ORIGINAL

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of The May Department Stores Company	BZA Application No. 16625 Public Hearing: November 14, 2000 ANC 2C

STATEMENT OF THE APPLICANT

I.
Nature Of Relief Sought

This is an application pursuant to 11 DCMR Section 3103.2 for a variance from the gross floor area retail requirement of §1703.3(a) and a variance pursuant to Section 1702.7(c) to allow a parking garage for all-day commuter parking to be located above-grade, in the Downtown Shopping (SHOP) sub-area of the Downtown Development District. The requested relief is necessary to permit the construction of an office building on top of the existing Hecht's Department Store building in the DD/C-4 District at 12th, 13th and G Streets, N.W. The site which is the subject of this variance application is Square 288, Lot 810.

II.
Jurisdiction Of The Board

The Board has jurisdiction to grant the requested variance relief pursuant to §3103.2 of the Zoning Regulations.

DISTRICT OF COLUMBIA
00 OCT 31 A 2:54

BZA
Case No. 16625
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16625
EXHIBIT NO.21

III.
Background Of The Case

A. Description of the Subject Property

The development site which is the subject of this application is located on the north side of G Street, between 12th Street to the east and 13th Street to the west. The property is rectangular in shape, and is bounded by 12th, 13th, and G Streets, and an east-west public alley which bisects Square 288. The property is substantially improved with the Hecht's Department Store building, which is located on Lot 56. The development site also includes Lot 810 and a 30-foot by 60-foot former public alley. (Lots 56, 810 and the former public alley are identified herein as the Development Site.)

The Hecht's Department Store building on Lot 56 was developed pursuant to the Urban Renewal Plan for the Downtown Urban Renewal Area. The building was designed in the 1980's to accommodate an office building in the future on top of the department store building. Lot 56 is identified in the Downtown Urban Renewal Plan as Disposition Lot 3. The existing Hecht's building occupies Disposition Lot 3A. The air rights above and behind the Hecht's building on Lot 56 is known as Disposition Lot 3B. Lot 810, for which variance relief is required, is a part of the Development Site, but is not a part of Disposition Lot 3A or 3B.

B. Description of the Proposal

The proposed development will include an office building to be constructed on Disposition Lot 3B, Lot 810, and the former public alley. The elevator cores, lobby entrances, loading and parking for the office building will all be located in a 60-foot-wide strip of land to the north of (behind) the Hecht's building. This 60-foot-wide strip includes Lot 810, the former public alley, and the northernmost 60 feet of Lot 56. There are different regulations that apply to Lot 810 and to Disposition Lot 3, as related to this variance application, as follows:

1. Parking Variance

The parking regulations which apply to Disposition Lot 3 are contained in the Downtown Urban Renewal Plan. The parking regulations which apply to Lot 810 are contained in the Zoning Regulations. Section 2102.2 of the Zoning Regulations states that "the parking requirements applicable to a Disposition Lot as defined in the Urban Renewal Plan for the Downtown Urban Renewal Area shall be as specified in that Plan." Therefore, Chapter 21 of the Zoning Regulations does not apply to Disposition Lot 3, but only to that portion of the new office building which will be located on Lot 810.

The new office building and the existing Hecht's building will be on a single record lot, with an above-grade connection, and therefore will be considered a single building for zoning purposes. There are two direct connections into the building from a Metrorail station, and therefore, no parking is required for the new construction on Lot 810 pursuant to Section 2105.1(a) of the Zoning Regulations. However, to meet market demand, on-site parking for the office building will be provided.

Due to the existing condition on the lot, with an existing department store occupying the vast majority of the Development Site at the ground level, including below-grade retail space, the parking garage for the office building will be located above grade. This garage will provide all-day commuter parking. Therefore, a variance is required under Section 1702.7(c) of the Zoning Regulations for the portion of the garage located on Lot 810.

2. Retail/Arts Variance

Section 1703.3 of the Zoning Regulations requires new buildings in the SHOP sub-area of DD to provide no less than 0.5 FAR of ground floor leasable space to preferred retail, service or arts uses listed in the DD regulations. In 1994, then-Zoning Administrator Joseph F. Bottner, Jr. ruled that no additional retail, arts or other preferred uses would be required for Parcel 3B because such preferred uses have already been provided in a combined lot development, including Lot 56 in Square 288 (where the Hecht's Department Store is located), and Lot 24 in Square 319 (immediately across 12th Street, in a building known as 700 11th Street, N.W.). The Office of the Corporation Counsel has confirmed that this ruling applies to successors and assigns of the property.

Therefore, the requirement of 0.5 FAR of ground floor retail or arts uses applies only to the portion of the new office building that is located on Lot 810. The ground floor portion of the building on Lot 810 is devoted entirely to building lobby entrance, elevator, parking garage entrance, and loading dock uses. Given the small size of Lot 810 relative to the remainder of the Development Site, and the limited amount of the new office building which actually occupies the ground floor level, it is

not possible to accommodate any retail or arts uses in the lobby level of the building. Therefore, a variance from Section 1703.3 is required on Lot 810.

IV.
Exhibits In Support Of The Application

Exhibit A: A portion of the Sanborn Atlas showing the Subject Property outlined in red.

Exhibit B: A portion of the Zoning Map showing the Subject Square outlined in red.

Exhibit C: Surveyor's Plat of the Subject Property.

Exhibit D: Outline of testimony of Representative of Tishman Speyer Properties, developer of the project.

Exhibit E: Outline of testimony of Architect Rod Garrett, Skidmore, Owings and Merrill.

Exhibit F: Architectural Plans.

Exhibit G: Memorandum to Office of the Corporation Counsel from Office of the Zoning Administrator, dated July 21, 1994 and confirmation letter dated August 4, 1994.

V.
The Applicant is Entitled to Variance Relief Under the Zoning Regulations.

Lot 810, the subject property, has a total lot area of only 10,083 square feet. Section 1703.3 of the Zoning Regulations requires that all of the subject property's ground floor leasable space, and no less than 0.5 FAR of the building on the ground floor, be devoted to retail and arts uses. The proposed project cannot comply with either of these requirements.

Section 1702.7 of the Zoning Regulations requires that an all-day, commuter parking garage on the subject property must be located below grade; otherwise, if it is located at or above-grade, it requires a variance. The proposed project cannot comply with this requirement either. As further set forth below, the Applicant meets the tests for variance relief in this case.

A. The Subject Property is Unique and Affected by an Exceptional Situation or Condition.

The subject property is affected by unique and exceptional conditions. Lot 810 is part of a larger building site that is uniquely configured. In addition to Lot 810, the building site includes all of a 30-foot by 60-foot former public alley area, plus the northernmost 60 feet of Lot 56 at and above grade, plus all of Lot 56 beginning at the top of the existing Hecht's Department Store building. The northernmost 60 feet of Lot 56 is encumbered below grade with retail and "back of the house" uses, plus a Metrorail entrance. This irregularly shaped, three-dimensional building site has a unique and exceptional configuration.

The proposed office building, which will measure approximately 477,000 square feet of gross floor area, will have a footprint of only approximately 20,000 square feet (excluding the footprint of the existing Hecht's Department Store building which has been in existence for approximately 15 years). The only opportunity for ground floor retail/arts space for the office building exists in the 60-foot-wide strip along the north side of the existing department store building, stretching from 12th Street to 13th Street. This area is also the only possible location for the building

entrances, and the loading facilities for both the department store and the office building, as well as the entrance to the parking garage. Given these requirements, there is no room on the ground floor for retail/arts uses. Moreover, the only completely unencumbered below-grade area on the entire Development Site is the below-grade portion of Lot 810 and the former public alley area.

For all of the above reasons, Lot 810, as part of the Development Site, is uniquely situated.

B. The Strict Application of the Zoning Regulations Would Result in a Practical Difficulty.

1. Section 1703.3 - Ground Floor Retail/Arts Use Requirement

A strict application of the provisions governing ground floor retail/arts space in the Downtown Shopping District would result in a practical difficulty. As described above, there is no leasable space available on the ground floor of the new office building, and no opportunity to devote any ground floor space to such uses. A strict application of the regulations would result in a need to devote all of the ground floor of Lot 810 to leasable space for retail or arts uses, but this would still not satisfy the requirement that this space must measure at least 0.5 FAR. Given the unique configuration of the office building, 0.5 FAR on the ground floor translates to 23,850 square feet. Lot 810 measures only 10,083 square feet. It is therefore not possible to meet the requirements of Section 1703.3.

If all of the ground floor of Lot 810 was to be devoted to such uses, in an effort to comply as much as possible with Section 1703.3, this would result in only one lobby

entrance, at the northeast corner of the building on Lot 56, to serve the entire office building. A building of this size and configuration necessitates two separate elevator cores, and entrances on both 12th and 13th Streets. Compliance with Section 1703.3 would also eliminate the parking garage entrance and a portion of the loading facilities for the project. Both of these are important components to the building.

2. Section 1702.7 – Above-Grade Commuter Parking Garage

A strict application of the provisions requiring that an all-day, commuter parking garage be located below grade would also result in a practical difficulty. There are only limited opportunities for construction of a below-grade parking garage on the Development Site because of the location of the existing Hecht's Department Store building on Lot 56 at and below grade. It is not feasible to construct a below-grade parking garage for the new office building only on Lot 810 and the closed alley area. This portion of the development site is only 60 feet wide and 185 feet long, and would provide insufficient space for ramping, parking spaces and aisle widths to serve the proposed 477,000 square foot office building. By locating the garage above grade, behind the existing Hecht's building, the entire area from 12th to 13th Street can be utilized for parking on several levels.

C. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan.

For urban planning purposes, it is not necessary to devote the ground floor of Lot 810 to preferred retail or arts uses in order to achieve a planning objective for the SHOP sub-area. The Development Site includes the only department store in all of downtown Washington, D.C., and the store will be part of the single building. Therefore, there are significant shopping opportunities on this very same site, without the need to devote the ground floor of Lot 810 to retail or arts use. The intent, purpose and integrity of the zone plan will be met.

The variance to allow the parking garage to be located above grade will also meet the intent, purpose and integrity of the zone plan. The regulations do not prohibit an above-grade parking garage. Rather, a variance is required only if the above-grade garage is devoted to all-day, commuter parking. Given the existing site constraints, it is not possible to construct a garage below grade. Once a vehicle enters the parking garage, it will be imperceptible to the public as to whether the car proceeds down to a parking space or up to a parking space. The parking garage configuration is the result of the unique circumstances affecting this property, and will not result in any substantial detriment to the public good.

VII.
Witnesses

A. James Evans or Rustom Cowasjee, Tishman Speyer Properties.

B. Rod Garrett, Skidmore, Owings and Merrill Architects.

VIII.
Conclusion

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. The Applicant therefore requests that the Board grant the application.

