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August 28, 2001

BY HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA Variance Application of
CESC 1140 Connecticut Avenue L.P.
1140 Connecticut Avenue, N.W. (Square 161, Lot 32)

Dear Members of the Board:

Enclosed is an original and 10 copies of the Statement of the Applicant for Application #16743. Please call me if you have any questions.

Sincerely,

Martin P. Sullivan

Enclosures

cc: Arthur Jackson, D.C. Office of Planning
Trey Burke, Charles E. Smith Commercial Realty
Rusty Edwards and Amy Navabi, BBGM Architects
Phil Feola, Shaw Pittman, LLP
Abdoulaye Bah, DPW

BZA
Case No. 16743
Exhibit No. 19

Document #: 1157680 v.1

Board of Zoning Adjustment
District of Columbia
CASE NO.16743
EXHIBIT NO.19

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of CESC 1140 Connecticut Avenue L.P.

BZA Application No. 16743
Hearing Date: September 11, 2001
ANC 2B

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

This is an application to allow the extension and renovation of the ground floor retail portion of the building located at 1140 Connecticut Avenue, N.W., Lot 32 in Square 161 ("Subject Site"). The application requests zoning relief pursuant to 11 DCMR 3103.2 for a variance from the maximum permitted floor area ratio ("FAR") (Subsection 771.2). The requested relief is necessary to permit alterations to the building on the Subject Site, including the removal of arcade space and the renovation and expansion of the Connecticut Avenue storefronts ("Project").

II.
Jurisdiction of the Board

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

III.
Description of Environs

A. Description of the Subject Site

The Subject Site is located on the west side of the 1100 block of Connecticut Avenue, N.W., between L and M Streets, N.W. The rear of the Subject Site fronts on 18th Street, N.W. The Subject Site is located in a triangular-shaped block and consequently has an irregular, "offset" shape (see Exhibit A).

The total land area of the Subject Site is approximately 17,924 square feet. The Subject Site is currently improved with an office building, including a parking garage, and ground floor retail fronting on Connecticut Avenue and on 18th Street ("Building"). The Subject Site is in the C-4 Zone District, which permits office and retail uses. In the C-4 Zone District, pursuant to 11 DCMR 771.5, a building erected to a height in excess of 110 feet is permitted a maximum FAR of 10.0, all of which is available for any permitted uses. The Building, because it is built to a height of 130 feet, has a maximum permitted FAR of 10.0.

B. Description of the Surrounding Area

The Subject Site is located approximately three blocks to the southeast of Dupont Circle in the heart of the Connecticut Avenue section of the Central Employment Area ("CEA"), as defined by the Comprehensive Plan for the National Capital, D.C. Law 12-275, 10 DCMR (Planning and Development) (1998) ("Comprehensive Plan"). The CEA is the core area of the District of Columbia, where the greatest concentration of employment

in the city and region is encouraged. The properties surrounding the Subject Site support a dense concentration of commercial and retail uses, specifically:

1. North

Adjacent to the Subject Site to the north is a large office building with ground floor retail stores, including Liz Claiborne, Lane's Luggage, the Vitamin Shoppe and Radio Shack. These retail storefronts are aligned with each other and extend to that building's Connecticut Avenue property line.

2. South

Adjacent to the Subject Site to the south is a large office building with ground floor retail stores Starpower and Express. This building also extends to the property line.

3. West

To the west of the Subject Site, there are office buildings with ground floor retail on both sides of 18th Street, which extend to the property line and are flush with adjacent buildings.

4. East

To the east, across Connecticut Avenue, are several historic buildings with office and retail uses, including Waggaman-Ray Commercial Row, the Elizabeth Arden Building and the Demonet Building. The retail stores on this block include Godiva Chocolates, Burberry, Tiny Jewel Box and Filene's Basement. The Mayflower Hotel is just south of this block.

IV.
Description of the Project

The Project will consist of (i) the removal of the existing arcade space; (ii) the extension of the ground floor Connecticut Avenue retail storefronts to the property line; (iii) the construction of a roof over the ground level parking ramp; and (iv) the complete renovation of the Building's Connecticut Avenue storefronts, ground floor building façade, and building entrance. The Applicant also intends to significantly upgrade the existing sidewalk in public space, subject to approval by the appropriate District agencies. The primary purposes of the Project are to improve the aesthetic appearance of the Building and to attract and keep high quality retail and office tenants.

The Building currently has three retail spaces fronting on Connecticut Avenue. Beginning on the south end of the Building's Connecticut Avenue streetscape, Brookstone occupies a retail space with a glass enclosure extending to the property line. Clothing retailer Hit or Miss formerly occupied the Building's center retail space, which includes a red canopy extending to the property line. The Improv comedy club, located in the basement, utilizes the northernmost retail space as a ticket booth, which extends past the open arcade and into public space. The extended glass enclosure, the red canopy and the ticket booth were constructed independent of each other for their respective tenants, and therefore have little cohesion or uniformity of design. The Project, as proposed herein, will remove the glass enclosure, the canopy and the ticket booth; replacing it with a uniformly designed, more attractive retail storefront and ground floor façade. The Project will provide many benefits to the District and to the Connecticut

Avenue corridor, primarily the aesthetic improvement to the streetscape and the resultant quality and stability of the retail tenants. The addition of a roof over the ramp to the parking garage will also benefit surrounding retailers and their consumers, as it is a public parking garage with attendant parking.

The removal of the arcade is in accordance with the Comprehensive Plan, which encourages the conversion of such space for retail use. Architects and planners consider open arcades to be cold, uninviting and outdated design features. For similar reasons, the open arcade design is not favored by retail tenants or consumers. Additionally, the extension of the storefront to the property line will align the Building's retail uses with the adjacent retail storefronts, both to the north and south, providing uniformity to that block's retail configuration. This will contribute to the success of the retail on the entire block. The sidewalk width, upon completion of the Project, will be approximately 25 feet. Pedestrian movement will be improved, as the new building line will be at or near the location of the building lines of the adjacent buildings. The Project will produce a continuous and uniform retail streetscape, rather than the current assortment of structures, which tend to obstruct the flow of pedestrian traffic.

V.
Relief Requested - Variance from Floor Area Ratio Requirement

The Zoning Regulations allow a maximum permitted FAR of 10.0 for the Building, plus additional square footage for a penthouse and the open arcade. The Building currently has a total gross floor area ("GFA") of 184,690 feet, consisting of three elements: (i) the Building area of 179,230 square feet (10.0 FAR); (ii) a penthouse

of 4,481 square feet; and (iii) the arcade of 973 square feet. The GFA of the Building results in the currently utilized FAR of 10.0. The penthouse and arcade areas consist of permitted bonus square footage above the 10.0 FAR limitation.

The Land Use Element of the Comprehensive Plan encourages the removal of arcade space (10 DCMR 1108.1(s)), and the Zoning Administrator has determined in recent cases that, to advance this policy, existing open arcade space may be converted to retail space as a matter of right. The Project, as proposed, requires a FAR variance of .061, which translates to a GFA of 1,097 square feet. Total new construction will add 2,076 square feet, which includes the 973 square feet of arcade space, which is convertible to retail space as a matter of right. Upon completion of the Project, the Building (excluding penthouse) will have a total GFA of 181,306 square feet.[1] With this FAR increase of slightly over one half of a percent, the Applicant will be able to substantially upgrade the existing storefront and ground floor building façade, thereby providing numerous benefits to the City and the neighboring area. These benefits include significant aesthetic improvement of the Building's entrance and ground floor façade, improved pedestrian traffic flow, improved access to the public parking within the building, a more prominent retail presence, and the conversion of open arcade space to productive retail use.

[1] The total permitted building gross floor area ("GFA") (excluding penthouse) is 180,209 square feet, which is made up of 179,236 square feet for the building proper (10.0 FAR) and 973 square feet of convertible arcade space. Upon completion of the Project, the Building will consist of a GFA (excluding penthouse) of 181,306 square feet, or 1,097 square feet above the maximum permitted GFA (181,306 – 180,209 = 1,097). The 1,097 square feet is represented in terms of FAR as .061.

VI.

