BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of P.N. Hoffman (Managing Member of Mather Building Lofts L.L.C.)

BZA Application No. 16865
Hearing Date: April 23, 2002
ANC 2C

D.C. OFFICE OF ZONING
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STATEMENT OF THE APPLICANT

Nature of Relief Sought

This is an application of P.N. Hoffman, Managing Member of Mather Building Lofts L.L.C. ("owner" or "applicant," hereinafter referred to as P.N. Hoffman) to allow a variance to the residential recreation space requirements, and to allow a conforming penthouse to be built. This application is for the Mather building presently under renovation at 916-918 G Street, N.W., Lot 802, Square 376 (the "subject property"). The Mather building is located in the DD/C-4 Zone District.

II.
Jurisdiction of the Board

Pursuant to Section 3103.1 of the Zoning Regulations, the Board has jurisdiction to grant the relief requested.

III.
Background

A. Description of the Property and Surrounding Area

The subject property is located in the middle of the block at 916-918 G Street, N.W. The property is surrounded by existing buildings and is approximately 500 feet from the Gallery Place Metro stop. Directly across the street from the building is the Martin Luther King, Jr.

BZA
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Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16865
EXHIBIT NO.22

Memorial Library. The subject property is located in the DD/C-4 Zone District. Copies of a plat depicting the subject property, and the Zoning Map, are attached as Exhibits A and B.

B. History of the Mather Building and Reliance On RFP

The Mather Building was originally constructed in 1917. It has served a variety of office and retail uses. The 10-story building is in the Gothic Revival style, is in the Downtown Historic District, and contributes to the Historic District. The building, which last housed arts programs for the University of the District of Columbia, has been abandoned for approximately 10 years. In 2001 the D.C. Department of Housing and Community Development issued a Request for Proposals (RFP) for the Disposition of the Mather Building. The RFP specifically solicited detailed proposals to develop the site for residential use, with an arts component including affordable artist live/work space. This RFP process was very competitive and required a program that was very specific and demanding. So specific was the District's RFP, in fact, that its own Feasibility Study, which accompanied the RFP, contained "Potential" condominium floor plans without residential recreation space; therefore, a space variance is implied as part of the process to achieve the District's desired outcome. The selection criteria outlined by the District of Columbia for the proposal evaluation was; Proposed Feasibility (30 points), Minority Participation (20 points), Price and Subsidy (15 points), and Quality of Plan (10 points). Consequently, P. N Hoffman was required to submit descriptive narratives, proformas, a detailed description of the arts program, and residential market-rate and affordable unit layouts. In fact, the RFP insisted that, "drawings adequately depicting the design concept in sufficient detail to permit the Department to evaluate the design quality and feasibility of the proposed development program" be included in the proposal. These drawings were required to be in 1/8" scale depicting the floor plans. (See pp. 6-7 of the RFP, which is attached as Exhibit I.)

In response to the RFP, P.N. Hoffman presented to the District a comprehensive package specifically describing the intended use of all interior and exterior space of the Mather Building. Architectural drawings delineating all uses and rooms were provided. After several months of negotiating, the financial transaction and corresponding development plans were finalized with the District. No recreation space other than the 6,500 square feet of the arts program was desired or included.

The project involves the complete renovation of the Mather Building for residential and arts uses, including the first affordable artist work/live units in the District. The application for approval of the plans has been placed on the Historic Preservation Review Board's consent calendar for concept approval with delegation to staff for final permit approval (See Exhibit C.) The proposed renovation and addition will turn the former office and retail building into a predominantly residential building with approximately 49 units of residential space and approximately 6,500 square feet leased to the area's premier arts organization, the Cultural Development Corporation (CDC) for arts uses.