Respectfully submitted,

WILKES ARTIS, CHARTERED

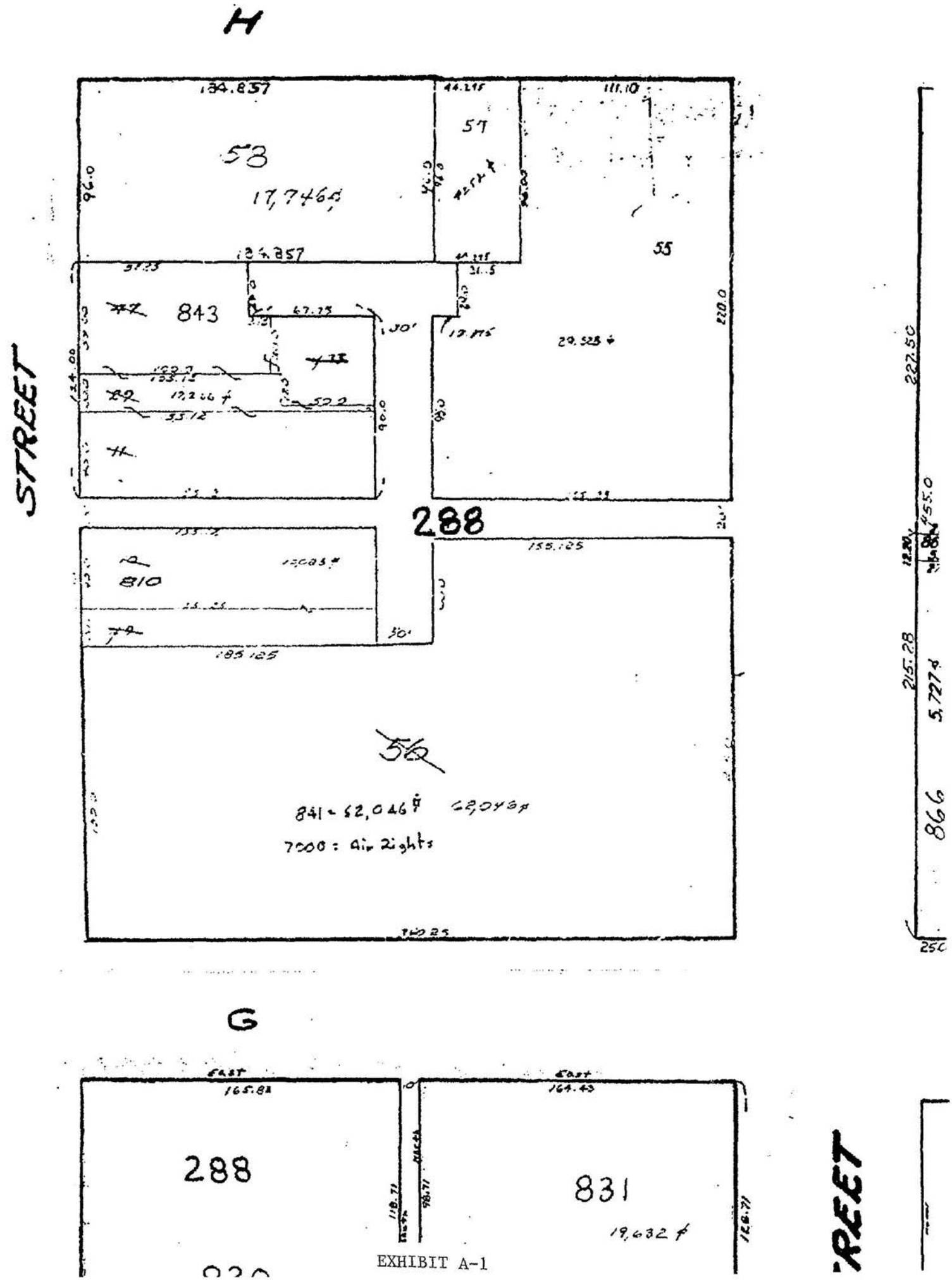
By _____
Christopher H. Collins

_____
Dennis R. Hughes

1666 K Street, N.W., Suite 300
Washington, D.C. 20006
(202) 457-7800

October 31, 2000

#214165/15783002


H
134.857
58
17,746 ±
57
55
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STREET
843
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G
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288
831
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EXHIBIT A-1
STREET

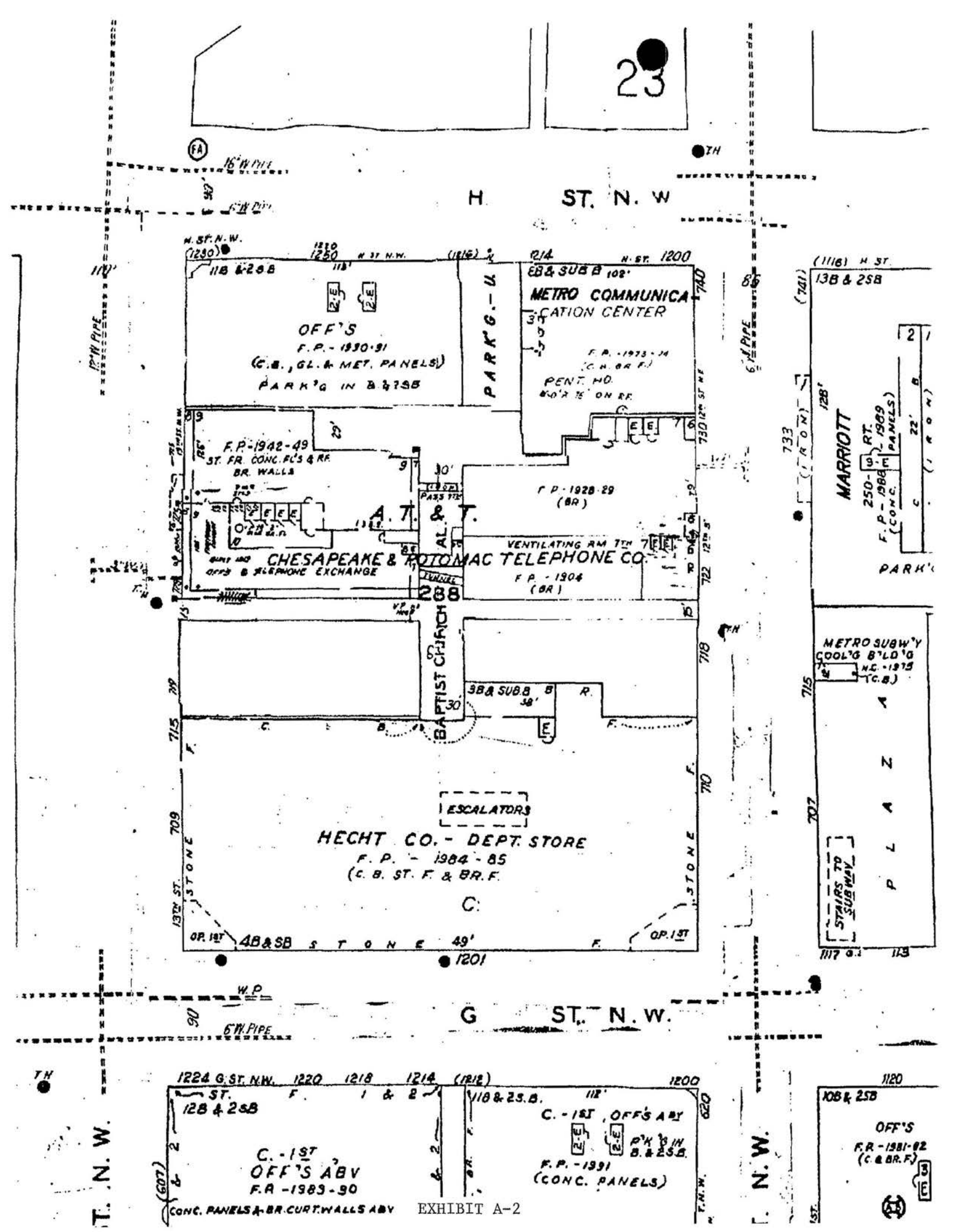
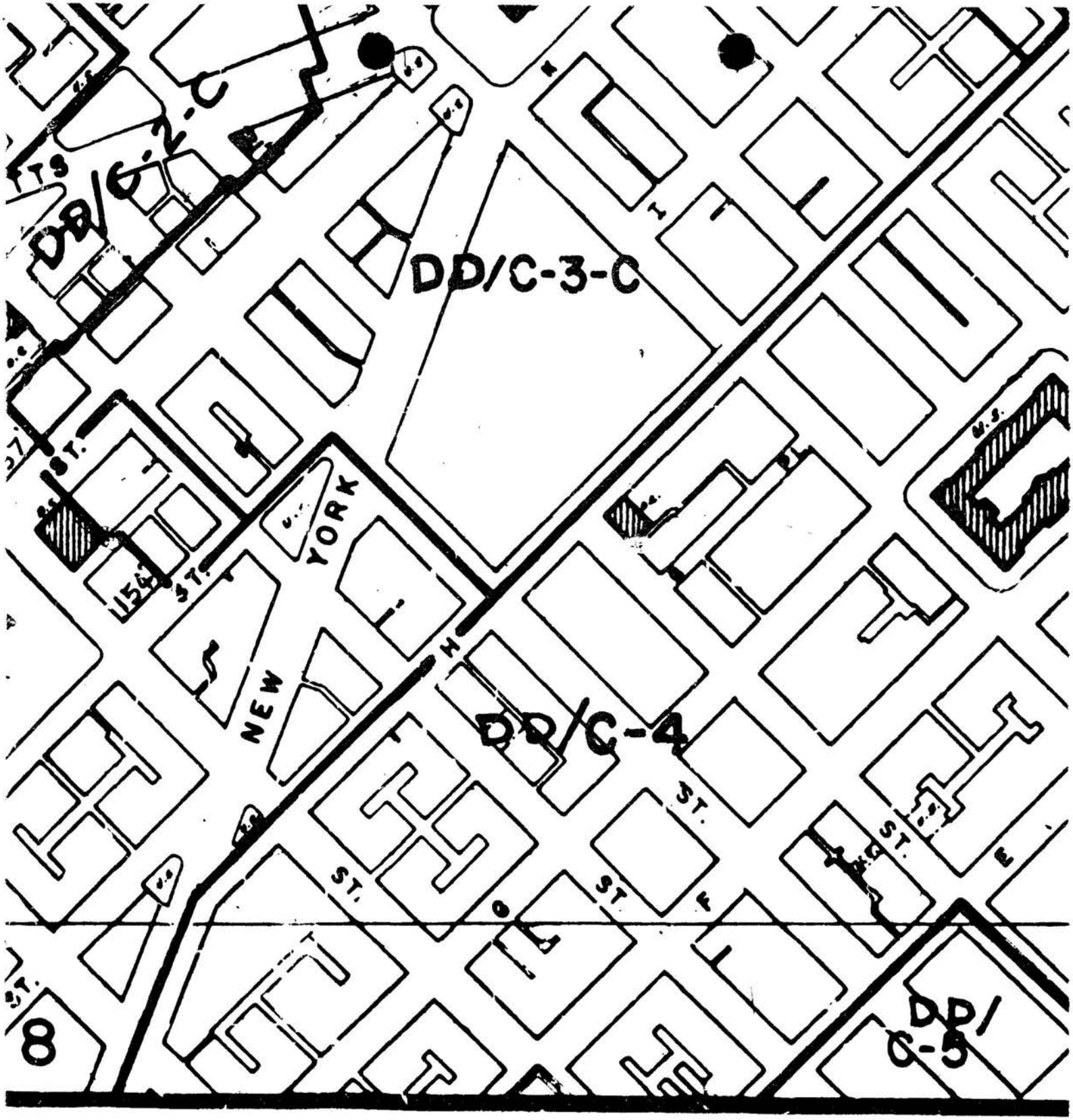