The Application Meets the Requirements for
Variance Relief Under Section 3103.2 of the Zoning Regulations

The burden of proof for variance relief is well established. The Applicant must demonstrate that the Subject Site is affected by an exceptional or extraordinary situation or condition, that the strict application of the Zoning Regulations will result in a practical difficulty to the Applicant, and that the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. Palmer v. BZA, 287 A.2d 535, 541 (D.C. 1972). As set forth below, the application meets the three-part test for area variance relief.

A. The Subject Site is Affected by an Exceptional Situation or Condition

The Subject Site meets the "exceptional conditions" element of the variance test because of: (i) the competitive disadvantage of the Building's retail space, due to its location between buildings with ground floor retail extending to the property line, also due to the existence of the arcade; (ii) its irregular shape and resulting offset elevator core, which result in the inefficient use of space inside the Building; (iii) the existence of the very unusual "double driveway," one on both Connecticut Avenue and 18th Street, which limits the available retail space; (iv) design difficulties, as renovation without the variance would lead to an unattractive indentation in the alignment with adjacent retail

storefronts; and (v) the economic infeasibility of a meaningful renovation without the requested variance.[2]

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

For many years, owners of the Subject Site have had great difficulty attracting and retaining quality retail tenants because of the competitive disadvantage inherent in the Subject Site's current configuration. The Building was originally built with an arcade and four canopies extending into public space. This design was in accordance with favored design principles in effect when the Building was constructed. The arcade was actually built to less than a quarter of its maximum permitted size, presumably to accommodate the canopies and other sidewalk structures constructed with the Building. Since the Building's construction in 1968, the streetscape on the subject block has evolved around the Subject Site. As this happened, it became more and more difficult to attract and retain quality retail and office tenants to the Subject Site. Planners have recognized that for ground floor retail spaces to be successful, they must be open, visible and emphasized at the base of the building, rather than hidden behind an arcade or a canopy. Arcade space, once favored, is now considered cold and uninviting and a hindrance to the success of the retail uses behind it. It is imperative to retail success, especially on this block of Connecticut Avenue, that retail spaces are visible from the

[2] Economic feasibility may be considered in contemplating the "practical difficulty" element of an area variance request. See *Tyler v. District of Columbia BZA*, 606 A.2d 1362. In *Tyler*, the Court ruled that "our precedents make clear that such evidence [of economic feasibility] may indeed be considered in deciding whether area variances should be granted." Id. at 1366.

street and the sidewalk, that they are attractive and inviting, and that they have a design that is coherent with the existing streetscape. The FAR variance of .061 is needed to allow a renovation that will correct this competitive disadvantage, encourage the success of quality retail tenants, and greatly improve the aesthetic appearance of the Building.

The Property, because of its position in this triangular block, has a very irregular shape (see Exhibit A). Due to the irregular shape, the Building was built with a unique "offset" elevator core that takes up an unusual amount of space. This has made the Building less efficient than an ordinary shaped building, making it less attractive to both retail and office tenants. Also, the irregular shape and the unique building core limit the space available to Connecticut Avenue retail tenants for productive use, including storage and administrative space. The extension of the retail spaces to the property line should help compensate for this particular disadvantage.

To mitigate traffic concerns on Connecticut Avenue and 18th Street, the Building's parking garage contains a driveway ramp to both of these streets. This is an extremely unique situation that has limited the ground floor retail space of the Subject Site and consequently added to its difficulty in attracting and retaining quality retail tenants.

Because of the way the surrounding streetscape has evolved, it is imperative, from a design perspective, to extend the Building's ground floor retail so that it is aligned with the ground floor retail of the adjacent properties. If the Applicant were to convert only the existing arcade, the additional space obtained and the resulting design does not justify the Project. Merely converting the arcade space would leave this block with an unattractive indentation, thereby not accomplishing most of the positive benefits that the

Project will provide. Alignment of the retail storefronts on this block will greatly improve the attractiveness of the block, the success of the retail and the ease of pedestrian movement.[3]

Finally, renovation of the Building's ground floor retail is not economically viable without the variance. Retailers today demand access to pedestrian traffic and prominent exposure to the street. They also require larger spaces than retailers did in 1968, when the Building was constructed. The increase in allowable FAR of slightly over one-half of a percent will allow the Applicant to substantially renovate the Building in a way which will attract consumers, ensure the success of retailers, provide a more visible building entrance, upgrade the aesthetic appearance of the block, and ease pedestrian movement.

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

The granting of a variance from the maximum permitted FAR can be granted without substantial detriment to the public good and without impairing the intent, purpose and integrity of the Zone Plan. For all the reasons stated above, the Project will have only positive benefits to the public good. The Subject Site will be more attractive, the retail therein will have a greater likelihood of success and stability, and pedestrian movement will be enhanced. The addition of a roof over the ramp to the public parking garage will also make the garage more convenient for retail users. ANC 2B enthusiastically supports the Project, because of its aesthetic benefits and its potential to

[3] The Improv ticket booth currently extends into public space. Upon completion of the Project, the space for uninterrupted north and south pedestrian movement will actually be increased.

upgrade the retail mix on the Subject Site. The Project will not impair the intent, purpose or integrity of the zone plan because the Building will remain within the permitted building height and lot occupancy limits. Also, approximately 25 feet of sidewalk space will remain upon completion of the Project.

VII.

Community Outreach

The Applicant attended a regularly scheduled meeting of Advisory Neighborhood Commission 2B in Dupont Circle on Wednesday, August 9, 2001. The Applicant provided a presentation of the Project, including full-size renderings, plans and photos. At this meeting, ANC 2B voted unanimously to support the granting of the requested variance.

VIII.

Comprehensive Plan

The Comprehensive Plan's Land Use Map designates the Subject Site for high density commercial uses. The Project is consistent with and fosters the goals and policies stated in the elements of the Comprehensive Plan, particularly those within the Land Use Element relating to the encouragement of the success of ground floor retail in the Central Employment Area (10 DCMR 1108.1(s)). See the attached Exhibit F, part of the legislative history of the above referenced paragraph "(s)". Included is an analysis by the D.C. Office of Planning in support of this Comprehensive Plan amendment.

IX.
Exhibits in Support of Application

Exhibit A: Portions of the Sanborn Maps showing the Subject Site outlined in red.

Exhibit B: Portion of the Zoning Map showing the Subject Site outlined in red.

Exhibit C: Architectural Plans for the Project.

Exhibit D: Renderings of the Project.

Exhibit E: Photographs of the Project Area and the Surrounding Area.

Exhibit F: Legislative History for 10 DCMR 1108.1(s).

Exhibit G: Outline of testimony of Trey Burke, Charles E. Smith Commercial Development.

Exhibit H: Outline of testimony of Rusty Edwards, BBGM Architects, Project Architect.

Exhibit I: Resume of Rusty Edwards, BBGM Architects.

Exhibit J: Letter of Support from ANC 2B.

X.
Conclusion

For all of the above reasons, the Applicant is entitled to variance relief in this case.