C. Design Needs that Require Variance Relief

This is an existing historic building (previously used as an office building), with an existing non-conforming penthouse. The building is built to the maximum permitted height. Therefore, the applicant is necessarily limited by space constraints. As the building contains arts uses on the first floor and one-half of the second floor, and parking is being provided below grade, the ability to provide residential recreation space in the building is impractical. This is particularly important because the applicant is seeking to maximize the residential and arts uses in the building. However, it is important to note that the approximately 6,500 square feet (or approximately 10% of the building's gross square footage of residential space) of arts uses on the first floor will be open to the public and available to the residents of the building for recreational

use. These arts uses include a dance studio. Also, the tenth floor residents will have rooftop access (via stairways). Because of the unique nature of this project, a variance is needed from a strict application of the residential recreation space requirement in order to meet the District's, and the applicant's, desired use for the space.

Also, a conforming penthouse will be constructed on the site. The Zoning Administrator has ruled that this necessitates the variance from the provisions of 2001.3 because the existing building is non-conforming as to courts. Since the new penthouse is itself conforming, and no changes are being made to the existing non-conforming courts, there will be no impact from approval of the proposed penthouse.

An elevation and plan depicting the space constraints of the building, and the proposed conforming penthouse, are attached as Exhibit D.

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

The Application meets the requirements for variance relief under Section 3103.2 of the Zoning Regulations. The burden of proof for area variance relief is well established. The applicant must demonstrate that the property 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. D.C. Bd. of Zoning Adjustment, 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 Property is Affected by an Exceptional Situation or Condition

The D.C. Court of Appeals held in Clerics of St. Viator v. D.C. Bd. of Zoning Adjustment, 320 A. 2d. 291 (D.C. 1974) that the exceptional situation or condition standard goes

to the "property," not just the "land"; and that " . . . property generally includes the permanent structures existing on the land [footnote omitted]." Id. at 293-294. The Court held that the exceptional situation may be created when the required hardship inheres in either the land or the property (i.e., the building on the land).

As previously discussed, the subject property is located in the middle of a block, and is surrounded by existing buildings. In addition, the subject property is a contributing building to the Downtown Historic District. The building was built and used as an office building. Conversion of a former office building to residential, where no residential is required, certainly constitutes a unique or exceptional situation. Any adaptive reuse for residential purposes is constrained by the site's location, previous use, and the restrictions created by preservation of the historic nature of the building. Due to the historic designation, it is not possible to modify the exterior building elevations to add inset balconies or terraces at the building façade, which could function as outdoor recreation space. Because of the small roof area (exacerbated by Historic Preservation restriction of visible roof structures and guard rails) and the necessity of mechanical equipment, elevator override structure and equipment, and multiple egress structures, it would be impractical to provide quality, ADA compliant, recreation area accessible to all residents.

Further, because the building is mid-block and occupies 92 percent of the lot, there is no room for a landscaped outside area for the residents to meet the outside residential recreation area requirements.

Moreover, the Department of Housing and Community Development (DHCD) RFP for disposition of the Mather Building dictates the "arts" uses on the site (including the first affordable artist work/live space project in the District) which certainly creates a unique and exceptional condition. The applicant's architects have continuously wrestled with the District's mandate to create space for the arts, and affordable and market-rate housing for this building.

The applicant believes strongly that placement of the arts uses, affordable housing, secured parking in the basement, and reconstruction of a conforming penthouse which meets the historic preservation needs of the Mather Building are of the highest priority for this site, as well as the desire of the District of Columbia as expressed by the RFP. The architects have proposed what they believe to be the optimal solution for this demanding site.

Due to the above-described factors, the applicant fully satisfies the Zoning Regulations requirement that the subject property is subject to an exceptional or extraordinary situation.