23
H ST. N. W
G ST. N. W.
1250 N ST N.W.
1214 N. ST. 1200
118 & 2SB
OFF'S
F.P. - 1930-31
(C.B., GL. & MET. PANELS)
PARK'G IN B. & 2SB
PARK'G. - U
EB & SUB B 102'
METRO COMMUNICATION CENTER
F.P. - 1973 - 74
(C.B. & R.F.)
PENT. HO.
F.P. - 1942-43
ST. FR. CONC. FL'S & RF.
BR. WALLS
F.P. - 1928-29
(BR)
A. T. & T.
CHESAPEAKE & POTOMAC TELEPHONE CO.
OFFICE & TELEPHONE EXCHANGE
VENTILATING RM 7TH
F.P. - 1904
(BR)
288
BAPTIST CHURCH
38 & SUB B
ESCALATORS
HECHT CO. - DEPT. STORE
F.P. - 1984 - 85
(C.B. ST. F. & BR. F.
48 & SB STONE 49'
1201
(1116) H ST.
13B & 2SB
MARRIOTT
250 - 1988 RT.
F.P. - 1969
(CONC. PANELS)
METRO SUBW'Y
COOL'G B'LD'G
N.C. - 1975
(C.B.)
PLAZA
STAIRS TO SUBWAY
1224 G ST. N.W. 1220 1218 1214 (1212) 1200
128 & 2SB
C. - 1ST
OFF'S ABV
F.A. - 1983 - 90
CONC. PANELS & BR. CURT. WALLS ABV
118 & 2SB
C. - 1ST, OFF'S ABV
P'K'G IN B. & 2SB.
F.P. - 1991
(CONC. PANELS)
1120
10B & 2SB
OFF'S
F.P. - 1981-82
(C. & BR. F.)

EXHIBIT A-2



F COLUMBIA

MAP

ON 5

EXHIBIT B

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C. 2000

Plat for Building Permit of .....

Scale: 1 inch = 50 feet Recorded in Book ..... Page .....

Receipt No. .....

Furnished to .....

Surveyor, D.C.

By: .....

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

Date: .....

.....

(Signature of owner or his authorized agent)

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

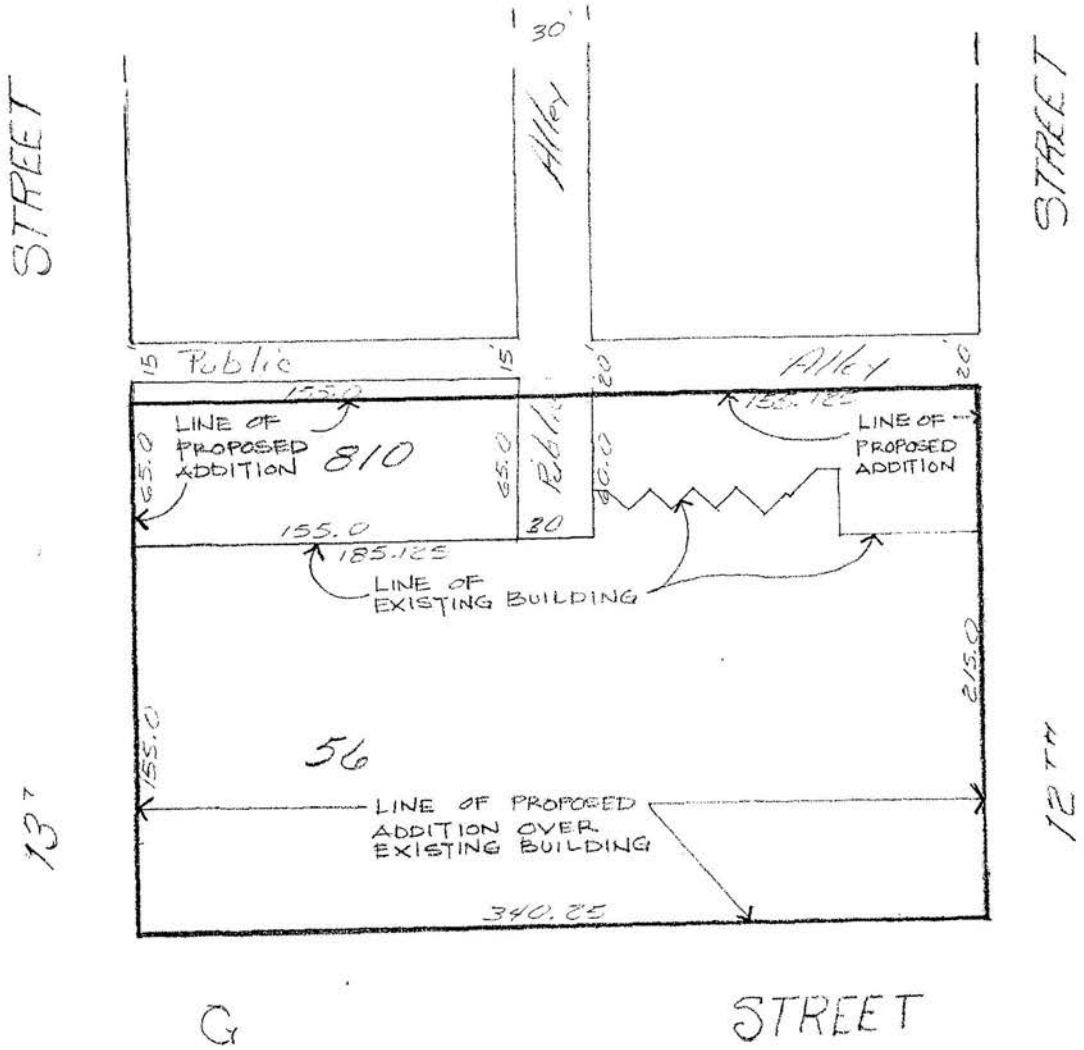


EXHIBIT C

OUTLINE OF TESTIMONY OF
REPRESENTATIVE OF TISHMAN SPEYER PROPERTIES,
DEVELOPER OF THE PROJECT

1. Identification

2. General Description of Proposed Development

3. Variances

    a. Ground floor retail/arts

    b. Above-grade parking

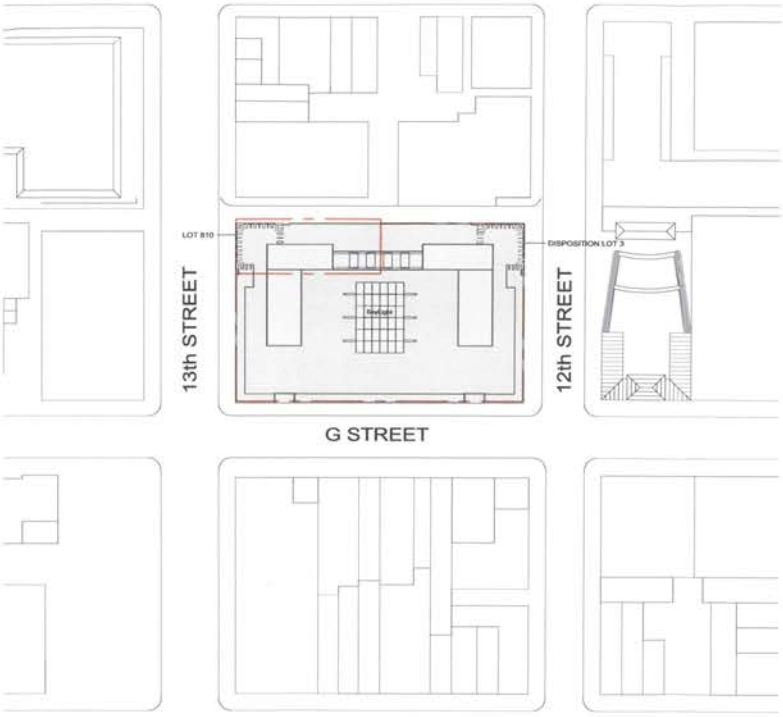
4. Conclusion

EXHIBIT D

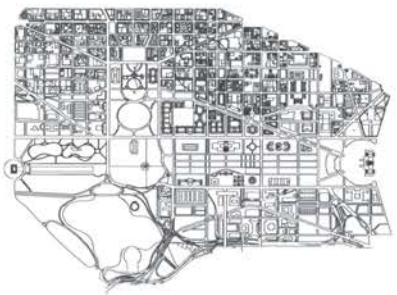
OUTLINE OF TESTIMONY OF
ROD GARRETT, SKIDMORE OWINGS & MERRILL

1. Identification
2. Description of Project
    a. Site Area
    b. Building description
    c. Distinction between Disposition Lot 3 and Lot 810
3. Exceptional Situation or Condition of the Property
4. Strict Application of the Regulations Would Impose a Practical Difficulty
    a. Ground floor retail/arts
    b. Above-grade parking
5. Relief Can Be Granted Without Substantial Detriment to the Public Good
6. Conclusion