Respectfully submitted,

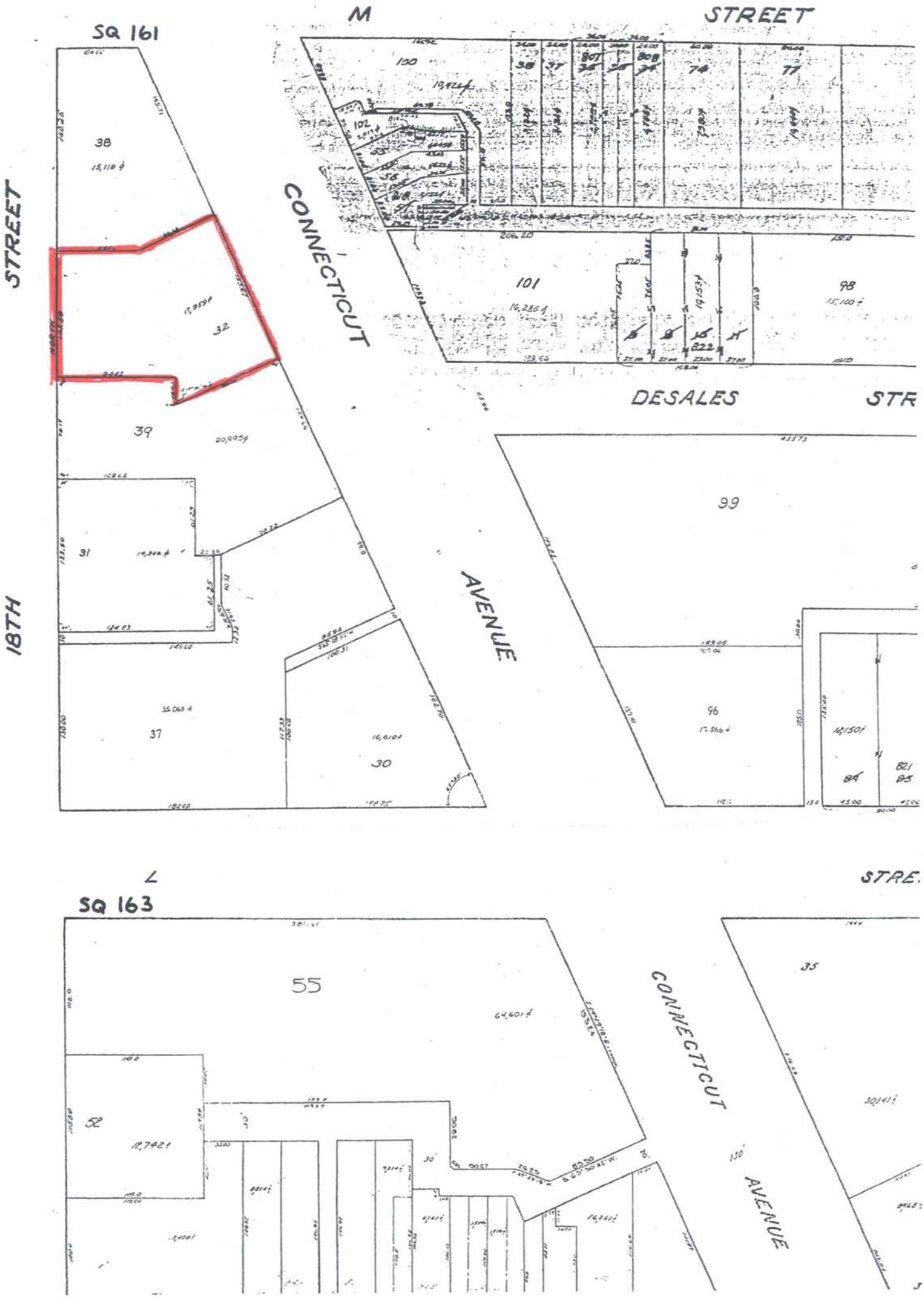
SHAW PITTMAN

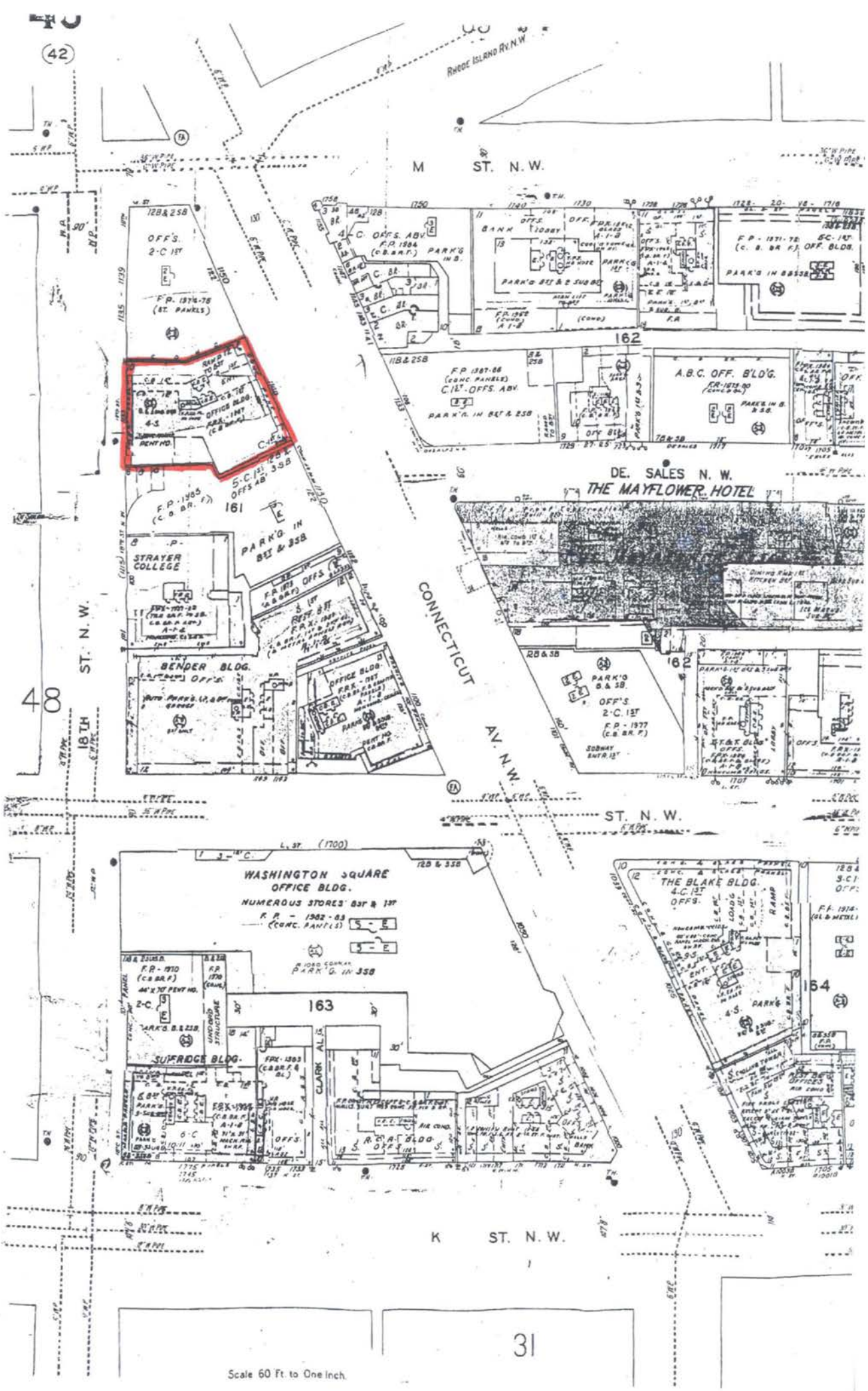
By: _____
Phil T. Feola

By: _____ 8/28/01
Martin P. Sullivan

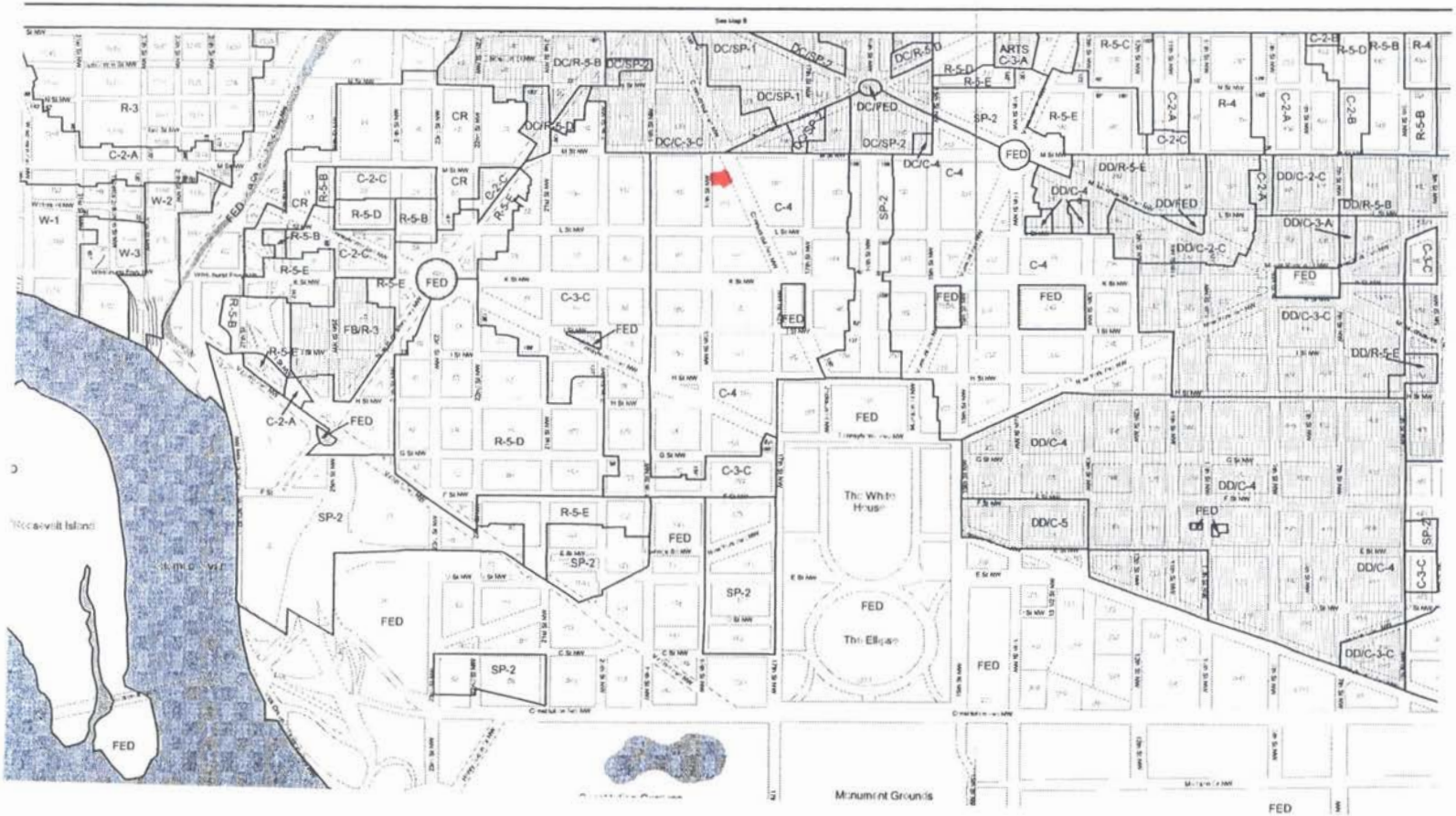
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A


SQ 161
M
STREET
100
19,924 ±
38
37
807
36
808
35
74
77
102
2,014 ±
38
15,118 ±
STREET
CONNECTICUT
206.20
101
16,286 ±
19,153 ±
822
98
15,100 ±
DESALES
STR
32
17,959 ±
39
20,995 ±
99
31
14,216 ±
AVENUE
96
17,366 ±
16,150 ±
84
821
85
18TH
37
35,063 ±
30
16,610 ±
L
STRE
SQ 163
55
64,601 ±
52
17,742 ±
CONNECTICUT
AVENUE
35
30,141 ±


(42)
RHODE ISLAND AV. N.W.
M ST. N.W.
OFF'S. 2-C 1ST
F.P. 1876-78 (ST. PANELS)
128 & 258
OFFICE BLDG.
4-S
PENT HO.
5-C 1ST OFFS AB 3RD
F.P. 1965 (C.B. BR. F.)
161
PARK'G. IN B3T & 358
STRAYER COLLEGE
BENDER BLDG.
OFF'S.
18TH ST. N.W.
CONNECTICUT AV. N.W.
C. OFF'S. ABV
F.P. 1964 (C.B. & M.F.)
PARK'G IN B.
BANK