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

First, we need to make clear what is required to demonstrate a "practical difficulty." The requested relief is for area variances. The test of a use variance is "undue hardship," which is a more stringent standard than required for area variances. In reviewing the standard for practical difficulty, the D.C. Court of Appeals stated in Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535, 542 (D.C. 1972) that, "[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. [Footnote omitted.] The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case." In area variances, applicants are not required to show "undue hardship" but must satisfy only "the lower 'practical difficulty' standards." Tyler v. D.C. Bd. of Zoning Adjustment, 606 A.2d 1362, 1365 (D.C. 1992), citing Gilmartin v. D.C. Bd. of Zoning Adjustment, 579 A.2d 1164, 1170 (D.C. 1990). Finally, it is well settled that the BZA may consider "... a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty' .... Increased expense and inconvenience to applicant for a variance are among the factors for BZA's consideration." Gilmartin, 579 A.2d at 1171, citing Barbour v. D.C. Bd. of Zoning Adjustment, 358 A.2d 326, 327 (D.C. 1976). See also, Tyler v. D.C. Bd. of Zoning Adjustment, 606 A.2d 1362, 1367 (D.C.1992).

Thus, to demonstrate practical difficulty, the applicant must show that strict compliance with the regulations is burdensome, not impossible. The applicant, as demonstrated before, meets this standard.

In summary, the practical difficulty inherent in providing the required residential recreation space results from the unique and exceptional circumstances in the building and includes:

- The Mather Building is an existing historic mid-block building, with small floor plates, built as an office building. There is very little flexibility to change the layout of the building.

- The existing building's elevator does not go to the roof. The elevator override to provide roof access would raise the penthouse structure far above Historic Preservation guidelines. Other nonconventional elevator options (to mitigate roof structure height) would be extremely expensive and require major structural retrofit to the existing building in order to counter the cantilevering forces. Also, the added special equipment would occupy twice the amount of limited floor area, substantially reducing residential space. A noncoventional elevator option, in this case, is cost prohibitive and provides diminutive results.

- Recreation space on the roof would also require a second means of public egress. This is another added expense and structure that would consume yet another 160 square feet of limited floor area. The collective result of adding these stairs along with the elevator equipment and structure would be a severe impact to the space efficiency of the 10th floor and roof structure. Valuable residential space would be wasted with no real benefit gained.

- There is no land area outside the building to provide recreation space.

- Providing recreation space within the building would necessarily take away from the preferred residential and arts use, with accessory parking spaces.

- The arts space at the 1st floor level and half of the second floor (approximately 6,500 square feet) should count as passive recreation space. This space will include a contemporary art gallery, a dance studio, and a small auditorium suitable for staged readings, poetry and performance art, rehearsals, large meetings or parties. It will also include (on the second floor) shared workspace for individuals and small cultural organizations along with amenities such as large office equipment and meeting space. P. N. Hoffman is leasing this space at a substantial discount to the Cultural Development Corporation (CDC), a nonprofit organization, so that it can carry out its mission of helping local artists and providing affordable amenities to the Mather Building residents and others. These amenities are managed by CDC so the expenses of maintenance, security, liability, and operation are not borne by the residents of the

Mather Building. This is especially important to the "affordable" unit owners, which make up 30% of the residents.

- Although no residential development is required by the zoning for this site, the District and the applicant desire residential use, including the affordable artist live/works space. (See §§1706.20 and 1707.4 – no residential is required for the subject building.) A minimum of 3,094 square feet is required to meet the strict residential recreation requirements. Of this, 1,547 square feet must be outdoors. The project currently provides approximately 650 square feet of indoor recreation space at the 1st floor lobby, and, arguably provides at least another 3,000 square feet of recreation space out of the 6,500 square feet leased to CDC (as mentioned above) which provides for the total necessary recreation area required by the Zoning Regulations. The arts space is open to the public and the residents, as outlined in the CDC's mission statement, to create, sustain and stimulate the presence and appreciation of arts and culture in Downtown Washington. It certainly serves the residents and provides recreational benefits. However, as noted above, because the building occupies 92 percent of the lot, and the other areas are closed courts, there is no land to provide recreation space outside. Further, the restrictive existing conditions of a small roof, the stringent ADA and building code requirements, and the historical preservation considerations, as described above, make a common roof terrace impractical and overly burdensome. The applicant has done the next best thing in providing private recreation space on the roof in the amount of 2,000 square feet for the residents of the tenth floor.

