security personnel shall patrol the site so that access is limited to properly authorized persons and vehicles.

VOTE: 4-0 (Maybelle T. Bennett, Paula L. Jewell, Charles R. Norris and William F. McIntosh to grant; Carrie L. Thornhill not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: APR 24 1987

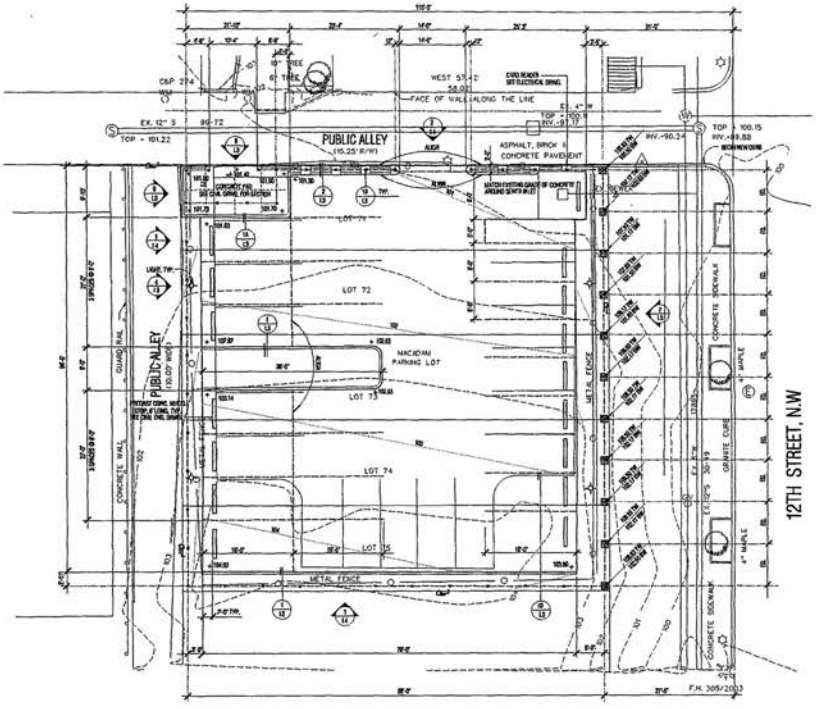
UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

14574order/LJP19

Apr 06 00 12:10p (202) 727-6072 p.6

EXHIBIT F: **Site Plan**

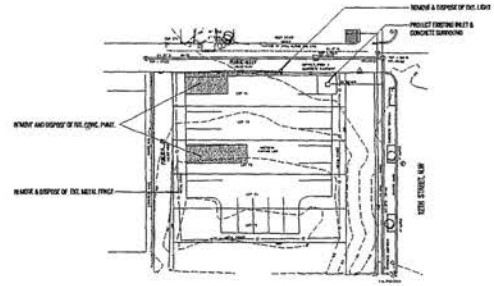


LAYOUT AND GRADING PLAN

SCALE: 1/8" = 1'-0"

LAYOUT, MATERIALS AND GRADING NOTES

1. Contractor shall verify all existing conditions and grades in the field and report any discrepancies immediately to the Landscape Architect.
2. Consult all drawings and specifications for coordination requirements prior to beginning construction.
3. All lines and grade work shown on the Drawings shall be laid out prior to construction for viewing by the Landscape Architect and approved by the Owner. Layout shall be done by a registered Surveyor or Civil Engineer.
4. All lines and dimensions are parallel and perpendicular to the lines from which they are measured unless otherwise indicated.
5. All earthwork required for execution of the work of this Contract shall be the responsibility of the Contractor. This work shall include all excavation this work shall include all excavation required and the placing of all topsoil required.
6. Finished grades, contours and elevations indicated on the drawings denote final surface elevations of completed construction.
7. Pitch evenly between spot grades.
8. Blend new earthwork smoothly into existing grades.
9. Install ½" non-expansion impervious joint to the full depth of the pavement where new paving meets existing paving and where indicated by the symbol "EJ" on the drawings.
10. Smoothly meet line and grade of existing paving with new construction.
11. Any changes in proposed grades or earthwork shall be approved in writing, in advance, by the Landscape Architect.
12. Fabricate steel fencing as required to fit closely between field plans as built.



DEMOLITION PLAN

SCALE: 1"=20' 0"

DEMOLITION AND SITE PREPARATION NOTES

1. All material resulting from site preparation that are designated for disposal shall become the property of the Contractor and suitably disposed of off-site. Disposal shall be performed as promptly as possible and not left until the final clean-up.
2. In areas of demolition where no other construction is to take place, re-grade the area to blend smoothly with adjacent grades.
3. Where pavements to be removed abut existing pavement, construct joints at the limit of demolition (where pavement is removed).