EXHIBIT E



Site Plan



Location Plan

SOM

SKIDMORE, OWINGS & MERRILL LLP

Tishman Speyer Properties

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

Site Plan

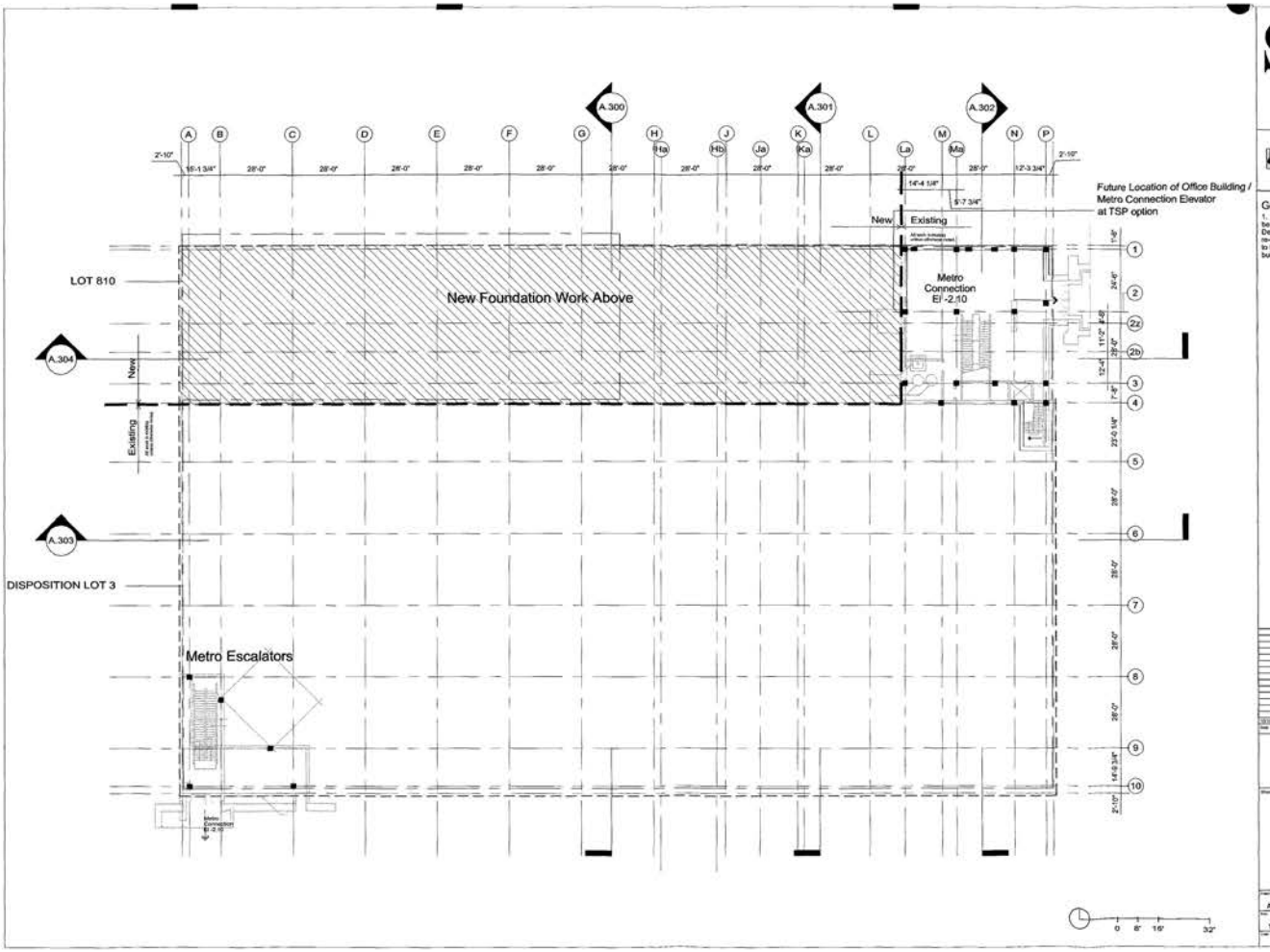
AD98101

10/19/06

1" = 50'-0"

A.100

EXHIBIT F



SOM

SKIDMORE, OWINGS & MERRILL LLP
ARCHITECTS · ENGINEERS
Suite # STREET, N.W.
WASHINGTON, D.C. 20001
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Tishman Speyer Properties

General Notes

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

10/19/00	ADD'L DETAIL

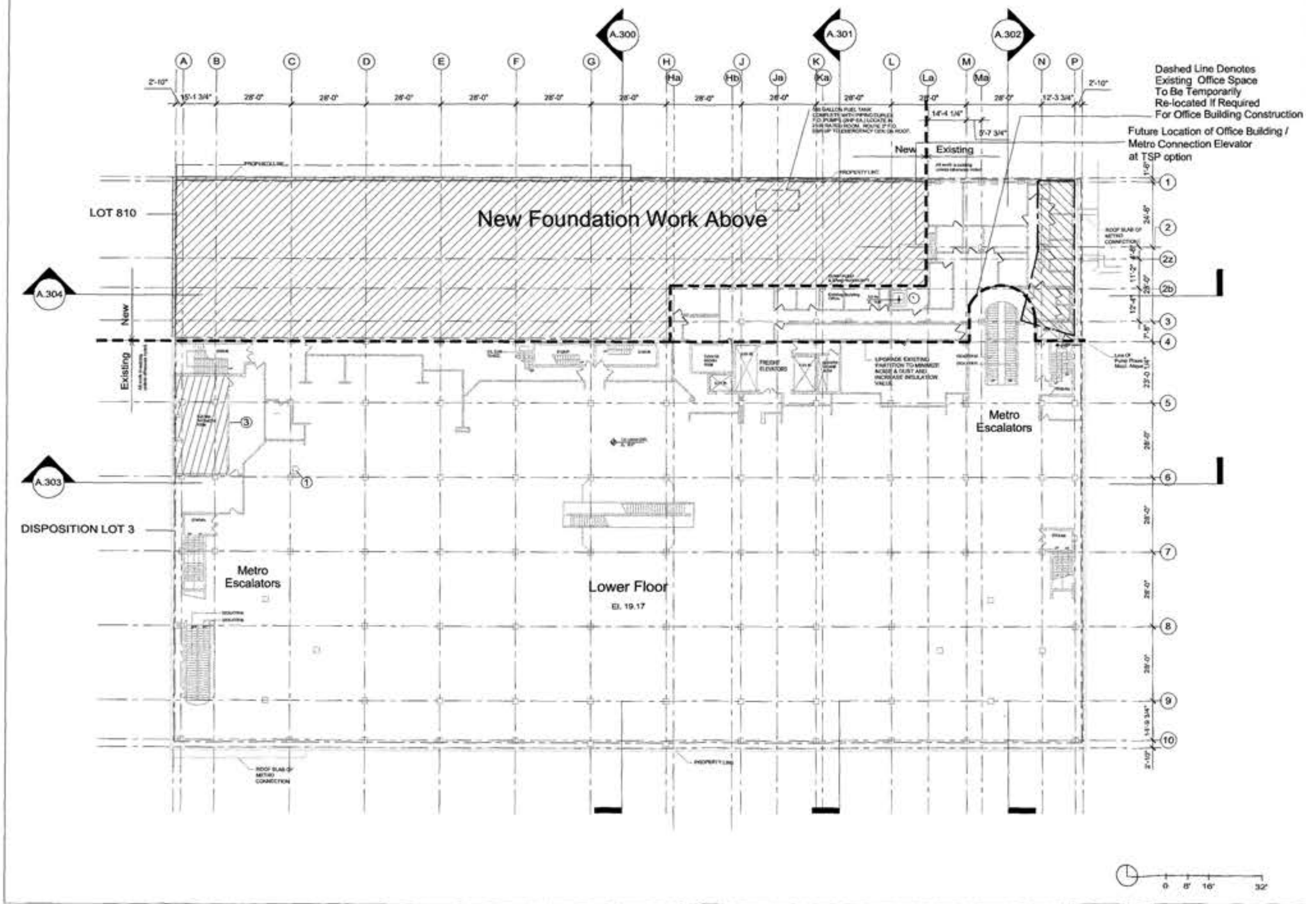
METRO CENTER
12th, 13th and G streets, NW
Washington, DC

Wood Marsh

Metro Level Plan

© 1998 Skidmore, Owings & Merrill LLP

Project No.	Drawing No.
AD98101	A.200
Date	
10/19/00	



SOM

SKIDMORE, OWINGS & MERRILL LLP

TishmanSpeyer Properties

General Notes

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

Notes

① Existing electrical riser

② All Existing Loading Dock Accessories (Overhead Doors, Lights Seals, Bumpers) To be Reused Or Replaced Inkind.

③ EASEMENT Area controlled by the "Hecht's Dept. Store" 24 Hour Access is to be Provided. Coordinate with Office Building Personel.

METRO CENTER

12th, 13th and G streets, NW Washington, DC

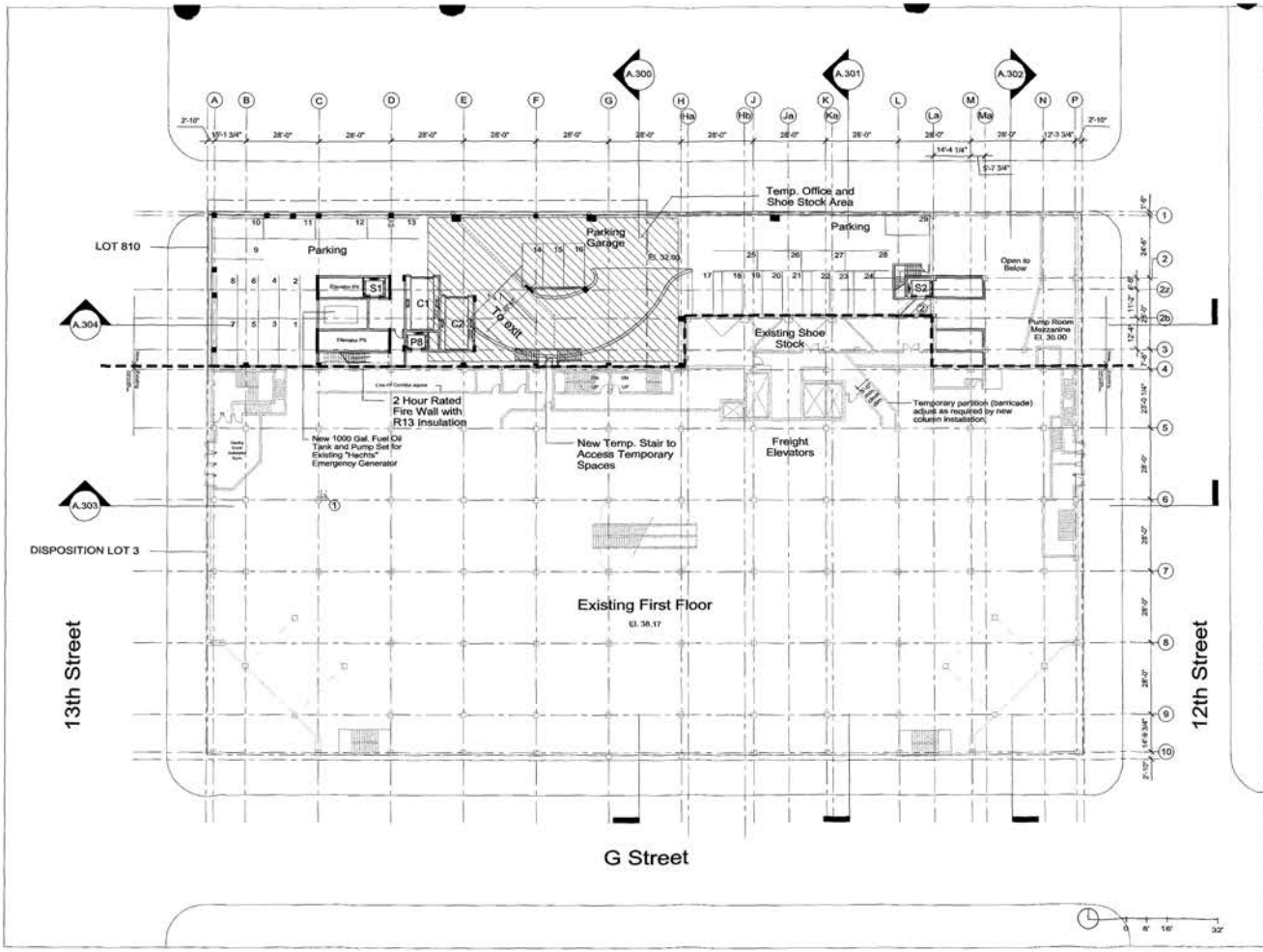
Lower Level Plan

AD98101

10/19/00

1/16" = 1'-0"