PARK'G B3T & 2 SUB BC
F.P. 1971-72 5C-13T (C. B. BR. F.) OFF. BLDG.
PARK'G IN B3 & 358
162
118 & 258
F.P. 1387-88 (CONC. PANELS)
C.1ST.-OFFS. ABV.
PARK'G. IN B3T & 258
A.B.C. OFF. BL'D'G.
F.P. 1974-90 (CONC. PANEL)
PARK'G IN B. 3 & 38
DE. SALES N. W.
THE MAYFLOWER HOTEL
PARK'G B. & 38.
OFF'S. 2-C. 1ST
F.P. - 1937 (C.B. BR. F.)
SUBWAY ENT'R. 13T
ST. N.W.
L ST. (1700)
WASHINGTON SQUARE OFFICE BLDG.
NUMEROUS STORES B3T & 13T
F.P. - 1962-63 (CONC. PANELS)
PARK'G. IN 358
163
SUFRAGE BLDG.
CLARK AL.
U/GRD STRUCTURE
THE BLAKE BLDG.
4-C 1ST OFFS.
164
PARK'G
K ST. N.W.
31
Scale 60 Ft. to One Inch.




See Map B
R-3
C-2-A
W-2
W-1
W-3
CR
R-5-B
C-2-C
R-5-D
R-5-E
FB/R-3
FED
DC/R-5-B
DC/SP-2
DC/SP-1
DC/C-3-C
DC/R-5-D
DC/FED
DC/C-4
C-4
SP-2
ARTS
C-3-A
R-5-C
R-5-D
R-5-E
C-2-B
R-4
C-2-A
DD/R-5-E
DD/C-4
DD/FED
DD/C-2-C
DD/R-5-B
DD/C-3-A
DD/C-3-C
DD/R-5-E
DD/C-5
C-3-C
The White House
The Ellipse
Monument Grounds
Roosevelt Island