- The applicant relied on the District's specific RFP for the disposition and redevelopment of the Mather Building, which did not include any further recreation space other than the generally described arts program area. In fact, the District's own Feasibility Study, which accompanied the RFP, presented to prospective purchaser of the building "potential" floor plans without the recreation space required by Zoning Regulations. It was clear to the prospective purchaser that market-rate housing revenue (along with historic tax credits or other creative solutions) was to be used for subsidizing the affordable housing and arts program. The District recommended the type and specifics of development and the applicant should be entitled to perform the development (consistent with the RFP) as presented.

- As noted above, in specific circumstances, economic factors, particularly combined with the building's unique situation, can be considered as a practical difficulty.

- In addition, the project has received HPRB approval with the penthouse at its existing height. (See Exhibit C.) The project team has worked closely with HPRB to reduce the height of the penthouse from 18'6" to 14'0" to minimize its visual impact from the street below. Any changes to add to the penthouse's height or configuration would affect this approval. Finally, stair access to the roof (with no elevator) for the residential recreation space is not an option. Even if a building code waiver could be obtained, the owner will be vulnerable to potential future lawsuits brought by individuals under the ADA. The property owner cannot have this liability.

The practical difficulty that results in complying with the Zoning Regulations is the difficulty in seeking to maximize the desired and appropriate uses on this site, particularly given the constraints of the existing historic building. In order to provide for the arts uses, and to provide desired downtown residential, including affordable housing, while working to meet the objectives of the HPRB, the variances are clearly necessary. We note that the RFP's Development Objectives included having the Mather Building renovated for residential use, with a ground floor arts component, and a minimum of 20% of the residential space devoted to artists' live/work (or affordable housing, as defined in the RFP). (See p. 2 of the RFP, Exhibit I.) Given the applicant's desire to develop a first-class project, in keeping with the District's stated goals in its RFP, the residential recreation space requirement presents substantial difficulties. There is extreme difficulty with providing access to the roof because of problems with elevator overrides, etc. If the applicant provided residential space inside the building, this would necessarily take away from arts or residential uses.

Further, given the subject building's downtown location, with numerous cultural, recreational and educational amenities nearby (see map attached as Exhibit E), and given the type of residents which are likely to be attracted to this building and location, the necessity for any such recreation space must be seriously questioned. This is particularly true if the provision of such space requires the reduction in preferred residential or arts space, or increase the costs of such space.

In summary, it must be recognized that the applicant, through an arts use tenant, is providing approximately 6,500 square feet of arts space on the first and second floors. This passive recreation space will be open to the public and to the residents of the building, and serve a function similar to passive recreation space in a building. In fact, it is a much more suitable passive recreation space than what is provided in most residential buildings, which can include

lobby space with a seating area. In addition, the tenth floor residents will have rooftop access. These spaces may not technically meet the requirements for residential recreation space under a strict application of the Zoning Regulations, but they certainly meet the spirit of the requirement and satisfy the needs of the residents.

With regard to the proposed penthouse, the applicant is replacing an existing non-conforming penthouse with a conforming penthouse in a non-conforming building. The Zoning Administrator has interpreted such a penthouse to be an addition to a non-conforming building, thereby triggering 2001.3. Under these circumstances, the applicant cannot construct a new, necessary conforming penthouse unless variance relief is granted.

For the above-stated reasons, the applicant fully satisfies the requirement that strict application of the regulations results in a practical difficulty.

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 requested variance can be granted without substantial detriment to the public, and without substantially impairing the intent, purpose and integrity of the Zone Plan. It is the strong desire of both the applicant and the community to place more residential and arts uses downtown. This project fulfills that desire.