A.201



SOM

SKIDMORE, OWINGS & MERRILL LLP
ARCHITECTS - ENGINEERS
1500 K STREET, N.W.
WASHINGTON, D.C. 20005

Notes
1. Existing electrical riser
2. Reclaimed Area for New Core

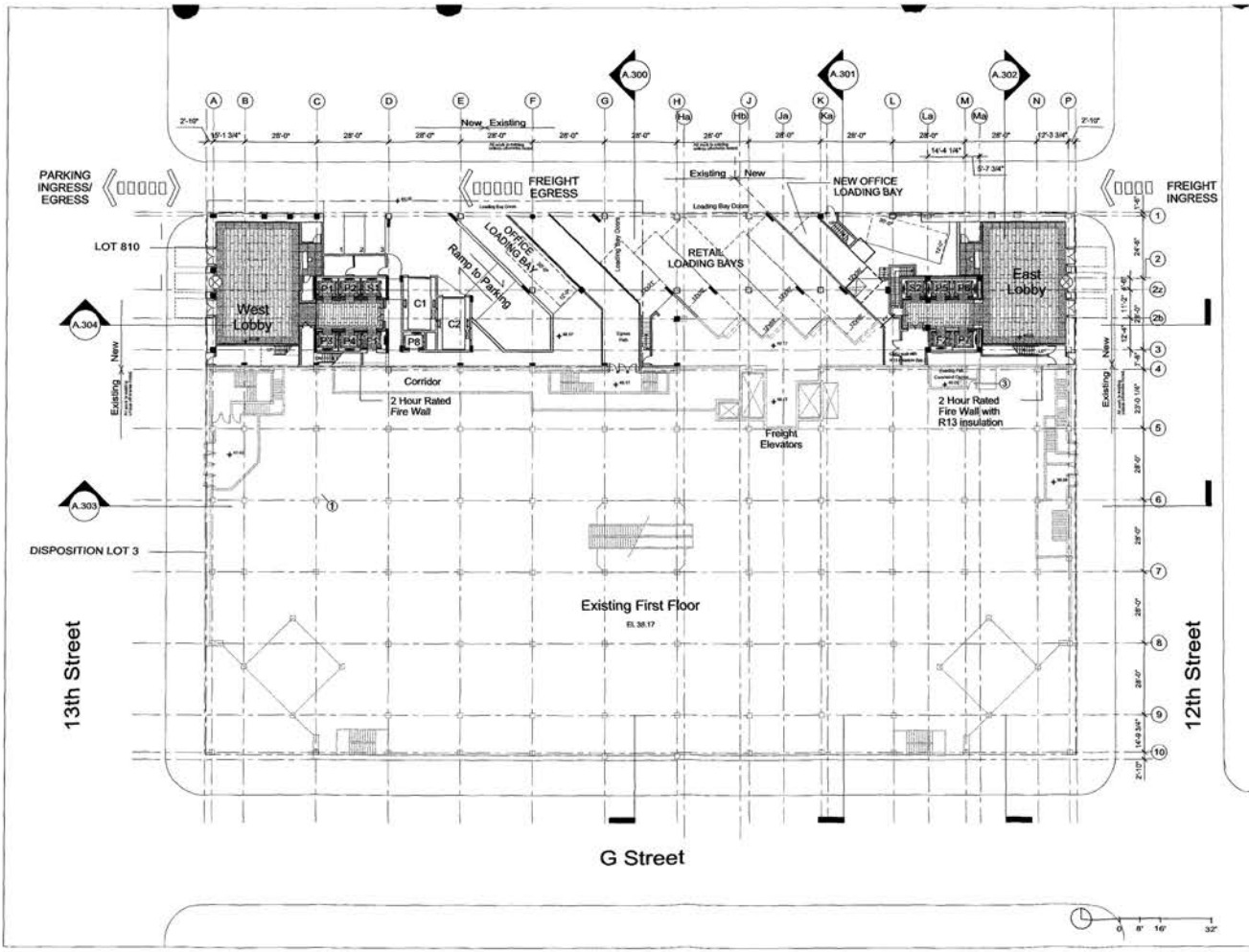
1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

Ground Floor Plan

AD98101
10/19/00
1/16" = 1'-0"

A.202



SOM

SKIDMORE, OWINGS & MERRILL LLP

Washington Square Properties

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

Notes
1. Existing electrical riser
2. Reclaimed Area for New Core

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

Mezzanine Plan

© 1998 Skidmore, Owings & Merrill LLP

AD98101

10/19/00

1/16" = 1'-0"

A.203

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

July 21, 1994

MEMORANDUM

TO : James Randall, Esquire
Assistant Corporation Counsel
Office of The Corporation Counsel

FROM : Joseph F. Bottner, Jr.
Zoning Administrator
Zoning Division

SUBJECT : Air Rights Over The Hechts Department Store (Metro Center, Parcel 3B), Lot 56 in Square 288

I have reviewed the files and documents relating to the above referenced project.

The subject property is currently zoned as DD/C-4. Consistent with legal advice provided by your office by Steven N. Gell in a memorandum dated March 13, 1989, it is my opinion that Parcel 3B can be considered as part of a combined lot development under both DD Regulations and Shop Regulations. The combined lot development, of which Parcel 3B is a part, consists of Lot 24 in Square 319 and Lot 56 in Square 288

Parcel 3B will not be required to provide any additional retail, arts or other preferred use under the Zoning Regulations because such preferred uses have already been provided in the combined lot development. Moreover, I concur with prior advice from your office that the required covenant for combined lot development is satisfactorily addressed by numerous development agreements between RLA and the land owner.

My decision is restricted to this particular case (Metro Center Parcel 3B Air Rights) and is based solely on the special facts and circumstances presented by RLA involvement in the development of the site over a long period of time. I do not regard this case as having precedent value over other DD District or Shop District cases.

If you have any questions, please call me on 727-7350.

DISTRICT OF COLUMBIA
94 OCT 31 A 12:54

LAW OFFICES
BROWNSTEIN ZEIDMAN AND LORE
A PROFESSIONAL CORPORATION

PHILIP F. ZEIDMAN
PERRY C. AUSBROOK
ARTHUR I. CANTOR
DONALD A. KAUL
KENNETH G. LORE
PETER J. KLARFELD
BARRY P. ROSENTHAL
DAVID J. BUTLER
RONALD A. FEUERSTEIN
SUSAN E. DUVALL
H. BRET LOWELL
BARRY M. HELLER
KYLLIKKI KUSMA
GARY C. TEPPER
JAMES C. RUBINGER
DAVID M. ASTROVE
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CHRISTINE C. LANZON
STEPHANIE K. WADE
JEFFREY M. SNYDER
CAROLYN A. BETTS
DAVID W. KOCH

EDWARD S. BOOHER, JR.
JEFFREY S. SCHARFF
HAROLD A. LEVY
MARK A. KIRSCH
LEE J. PLAVE
STEVEN B. FEIRMAN
CAROL M. TOMASZCZUK
ANDREA HILTON HOWE*
JOSEPH D. MURPHY
ELIZABETH ANN STRICKLER
COSTAS A. AVRAKOTOS*
MARYELLEN S. DOLAN
THOMAS J. NOTO III
DEAN WAYNE RUTLEY*
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TACIE H. YOON
DAVID J. WALKER
JAN S. GILBERT
DAVID B. KAPLIN
ERICA H. WEISS*
ADRIA B. HIRSHLAND
MARTIN W. LESTER

DAVID A. BOHLEY*
REBECCA J. HANSON
MARK D. JOHNSON*
J. MICHAEL PICKETT*
ALLISON K. POELLINGER*
BENJAMIN D. DIAMOND
JEFFREY L. POERSCH*
MYRA R. SILBERSTEIN
JEFFREY R. SNYDER
JOHN H. STEITZ II

OF COUNSEL

PHILIP N. BROWNSTEIN
GEORGE L. GORDON*
DANIEL S. GOLDBERG
JOHN M. TIFFORD
CHARLES J. BARTLETT

*NOT ADMITTED IN D.C.

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1401 NEW YORK AVENUE, N.W.
WASHINGTON, D.C. 20005-2102

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202-879-5700

TELECOPIER
202-879-5773

CABLE ADDRESS
CAVEAT-WSH

AFFILIATION
EASTEUROPELAW, LTD
BUDAPEST, HUNGARY

WRITER'S DIRECT DIAL NUMBER

August 2, 1994

(202) 879-5714

James Randall, Esq.
Assistant Corporation Counsel
Government of the District of Columbia
441 Fourth Street, N.W.
Room 6N92
Washington, DC 20001

Re: Metro Center Parcels 3B and 5A - Settlement Agreement

Dear James:

Thank you for your letter of July 28, 1994 in which you transmitted to us a copy of Resolution 10-386 of the Council of the District of Columbia, which Resolution eliminates the minimum Floor Area Ratio ("FAR") of the Urban Renewal Plan for the Downtown Urban Renewal Area (the "Plan"), together with a memorandum from the Zoning Administrator dated July 21, 1994.

Resolution 10-386 appears to resolve satisfactorily the issue with respect to the FAR requirement. We have, however, some questions concerning the memorandum from the Zoning Administrator for which we would like further clarification:

1. The memorandum from the Zoning Administrator is an internal memorandum addressed to your office. Based on our telephone conversation, it is our understanding that, as a legal matter, this memorandum may be relied upon by Collin Equities, Inc., the current owner of the property, together with its successors and assigns.

2. Paragraph 3 of the memorandum provides that:

> Parcel 3B will not be required to provide any additional retail, arts or other preferred use under the Zoning Regulations because such preferred uses have already been provided in the combined lot development.

It is our understanding that the reference in this sentence to "Zoning Regulations," which is not defined in the memorandum, includes the DD Regulations and the Shop Regulations. Further, it is the intent of the memorandum that all the requirements imposed under such Zoning Regulations have already been satisfied in the combined lot development. Accordingly, the owner of Parcel 3B is not required to comply with the additional requirements imposed under the DD Regulations and the Shop Regulations.

If our interpretation of the memorandum as set forth above is correct, it would be appreciated if you would confirm this understanding by signing in the space provided below and returning one executed copy to me for our files.

Please call me if you have any questions.