Existing Conditions
South Elevation
Scale: NTS

BBGM
WASHINGTON, DC · NEW YORK · HONG KONG

1140 Connecticut Avenue
Washington, D.C.

CHARLES E. SMITH REALTY COMPANIES
2345 CRYSTAL DRIVE
CRYSTAL CITY
ARLINGTON, VA 22202

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS



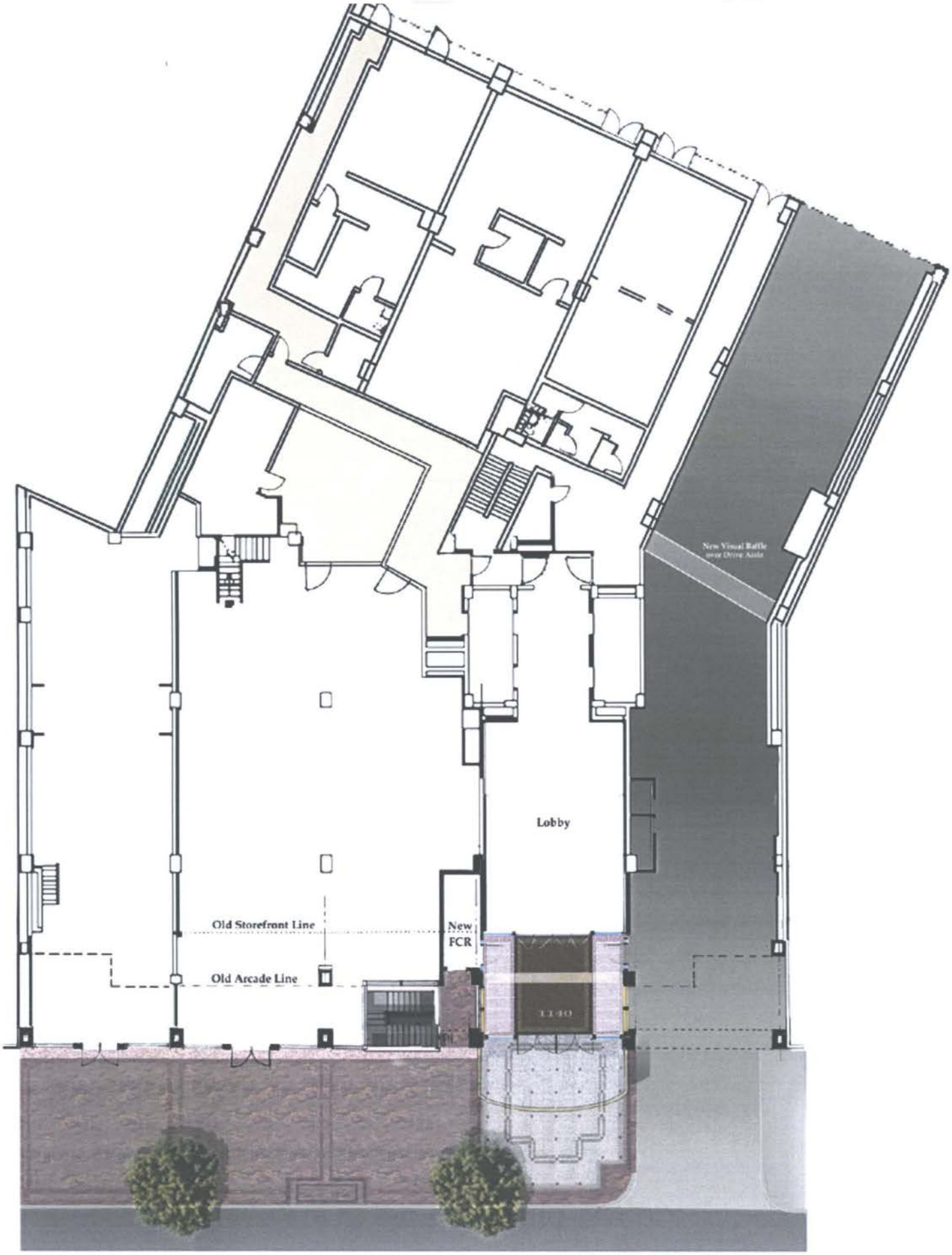
South Elevation
Scale: NTS

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1140 Connecticut Avenue
Washington, D.C.

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2345 CRYSTAL DRIVE
CRYSTAL CITY
ARLINGTON, VA 22202

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Max. Area, needing Zoning Adjustment
Scale: NTS

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Washington, D.C.

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CRYSTAL CITY



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1140 Connecticut Avenue

Washington, D.C.

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2345 CRYSTAL DRIVE
CRYSTAL CITY
ARLINGTON, VA 22202

Corniced Coping at Top of Fascia

New Sconce light on Column

New Stone, Precast or ThinShell Cladding

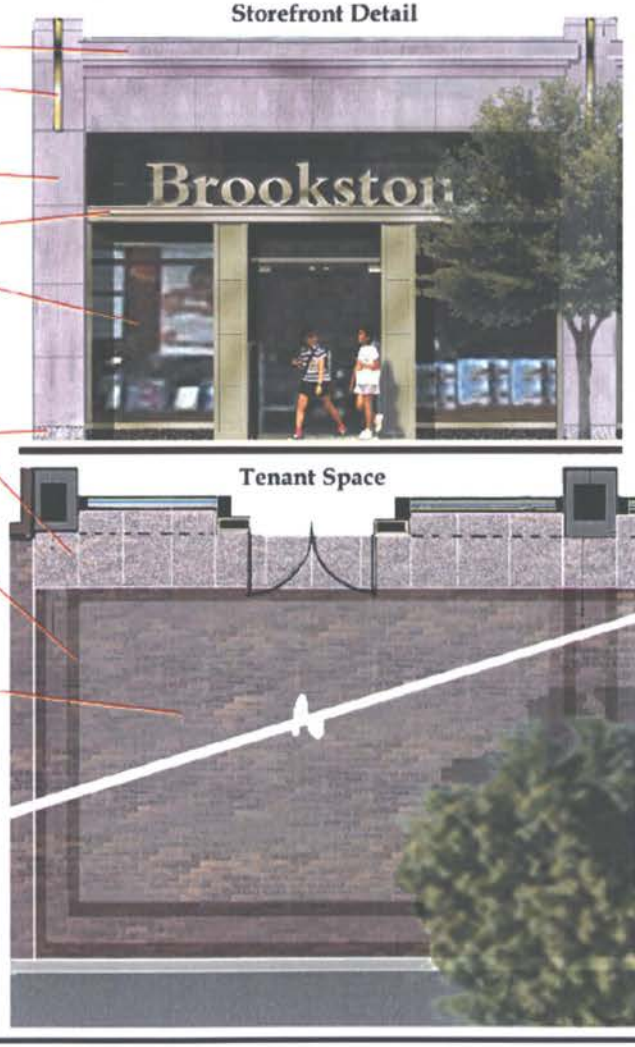
Signage Band with Dimensional Letters

New Storefront Glazing Clear in Bronze Mullions

Granite Base and Border

Inset of New Endicott Paver in Contrasting Tone

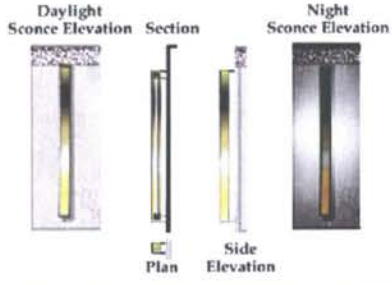
Existing Pavers: Clean or Replace with New



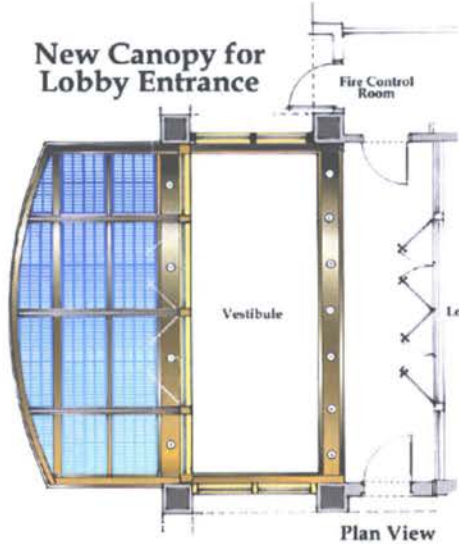
1140 Connecticut
New Facade on the Avenue
for the
Charles E. Smith Company

BBGM

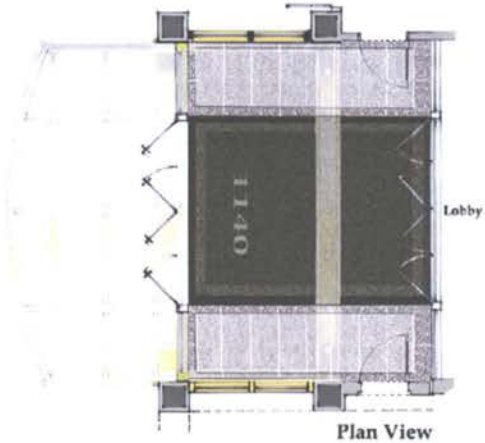
1140 Connecticut
New Facade on the Avenue
for the
Charles E. Smith Company