EXHIBIT F

THE FITCH STUDIO

TRUE REFORMER BUILDING

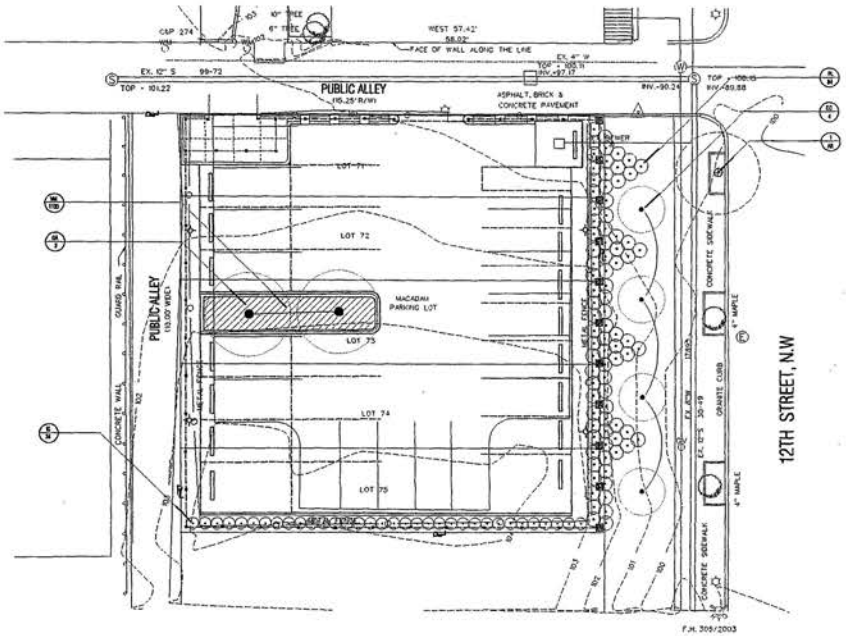
120 Street, NW Washington, DC

ISSUE / REVISION

DATE: 02/21/23 DRAWN: JK
SCALE: AS INDICATED CHECKED: JF

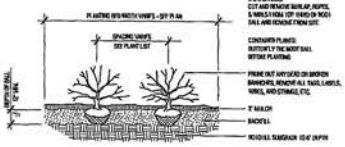
SHEET TITLE
LAYOUT & GRADING PLAN
DEMOLITION PLAN

SHEET NO.
L1



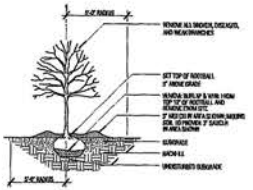
PLANTING PLAN

SCALE: 1/8" = 1'-0"



SHRUB PLANTING

N.T.S.



TREE PLANTING

N.T.S.

PLANT LIST

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		TREES			
AR	1	Acer rubrum 'October Glory'	Red Maple	3"-3 1/2" cal.	B&B
CC	4	Cercis canadensis	Redbud	8'-10' height	B&B, Multistemmed
QA	2	Quercus acutissima	Sawtooth Oak	10'-12' height	B&B
		SHRUBS			
IG	34	Ilex glabra 'Shamrock'	Inkberry	2'-2 1/2' height	Container
PL	84	Prunus laurocerasus 'Schipkaensis'	Cherry Laurel	24"-30" height	B&B
		GROUNDCOVERS, PERENNIALS & ANNUALS			
VM	1100	Vinca minor	Periwinkle	2 1/4" pots	8" o.c., triangularly spaced

EXHIBIT F

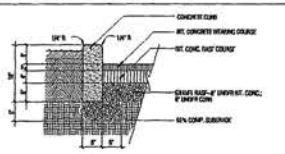
THE FITCH STUDIO

TRUE REFORMER BUILDING

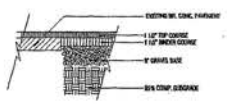
12th Street, NW Washington, DC

SHEET TITLE: PLANTING PLAN DETAILS

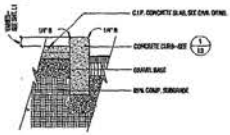
SHEET NO.: L2



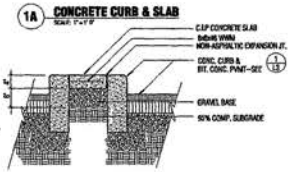
1 CONCRETE CURB & BIT. CONC. PVMT.
SCALE: 1" = 1'-0"