Sincerely,

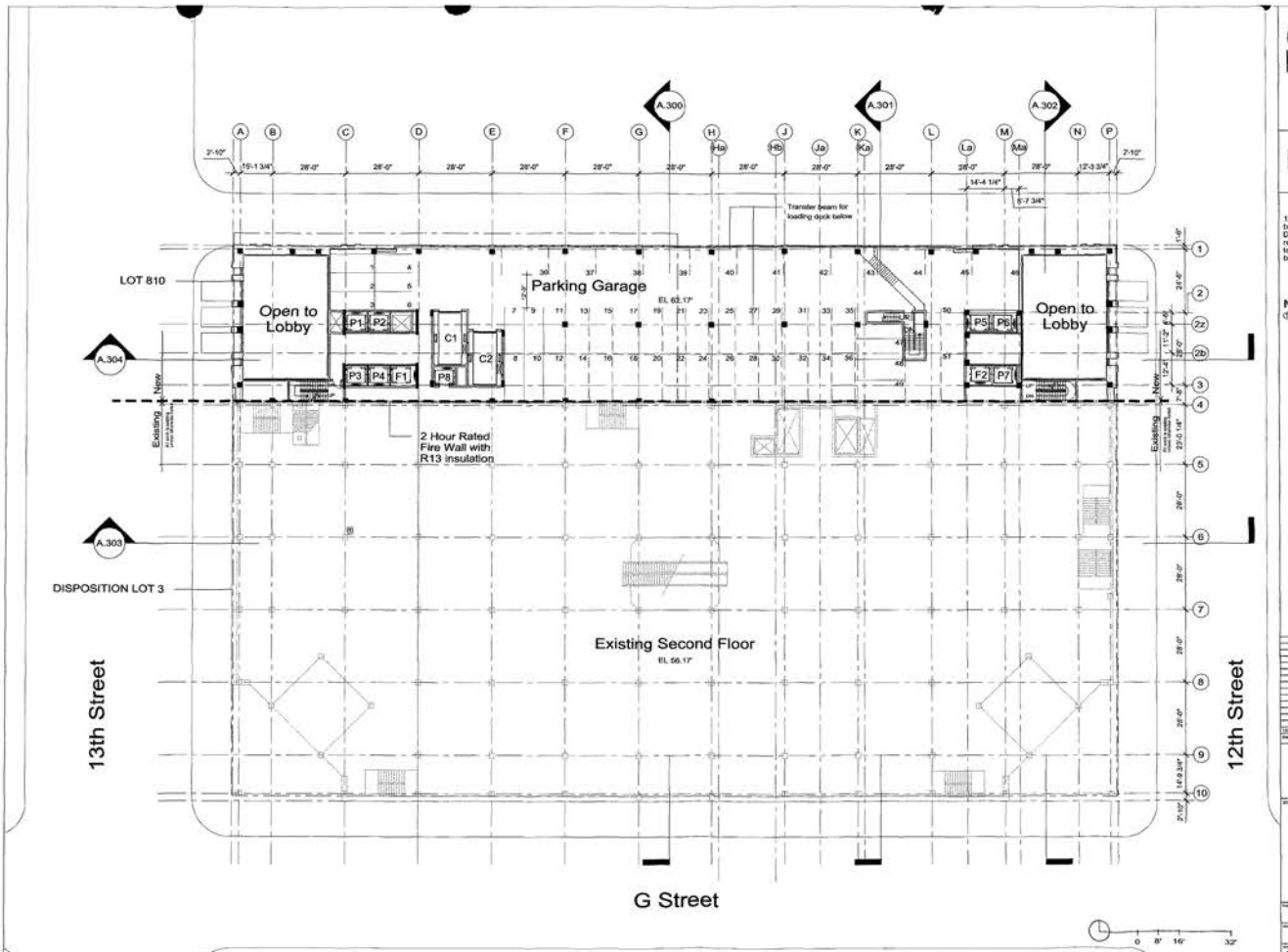
Barry P. Rosenthal

Confirmed.

James Randall
Assistant Corporation Counsel

cc: Ms. Deborah Behrend
Ms. Susan Cardona

44091/00020-00031



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WASHINGTON, D.C. 20005

Preservation Project

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

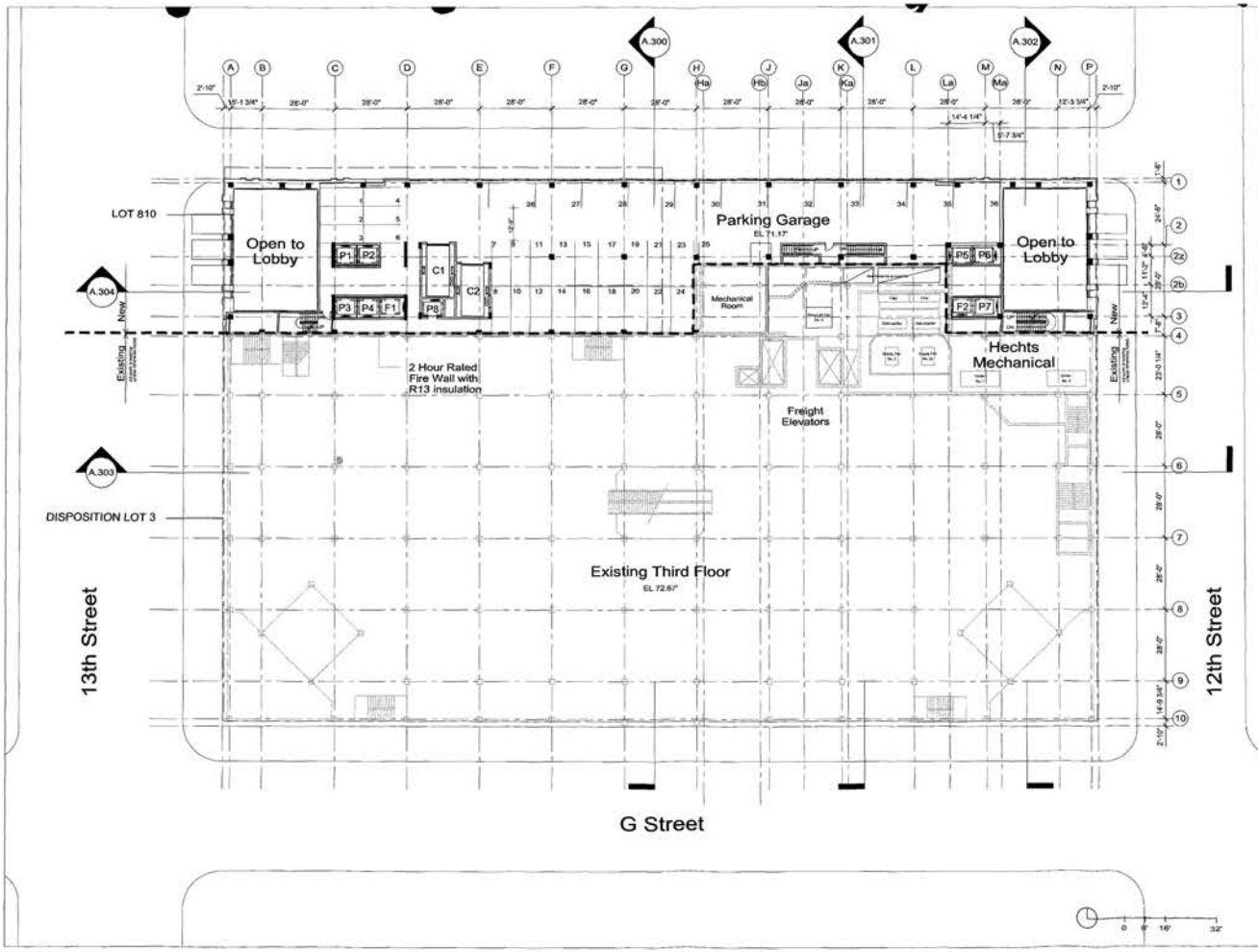
Notes
① Existing electrical riser

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

Level 2 Plan

AD98101
10/19/00
1/16" = 1'-0"

A.204



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The Hechts Company
Proprietary

General Notes

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

Notes

① Existing electrical riser

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

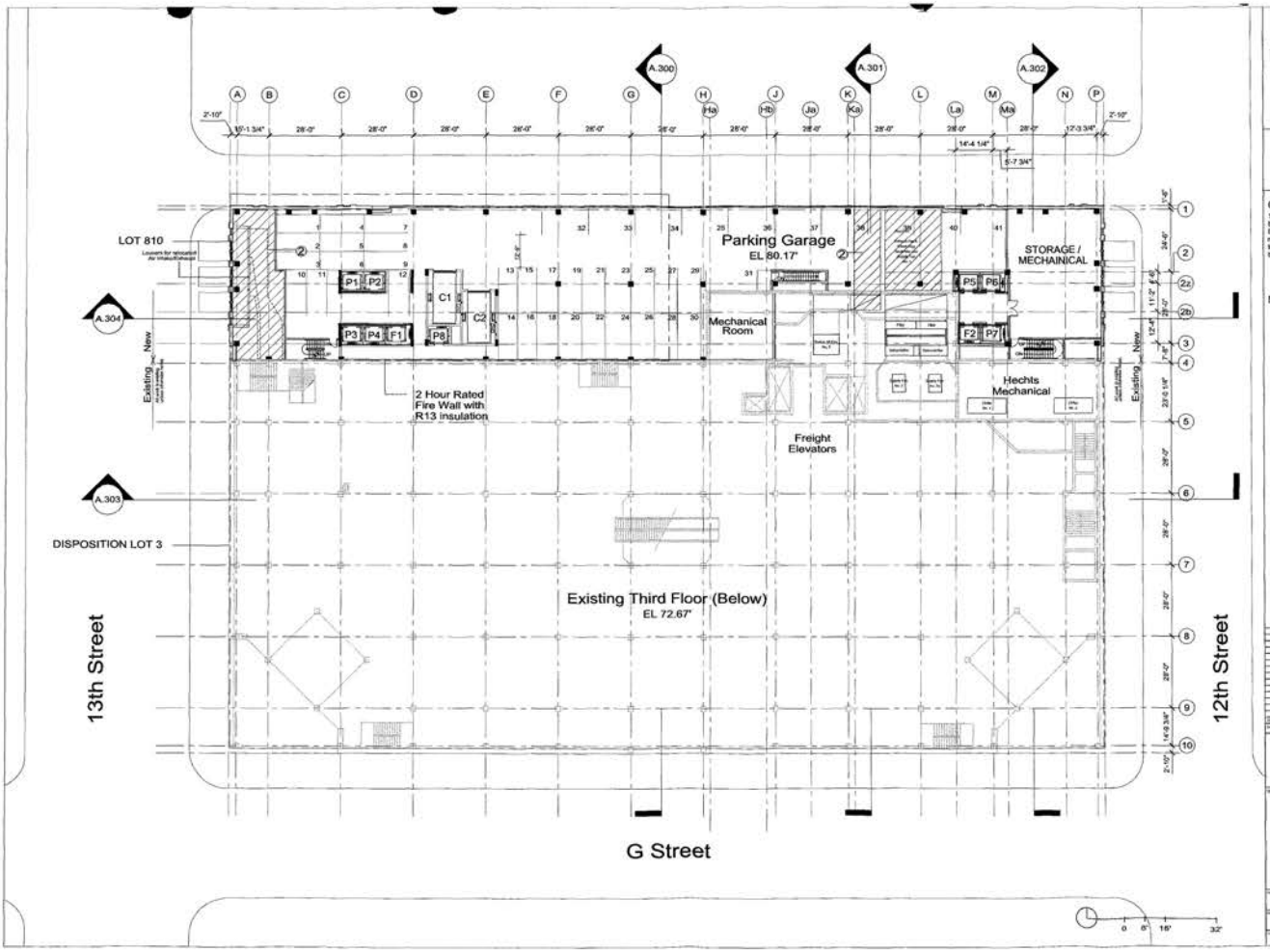
Level 3 Plan

AD98101

10/19/00

1/16" = 1'-0"

A.205



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Pennsylvania Avenue Development

General Notes

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building.