New Canopy for Lobby Entrance



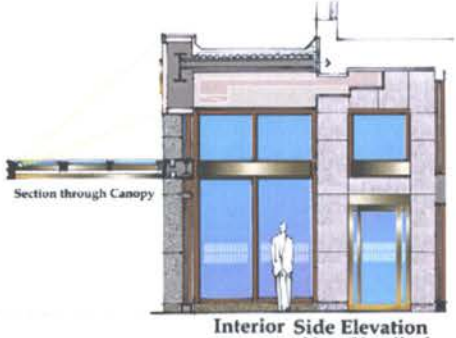
Plan View



Plan View



New Lobby Elevation



Interior Side Elevation
at New Vestibule



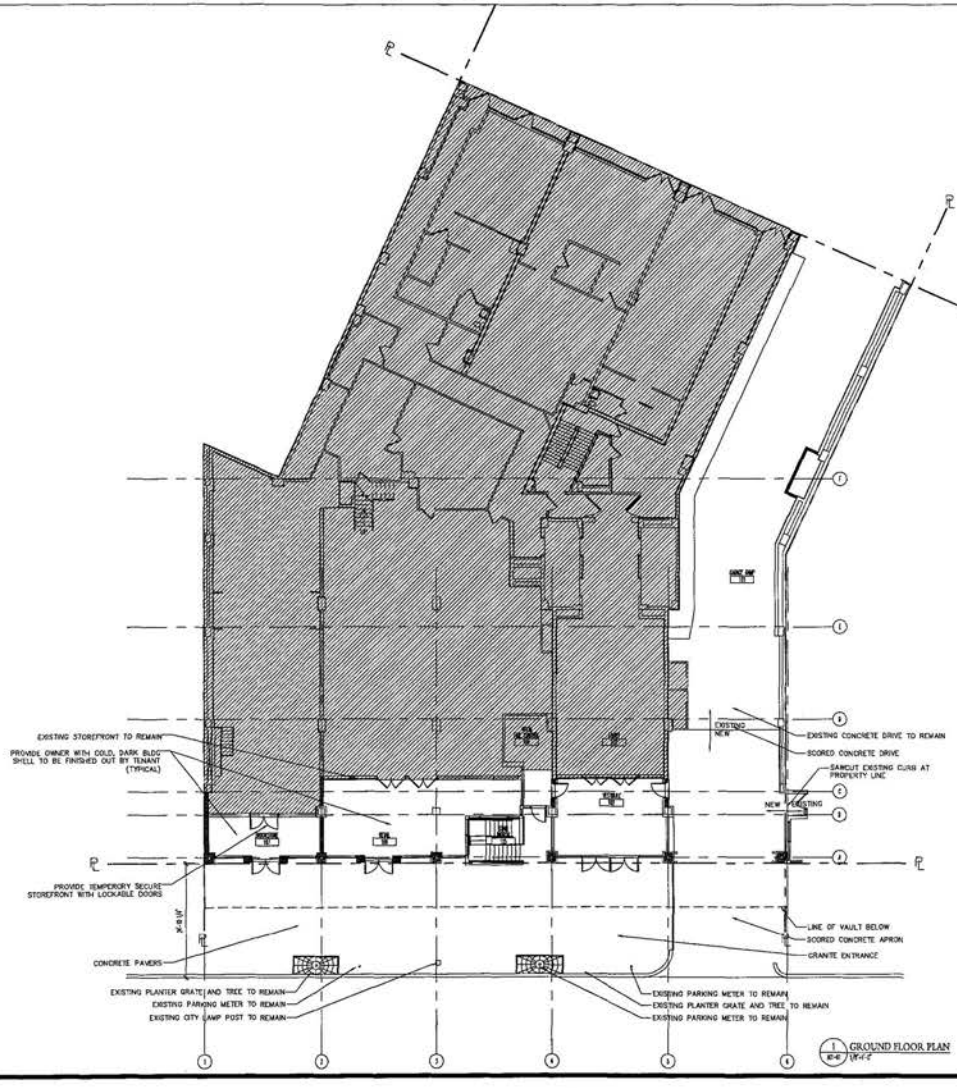
Exterior Side Elevation
at New Vestibule

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1140 Connecticut Avenue
Washington, D.C.

CHARLES E. SMITH REALTY COMPANIES
2345 CRYSTAL DRIVE
CRYSTAL CITY
ARLINGTON, VA 22202





1 GROUND FLOOR PLAN
1/8"=1'-0"

BBGM
WASHINGTON, DC · NEW YORK · MONTE CARLO
WASHINGTON, DC 20005
TEL: 202.783.3666
FAX: 202.783.3687

1140 CONNECTICUT AVE STOREFRONT FASCADE
1140 Connecticut Ave. Washington, DC

OWNER
Charles E. Smith
Residy Companies
2345 Crystal Drive
Crystal City
Arlington, Virginia 22202

CONSULTANTS

ISSUES

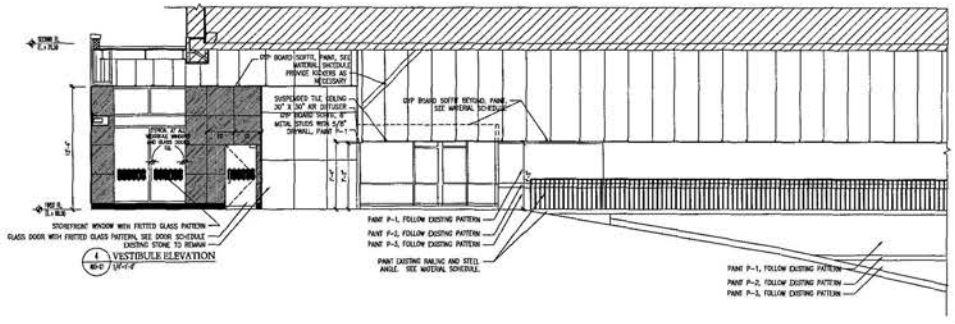
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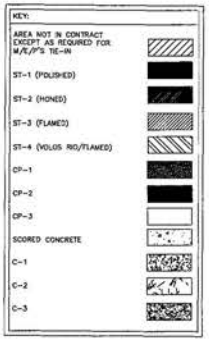
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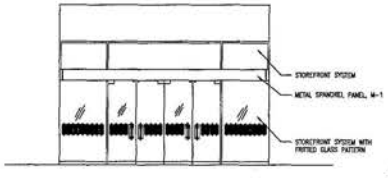
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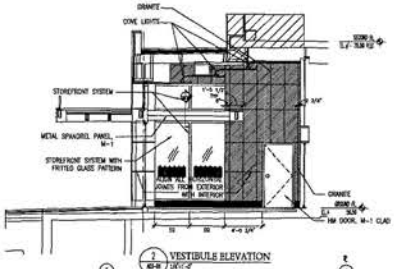
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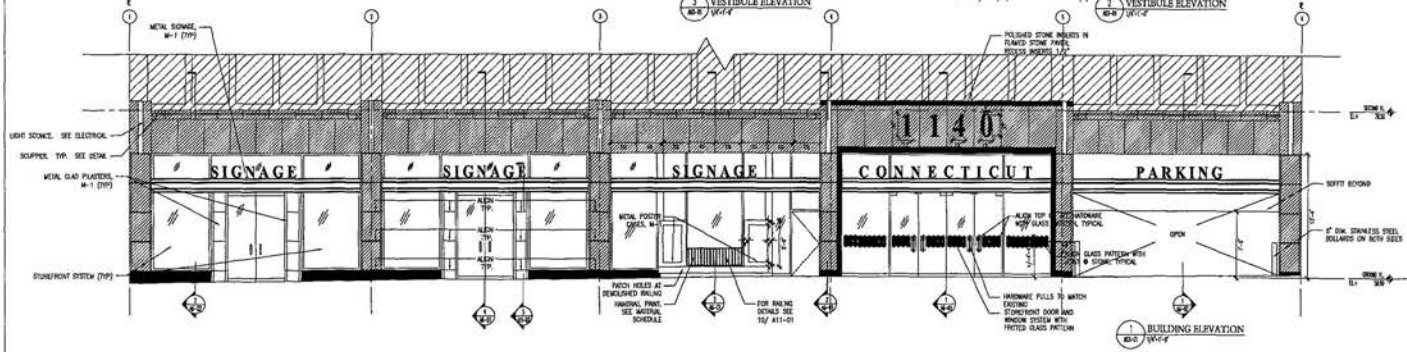
BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS











3 VESTIBULE ELEVATION

1 VESTIBULE ELEVATION

1 BUILDING ELEVATION

BBGM
WASHINGTON, DC · NEW YORK · ROME ACCRA

1140 CONNECTICUT AVE
STOREFRONT FASCADE
1140 Connecticut Ave,
Washington, DC

OWNER
Charles W. Smith
Realty Companies
2345 Crystal Drive
Crystal City
Arlington, Virginia 22202