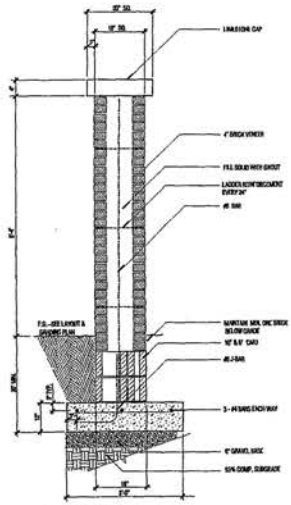
1B JOINT OF NEW & EXT. BIT. CONC. PVMT.
SCALE: 1" = 1'-0"



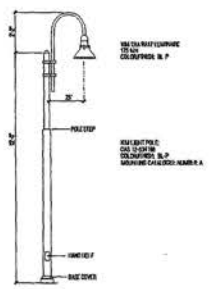
1A CONCRETE CURB & SLAB
SCALE: 1" = 1'-0"



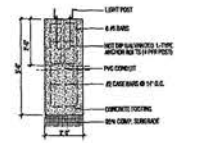
2 CONCRETE WIDE CURB
SCALE: 1" = 1'-0"



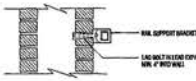
3 BRICK PIER
SCALE: 1" = 1'-0"



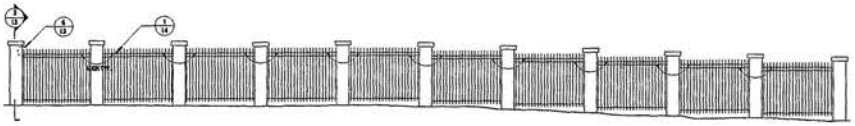
4 LIGHT POST & LUMINAIRE
N.T.S.



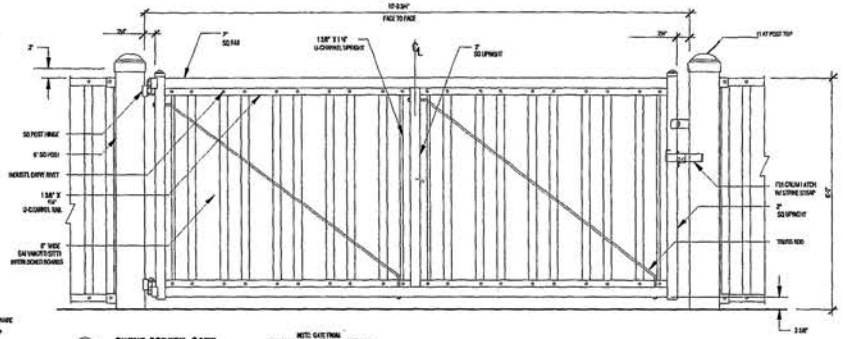
5 LIGHT POST FOOTING
N.T.S.



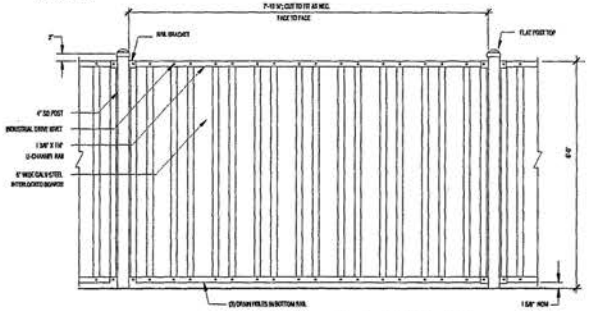
6 FENCE ATTACHMENT TO PIER
SCALE: 1 1/2" = 1'-0"



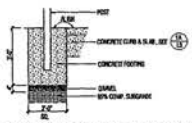
7 PIER/FENCE
SCALE: 1/8" = 1'-0"



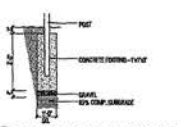
8 SWING SCREEN GATE
SCALE: 1" = 1'-0"