Notes

1. Existing electrical riser
2. EASEMENT
Area controlled by the "Hecht's Dept. Store"
24 Hour Access is to be Provided. Coordinate with Office Building Personel.

NO/MARK	REVISION

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

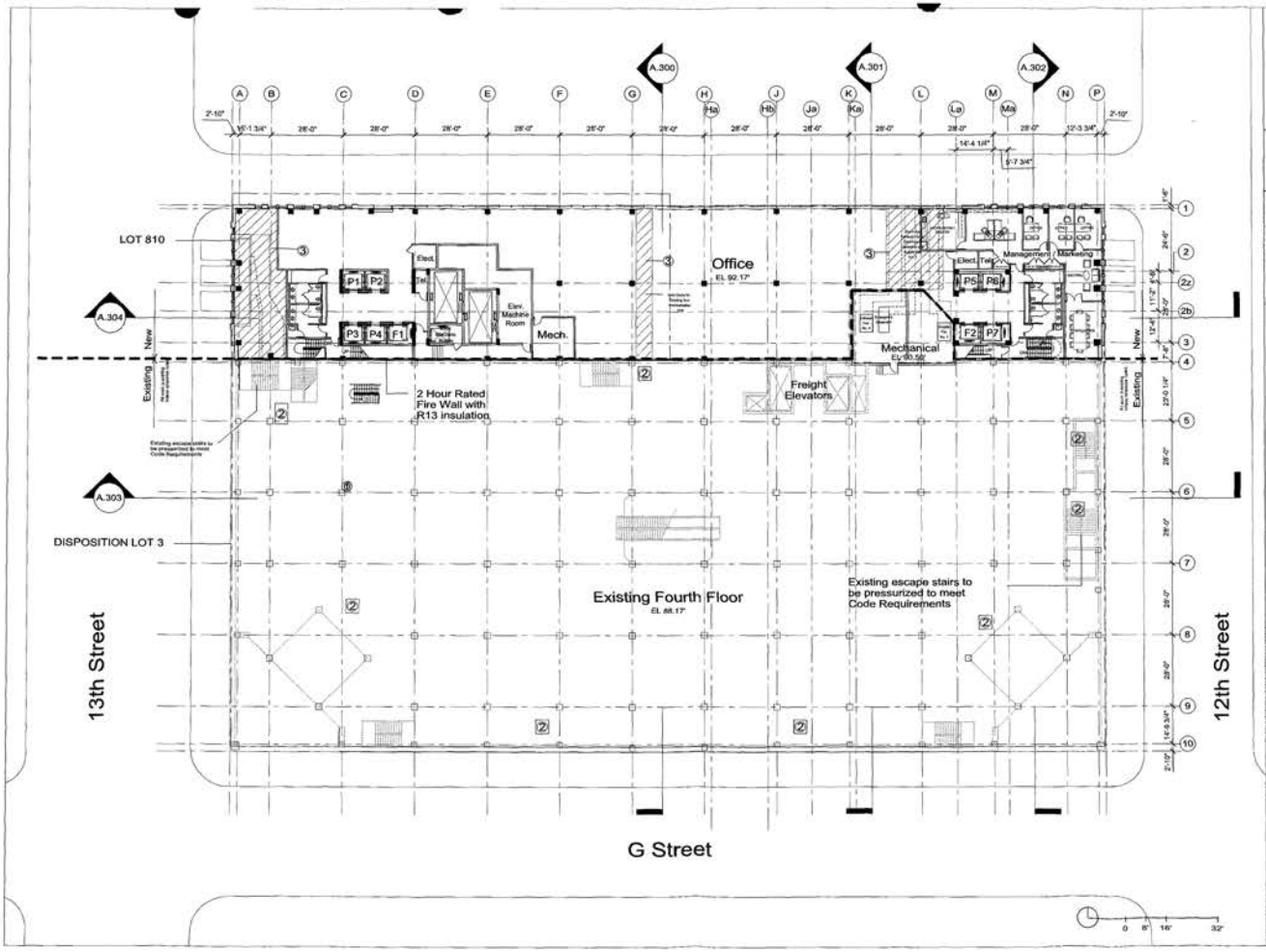
Level 3b Plan

AD98101

10/19/00

1/16" = 1'-0"

A.206



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Tishman Speyer Properties

General Notes

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building.

Notes

1. Existing electrical riser
2. Existing stair pressurization unit
3. EASEMENT
   Area controlled by the "Hecht's Dept. Store"
   24 Hour Access is to be Provided. Coordinate with Office Building Personel.

DATE/MM	REVISION
Date	Issue

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

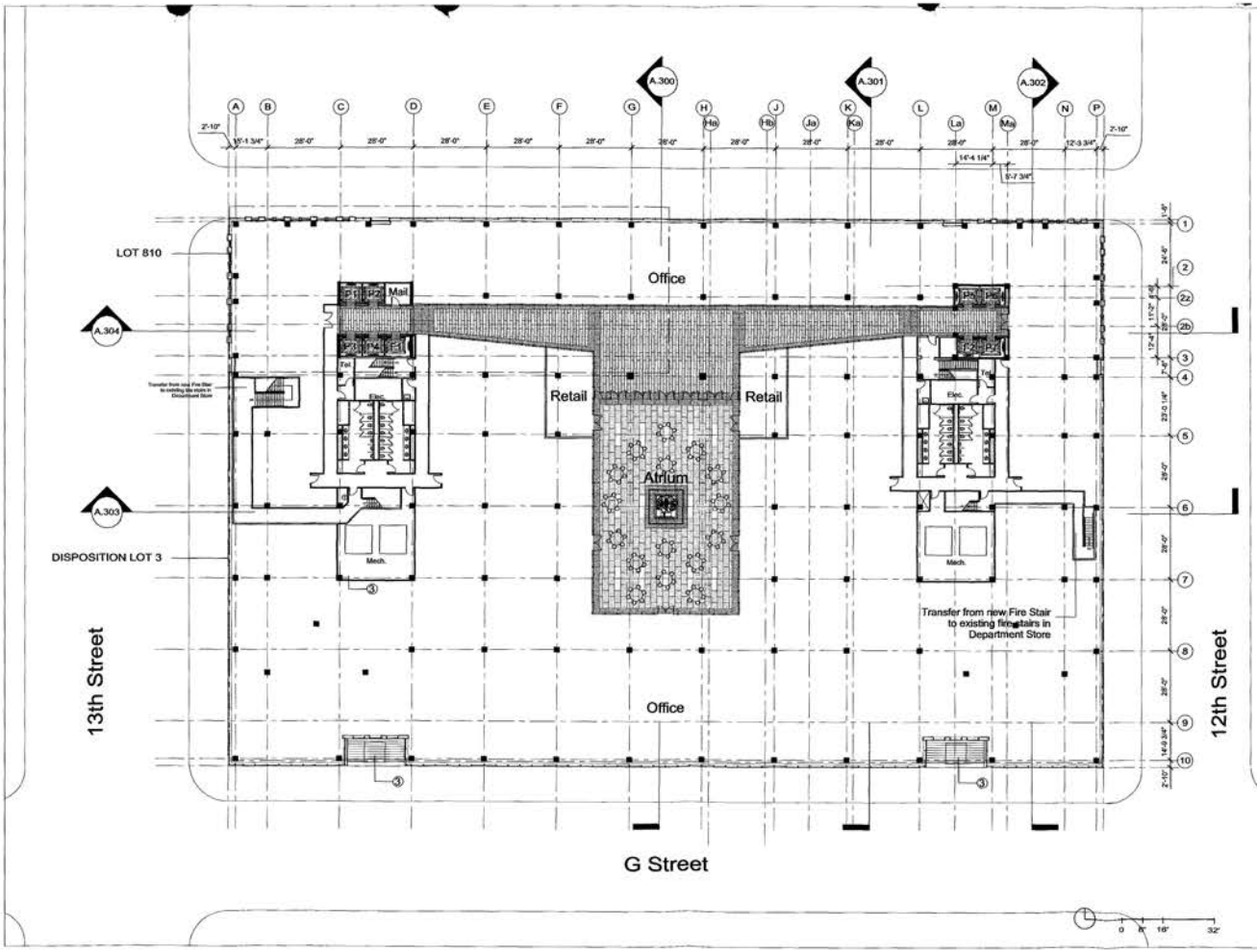
Level 4 Plan

AD98101

10/19/00

1/16" = 1'-0"