CONSULTANTS

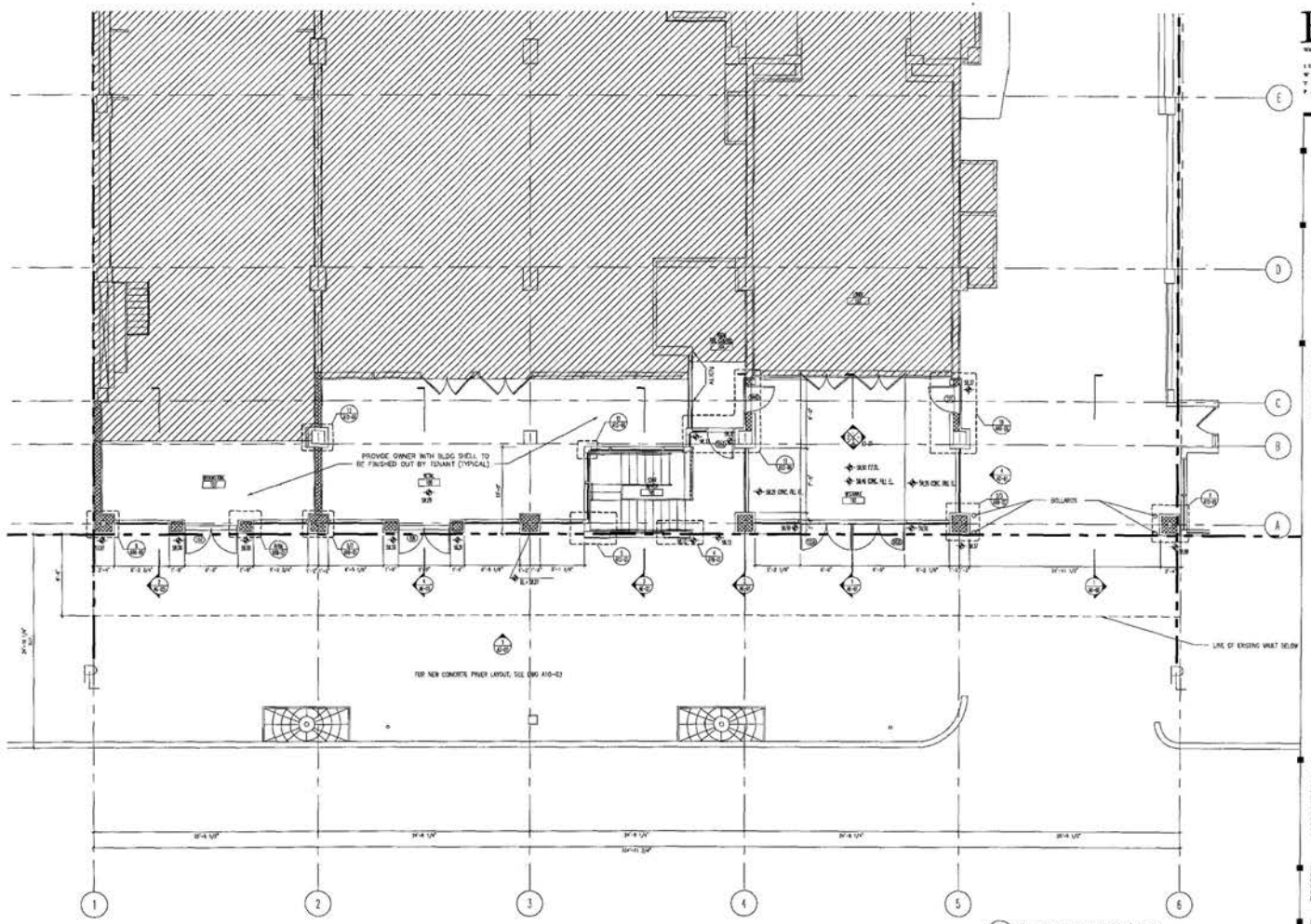
ISSUES

FILE INFORMATION

SHEET NAME
ELEVATION

SHEET NUMBER
A03-01

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS



1 ENLARGED GROUND FLOOR PLAN

BBGM
WASHINGTON, DC · NEW YORK · HONG KONG

1140 CONNECTICUT AVE
STOREFRONT FASCADE
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A05-01

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS







Front of the Subject Site, from the east side of Connecticut Avenue



3 current storefronts, looking north



Looking south at The Improv ticket booth



Subject Site (center) and the two adjacent buildings.
View from the north



View from the south



Parking garage entrance on Connecticut Avenue

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CHAPTER 11 LAND USE

Proposed Amendment Submission ID Number: 96-044

Proposer: Councilperson Charlene Drew Jarvis, Chair
Committee on Economic Development

Section: 1108 Policies In Support of the Commercial Areas Objectives

Proposed Change: Add a new subsection 1108.1(s) to read:

Support modification of the Zoning Regulations to encourage the success of ground floor retail and entertainment uses in the Central Employment Area by allowing arcade space in existing buildings that were built prior to January 1,1997, to be converted as a matter of right to retail, entertainment, arts or service uses.

Rationale: In concert with the D.C. Building Industry Association, there has been a joint effort to identify specific initiatives to make the District's retail spaces more customer-friendly. An initial product of that collaboration is the above proposed amendment which would allow the conversion of arcade space into retail space by pulling that space out to the building line and eliminating what are often dark and foreboding entrances to retail spaces. It is our belief that allowing for the conversion of existing arcade space, even if this causes the reconfigured building to exceed allowable FAR, will make retail spaces more inviting to the consumer and more attractive to the retailer.

NOTE: All proposed text additions are in **boldface**: proposed text deletions are in ~~strikeout~~.

Analysis:

Arcades have long been considered to be urban amenities. They provide shelter from hot sun, rain and snow, extend the width of the sidewalk, establish a consistent frame for retail shops set back from the street and help to define the base of the building. However, while arcades do often accomplish some or all of the above objectives, the reality is that this occurs at the expense of other objectives, including the critical objective of enhancing the vitality of the retail function itself.

Arcades are typically somewhat dark during the day and thus can be uninviting. They may invite the pedestrian on hot, sunny, summer days but repel the pedestrian on cold, sunny, winter days. They remove by the depth of the arcade the excitement of merchandise displays and discovery of the interior of the retail space from the automobile, the pedestrian on the sidewalk across the street and the pedestrian on the same side of the street who remains on the sidewalk beyond the arcade.

The arcade was invented by an architect, not by a retailer. The architect's goal is to preserve the integrity of the architectural design and effectively control the potentially chaotic appearance of the retail function at the street floor by diminishing its visual presence. A retailer would never design a building to distance his or her front door and single chance of catching the eye of a potential customer by placing the store away from the sidewalk, under an arcade.

Successful retail is the key to the success of Downtown as a vibrant, active, people place. It is the key to encouraging pedestrian movement throughout Downtown. This is particularly important in Washington, where the height limit and resulting lower density of development result in the need to connect the spread out retail, entertainment, residential and office components of Downtown with pedestrian friendly sidewalks. It is not clear that the infill of existing arcades will occur except as a byproduct of the major renovation of a building, and it is also not clear that it will result in any significant addition of retail space as a result of that infill. However, the proposed amendment will likely end up being an important ingredient of a comprehensive strategy anticipated to be forthcoming from the work of the Interactive Downtown Task Force and an upcoming consultant study of a major section of Downtown.

Recommendation: Recommended for adoption.

NOTE: All proposed text additions are in **boldface**; proposed text deletions are in ~~strikeout~~.

OUTLINE OF TESTIMONY OF
TREY BURKE; CESC 1140 CONNECTICUT AVENUE L.P.

I. Introduction

II. Description of the Project

III. Relationship with the Community - ANC 2B

IV. Conclusion

Document #: 1157483 v.1

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OUTLINE OF TESTIMONY OF RUSTY EDWARDS; ARCHITECT, BBGM ARCHITECTS

I. Introduction

A. Rusty Edwards; Architect, BBGM Architects

B. Experience in the District of Columbia

II. Proposed Project

A. Description of Project

B. Variance requested; allocation of square footage for Project

C. Positive impact to the Subject Site

D. Positive impact to the surrounding area and the public

III. Conclusion

Document #: 1157434 v.1

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Rostand Edwards, AIA
Director of Design

Mr. Edwards is Director of Design with Brennan Beer Gorman Monk/Architects & Interiors. Responsibilities include project design and design management for all phases of design, supervision and training of design staff, marketing and new client development, graphic design, and proposal and fee preparation. Since joining the firm, Mr. Edwards has worked as a Project Interior Designer on the following projects:

Tauqueta Falls/Lookout Mountain, GA
Lead Designer for the Master plan design of this 130,000 SF, 100-guestroom destination golf resort located in the southern Appalachian Mountains. The design of the resort will celebrate the rustic, mountainous locale while at the same time maintain the luxury and comfort of a traditional high-end resort. The resort will feature a lodge, conference center, golf clubhouse, and spa.