9 STEEL SCREEN FENCE
N.T.S.



10 CONCRETE FOOTING ON WIDE CURB
N.T.S.



11 CONCRETE FOOTING IN EARTH
N.T.S.

EXHIBIT F

THE FITCH STUDIO

TRUE REFORMER BUILDING

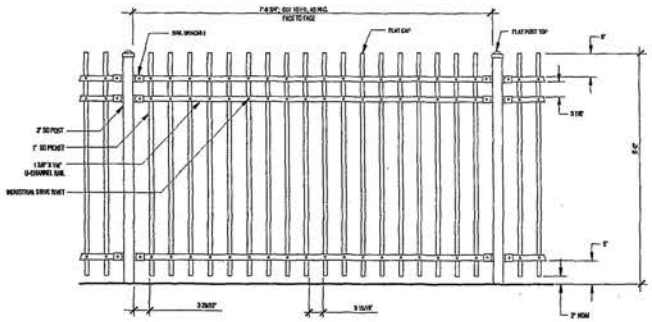
12[redacted] Street, NW Washington, DC

ISSUE / REVISION:
06.05.09 SITE SUBMISSION

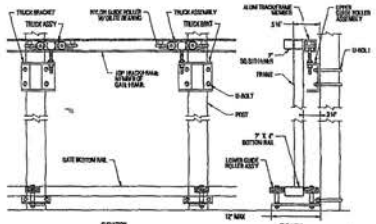
DATE: 6.01.09 DRAWN: A
SCALE: AS NOTED CHECKED: JF

SHEET TITLE: SITE DETAILS

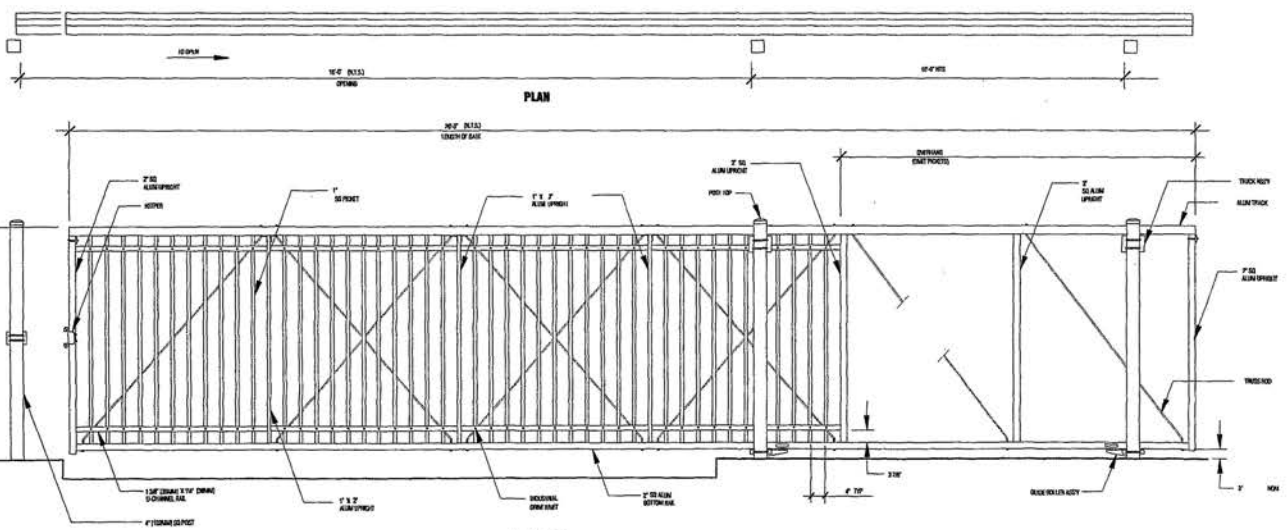
SHEET NO. L3



1 **STEEL PICKET FENCE**



3 **CANTILEVER GATE DETAILS**



PLAN

ELEVATION

2 **CANTILEVER SLIDE GATE**

EXHIBIT F

THE FITCH STUDIO

TRUE REFORMER BUILDING

Street, NW Washington, DC

SHEET TITLE
SITE DETAILS

SHEET NO.
L4

EXHIBIT G **Witnesses and Outline of Testimony**

List of Witnesses and Summary of Testimony

Stephen Borko
Acting Business Manager
Public Welfare Foundation

Mr. Borko will discuss the need for employee and visitor parking adjacent to the Public Welfare Foundation's new offices in the historic True Reformer Building at 1200 U Street, N.W., and will provide background as necessary regarding the restoration and re-occupancy of the building.

Nathan W. Gross, AICP
Zoning and Land Use Consultant
Arnold & Porter

Mr. Gross will present the planning and zoning analysis of the proposed accessory parking lot under the special exception requirements for this use in the Zoning Regulations.

Kent McDonald, AIA
Stephen Vlach, AIA
Sorg & Associates, Architects

Mr. McDonald or Mr. Vlach will present the plans for the accessory parking lot and indicate compliance with relevant physical requirements of the Zoning Regulations.

Peter B. Szegedy-Maszak, Esq.
Zoning Counsel for the Applicant
Arnold & Porter

Mr. Szegedy-Maszak, as attorney for the Applicant, will coordinate the presentation and summarize the reasons why the Application complies with zoning requirements and will make concluding comments.