A.207



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Tishman Speyer Properties

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

Notes

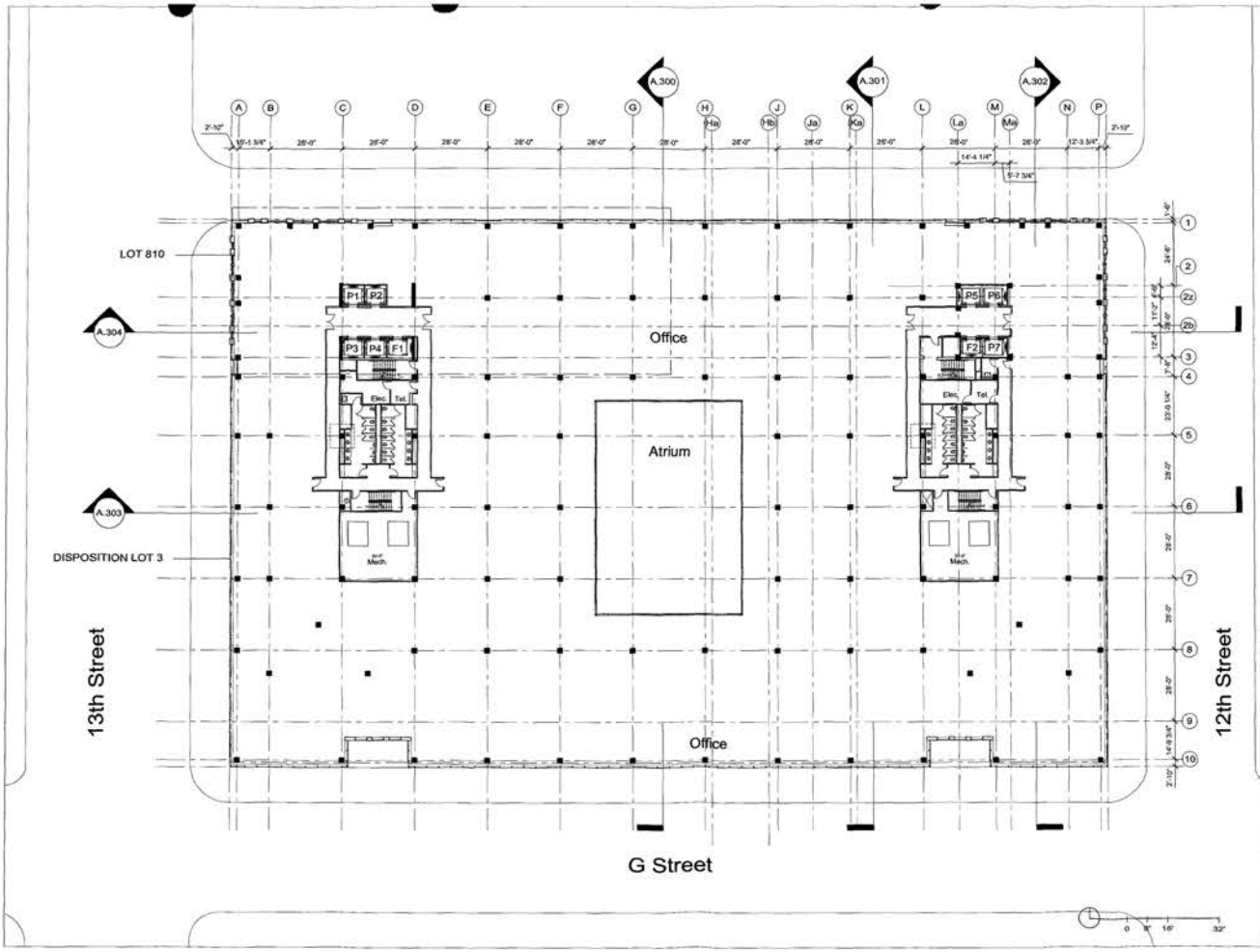
① Existing electrical riser
② Stair pressurization duct
③ EASEMENT
Area controlled by the "Hecht's Dept. Store" 24 Hour Access is to be Provided. Coordinate with Office Building Personel.
④ Future kitchen exhaust

METRO CENTER
12th, 13th and G Streets, NW
Washington, DC

Level 7 Plan

AD98101
10/19/00
1/16" = 1'-0"

A.208



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Notes

1. Minor modifications may be required within the Department Store to enable re-routing of MEP services to the new office building

Notes

① Existing electrical riser

② Stair pressurization duct.

③ EASEMENT
Area controlled by the "Hecht's Dept. Store." 24 Hour Access is to be Provided. Coordinate with Office Building Personel.

④ Future kitchen exhaust

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

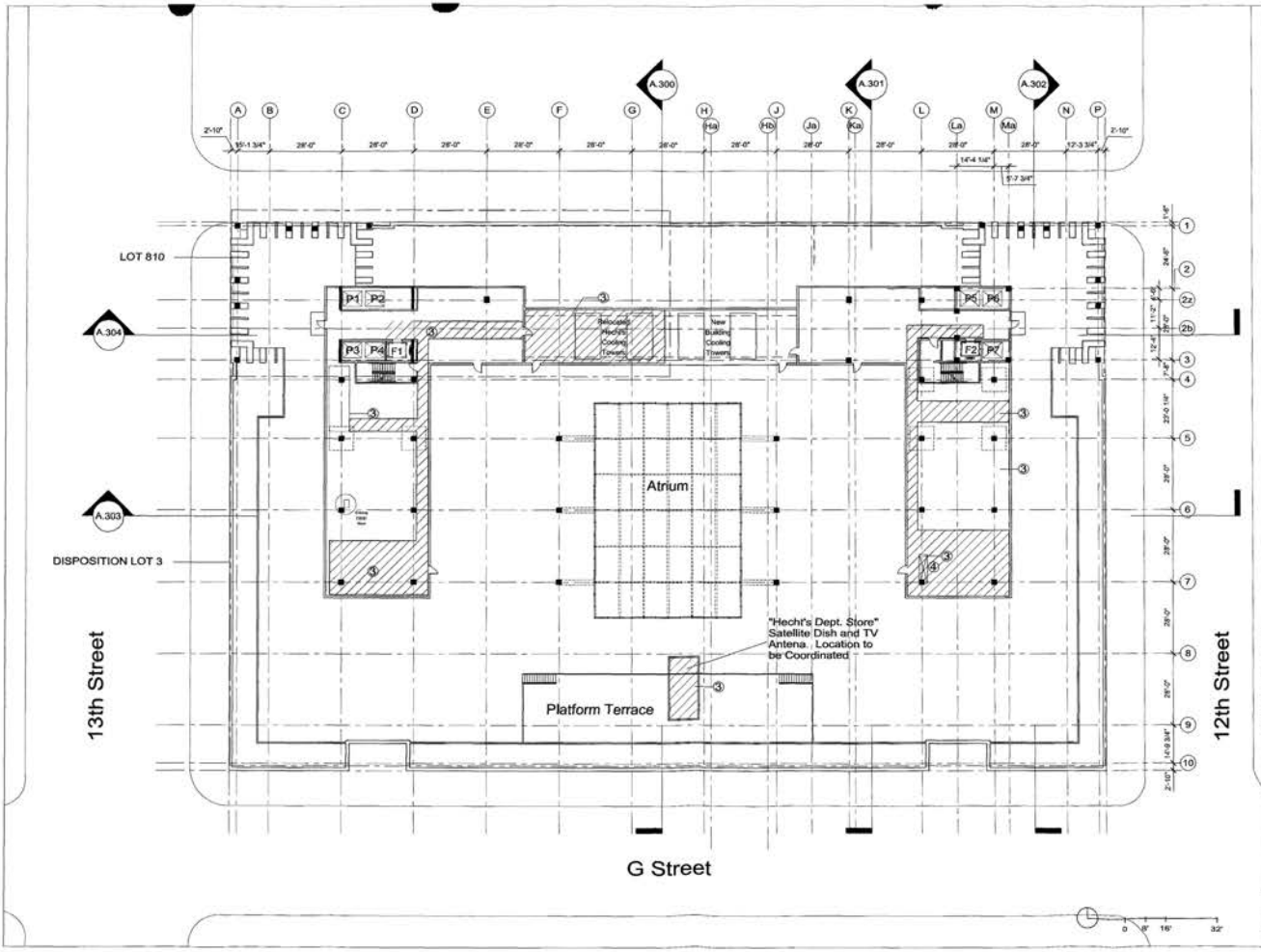
Typical Level Plan

AD98101

10/19/00

1/16" = 1'-0"

A.209



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WASHINGTON, D.C. 20005

Tishman Speyer Properties

Notes

① Easement
Area controlled by the "Hecht's Dept. Store" 24 Hour access is to be provided. Coordinate with Office Building personnel.

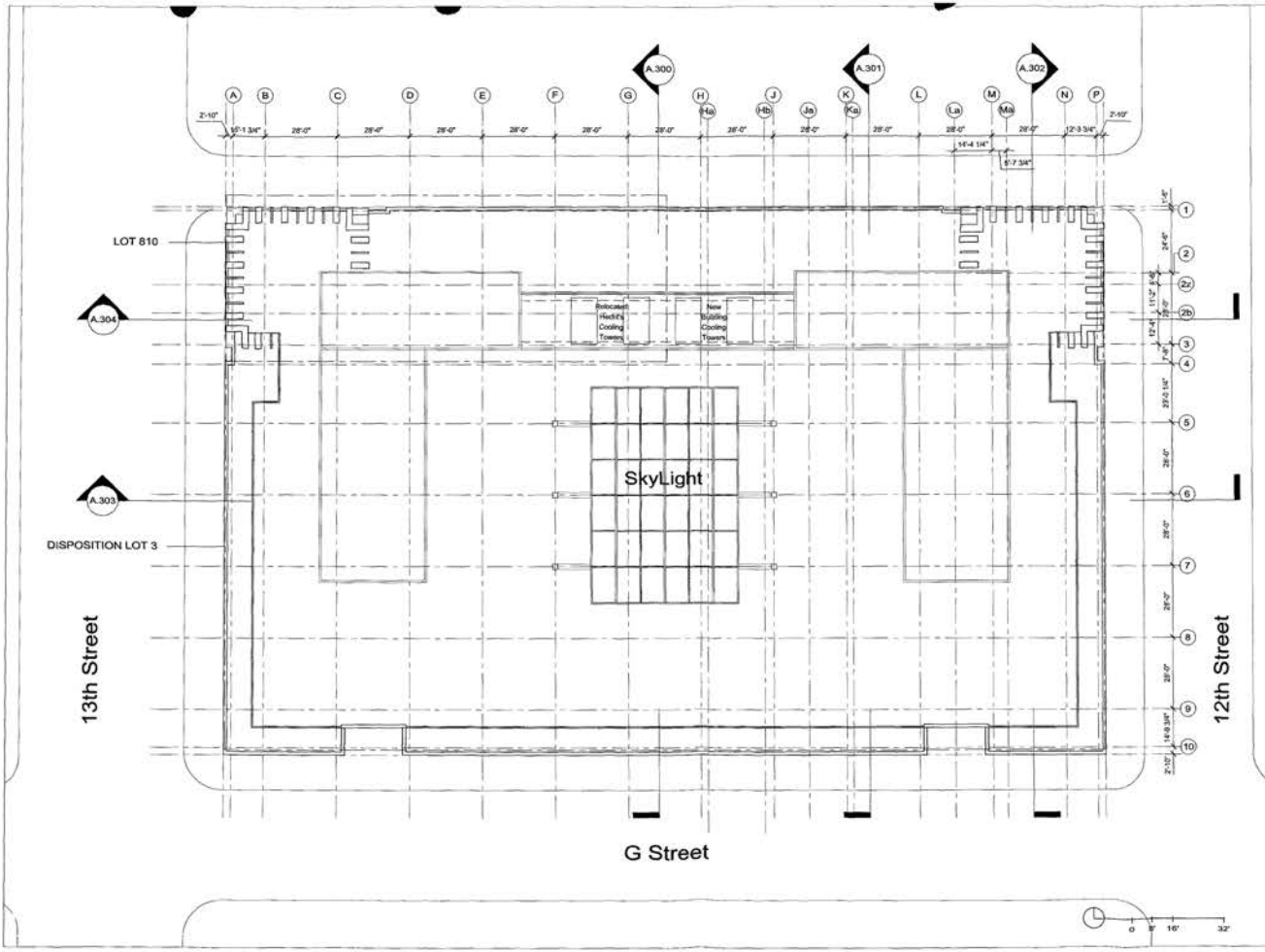
② Future Kitchen Exhaust

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

Penthouse Plan

AD98101
10/19/00
1/16" = 1'-0"

A.210



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WASHINGTON, D.C. 20006

Tishman Speyer Properties

METRO CENTER
12th, 13th and G streets, NW
Washington, DC

Roof Plan

AD98101
10/19/00
1/16" = 1'-0"

A.211