Westin Harborplace/Ft. Lauderdale, FL
Director of Design for this new 500-room convention hotel. This hotel will feature over 16,000 s. f. of ballroom and meeting space, a full service restaurant and a state of the art fitness center. The décor will be South Florida casual chic.

Mandarin Oriental Hotel/Washington, DC
Lead Designer for this 400-room, five-star hotel located at The Portals site at the new circle on Maryland Avenue overlooking the Potomac River Waterfront. Design is based on the grand European hotels at the turn of the century, with traditional masonry façade; limestone toned precast concrete pilasters, and Edwardian details including mansard roof and ornate balcony railings. Rooms are to be elegantly appointed with contemporary and transitional décor, including spacious suites at the mansard floors with dramatic arched and round window dormers to frame the spectacular view of the Monumental core of the Nation's Capitol.

The Bath Club Resort and Condominium/Miami, FL
Lead Designer for the conversion of an existing country club into Miami Beach's first five-star resort and residential complex. The development features a 260-room hotel, a 54-unit condominium and 6 townhouse developments. The 540 feet of oceanfront will feature cabanas, tennis courts, and a poolscape.

Tan-Tar-A Resort & Golf Club/Lake of the Osarks, MO
Director of Design for the architectural and site-redesign of this of this favorite seasonal resort and conference facility. The scope included the demolition of existing guest cottages and design of new ones, a new pool complex and restaurant. Numerous site improvements were made as part of the design program.

The Willard Hotel/Washington, DC
Director of Design various renovations to this five-star, world-class hotel. The renovations include design of a new "Winter Garden", addition of a "café" feature to an existing retail space, a new 56-car two level garage structures and reconfiguration of the existing health club space to reactivate three guestrooms on the second floor of the hotel.

Caribe Hilton/San Juan, Puerto Rico
Director of Design for the architectural renovation and reconfiguration of this 625-room destination Caribbean hotel in the heart of Old San Juan. The newly renovated hotel site features additional parking, completely revamped landscaping including a luxurious poolscape, and the addition of a new casino an expanded fitness center and 2 to 4 story casitas along water's edge. The second floor meeting room's area has been reconfigured to include a new 7,000 SF junior ballroom and seven meeting rooms. The meeting rooms balance contemporary décor with built-in, high-tech presentation capabilities.

Merrifield Courtyard Hotel for Marriott / Merrifield, VA
Director of Design for a new 199 room ten story hotel at the Dunn Loring Metro. Site planning was very critical as the project shares a very tight site with a condominium on a prominent corner at the gateway to Merrifield. The building is masonry at the base with highly articulated EIFS finish above to meet budget demands.

Washingtonian Center Courtyard Hotel for Marriott / Gaithersburg, MD
Director of Design for a new 220 room nine story hotel at the Washingtonian Center development. It is located at a lake front promenade and is designed over a retail level that contains the hotel lobby. Most of the hotel functions start at the second floor and careful planning was required to adapt the Courtyard program. The building is masonry at the base with highly articulated EIFS finish above to meet budget demands.

Diamond on the Beach / Hollywood, FL
Director of Design for a new 400 room sixteen-story hotel on the Atlantic Ocean in Hollywood, FL. Also included in this traditionally styled resort hotel complex is 60,000 s.f. of retail and restaurant space, ballroom, meeting rooms, conference center, and a 1200 car parking structure.

Ritz Carleton Jeddah / Jeddah, Saudi Arabia
Director of Design for a new five star luxury hotel, shopping and office complex for downtown Jeddah. With a site adjacent to a public park, fronting on the "Rodeo Drive" of Jeddah and bordering the developer's private residential compound, site master planning, circulation and views were critical in the configuration of this 500,000 s.f. Complex. BBGM won this project in a competition with three other international hotel design firms. Design of the hotel portion was integrated into extensive landscaped gardens and use motifs found in historic Middle Eastern architecture to blend in a contemporary oasis in Jeddah.

At previous firms, Mr. Edwards has worked as a Project Designer on the following projects:

Proposed Convention Hotel Phase II /Atlantic City, NJ
Design Director for themed Convention Hotel with a 260' diameter semicircular atrium with full sky lighted roof to enclose a replica of an Italian hill town and ancient Etruscan ruins in a river and garden environment. The 500-room hotel would replicate the Theater of Marcellus in Rome, with the exterior façade to copy a one half scale version of the Coliseum, containing an above grade light rail station linking it to Caesar's on the boardwalk. Entertainment and food themes would include traditional trattorias and cafes, modern New Wave Italian modern restaurant, and street vendors. Retail will have art inspired gifts and replicas, Milan fashions, Venetian glass, and craftwork inspired by village artisans. Each room in the suites on the hillside be within a variety of authentic residential villa facades and will share balconies and walkways overlooking the central garden court of Ancient Ruins.

Hotel at Rosemont, Chicago, IL
Designer for 300-room three star conference hotel for the Wooley Development Corp. in the suburbs of Chicago in Rosemont. Exterior architecture enhances the vertical with 11 story bays of glass curtain wall set into a punched window façade. A central elevator core at the inside corner forms a tall lantern effect, and gives special attention to the views at each floor.

Mount Vernon Hotel/Washington, DC
Designer for 810-room convention center hotel proposed for site near new DC convention center, including ballrooms, meeting rooms, restaurants, full on site laundry and services and 4 levels of underground parking. Central atrium has fully sky lit courtyard.

Plaza America/Reston, VA
Director of Design for this 26 acre, mixed use, comprehensively planned site in Northern Virginia. Four high-rise buildings totaling 950,000 s. f. are master planned adjacent to a retail center around a landscaped park. Each building is a freestanding site with structured parking.

BBGM

Reston Executive Center/Reston, VA
Director of Design for three six-story buildings in an office parking with structured parking for a high-tech user.

Experience:	From 1998 to present **BBGM**
	From 1986 to 1998 Weihe Design Group, Architecture and Interiors
	From 1983 to 1986 Leo A. Daly Architects
	From 1982 to 1983 CE Maguire/ LBC&W Architects and Engineers
	From 1979 to 1982 John Carl Warnecke and Associates
	From 1978 to 1979 Lammers & Gershon, Architects and Planners / HDI
	From 1973 to 1978 Perkins & Will
Education:	Bachelor of Architecture with Distinction/Virginia Tech/1973
Registration:	1977 Registered Architect

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August 27, 2001

Advisory Neighborhood Commission 2B

By Fax and Regular Mail

Sheila Cross Reid, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 220
Washington, DC 20002

Re: 1140 Connecticut Avenue, N.W. – BZA Application No. 16743

Dear Chairperson Reid and Members of the Board.

On August 9, 2001, an official and duly noticed meeting of Advisory Neighborhood Commission 2B was held and a quorum was present. At this meeting, ANC 2B took up the item of CESC 1140 Connecticut Avenue L.P.'s application to the Board of Zoning Adjustment for a Variance of .061 from the maximum permitted floor area ratio (FAR) of 10.0, in connection with the renovation of the retail portion of the building.

We believe that the proposed renovation is beneficial to and in the best interest of the Dupont Circle neighborhood and the District of Columbia. The proposed renovation will significantly enhance the attractiveness of the site as well as promote a higher quality retail presence at 1140 Connecticut Avenue. Following a presentation by the Applicant and a very positive response from the commissioners and other meeting attendees, ANC 2B voted to support Application No. 16743, by a vote of 5 - 0. ANC 2B urges the District of Columbia Board of Zoning Adjustment to approve Application No. 16743.

We appreciate the Board's consideration of this matter.

Very truly yours,

ANC 2B

By: Irvin Morgan, Commissioner, SMD 2B07

EXHIBIT 19A

FROM

CASE 16743

IS AN OVERSIZED DOCUMENT

PLEASE SEE AT OFFICE