The purpose of the residential recreation requirement is to provide a limited amount of recreational opportunities (inside and outside) for residents of the building. Placement of the arts uses in the building surely addresses that need, much in the way as a TV room, lounge, or lobby sitting area. The arts space will be available to the residents of the building. This space will be an attractive recreation option to the types of residents who will be attracted to living downtown in a building with arts space and artists' lofts. Also, having the arts uses as part of the revitalized downtown will enhance the public good and the intent, purpose, and integrity of the Zone Plan.

Another important factor to consider is the myriad of recreational, cultural and educational opportunities available downtown. Directly across the street from the Mather Building is the Martin Luther King Jr. Memorial Library. Next door to the subject building is the YWCA. Thus, it makes little sense to put a gym or fitness facility in the building. Within blocks are the MCI center, the Mall, museums and gallery space, and a host of other options for spending leisure time. (See Exhibit E.) Residents who live downtown do so because they wish to avail themselves of these types of recreation opportunities, rather than recreation space within their residential building.

The Zoning Commission recently noted the impact of the residential recreation space requirement in DD in its recent Order No. 943 (Revised). This order reduced the recreation space requirements in DD/C-2-C and DD/C-3-C zones from 15% to 5%, recognizing that there are "numerous public recreation activities available Downtown, along with many other cultural, entertainment, recreational, and retail and service uses." (See p. 2 of the Order.) The Commission recognized that recreation space within a residential building may detract from desired on-street vibrancy downtown, and from the "eyes on the street" public safety concept by keeping residents in their buildings rather than in public space. (See pp. 2-3 of the Order.) These concepts surely apply to the Mather Building.

With regard to the penthouse issue, having a conforming penthouse on the site can only be seen as a benefit in all respects. Placement of the penthouse will have no negative impact on the community or the Zone Plan, and will improve the appearance and function of the building. The penthouse location has been approved by the HPRB. (See Exhibit C.)

In summary, the applicant believes that the benefits to the community that result from creating more residential and arts space, including affordable housing for artists, downtown are sufficient to warrant granting this application. In allowing a variance from the required

residential recreation space, the Board will allow a more efficient building layout within the existing building parameters. This more efficient layout will allow sufficient interior space for both the arts and residential uses of the building. Also, granting the variance from the residential recreation space requirements has absolutely no impact on the exterior of the project. A small amount of outside recreational space will be provided, but only for residents of the tenth floor. In addition, the arts space serves as passive recreation space.

In addition, granting the variance from 2001.3 for the construction of the conforming penthouse will enhance the exterior of the building. The existing non-conforming structure is not sufficiently set back and creates a visual blemish on the building in its current state.

For all of the above reasons, the applicant has shown that relief can be granted without substantial detriment to the public good and without impairing the intent, purpose and integrity of the Zone Plan.

V.
Community Outreach

The applicant has met with the Single Member District ANC Commissioner for the subject property and discussed the application. The applicant made a presentation to ANC 2C on April 3, and the ANC voted 5-0 to support the application at its April 3 public meeting. The applicant has also discussed this case with members of organizations that are encouraging housing downtown. Letters of support have been received from Downtown Housing Now and the Downtown Cluster of Congregations.

VI.
Exhibits in Support of Application

Exhibit A: Portion of the Sanborn Map showing the Property outlined in red

Exhibit B: Portion of the Zoning Map showing the Property outlined in red

Exhibit C: Historic Preservation Review Board Staff Report and Recommendation

Exhibit D: Elevations and Plans of the Mather Building Depicting the Proposed Renovations and Conforming Penthouse

Exhibit E: Map of Educational, Recreational and Cultural Facilities in Adjacent Area

Exhibit F: Photographs of the Project Area and the Surrounding Area

Exhibit G: Outline of Testimony of Representative of P.N. Hoffman

Exhibit H: Outline of Testimony of Representative of Cunningham & Quill Architects, Project Architect

Exhibit I: Mather Building RFP

VII.
Conclusion

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

Respectfully submitted,

SHAW PITTMAN LLP

By: _____
John T. Epting

By: _____
Jamie Baker Roskie

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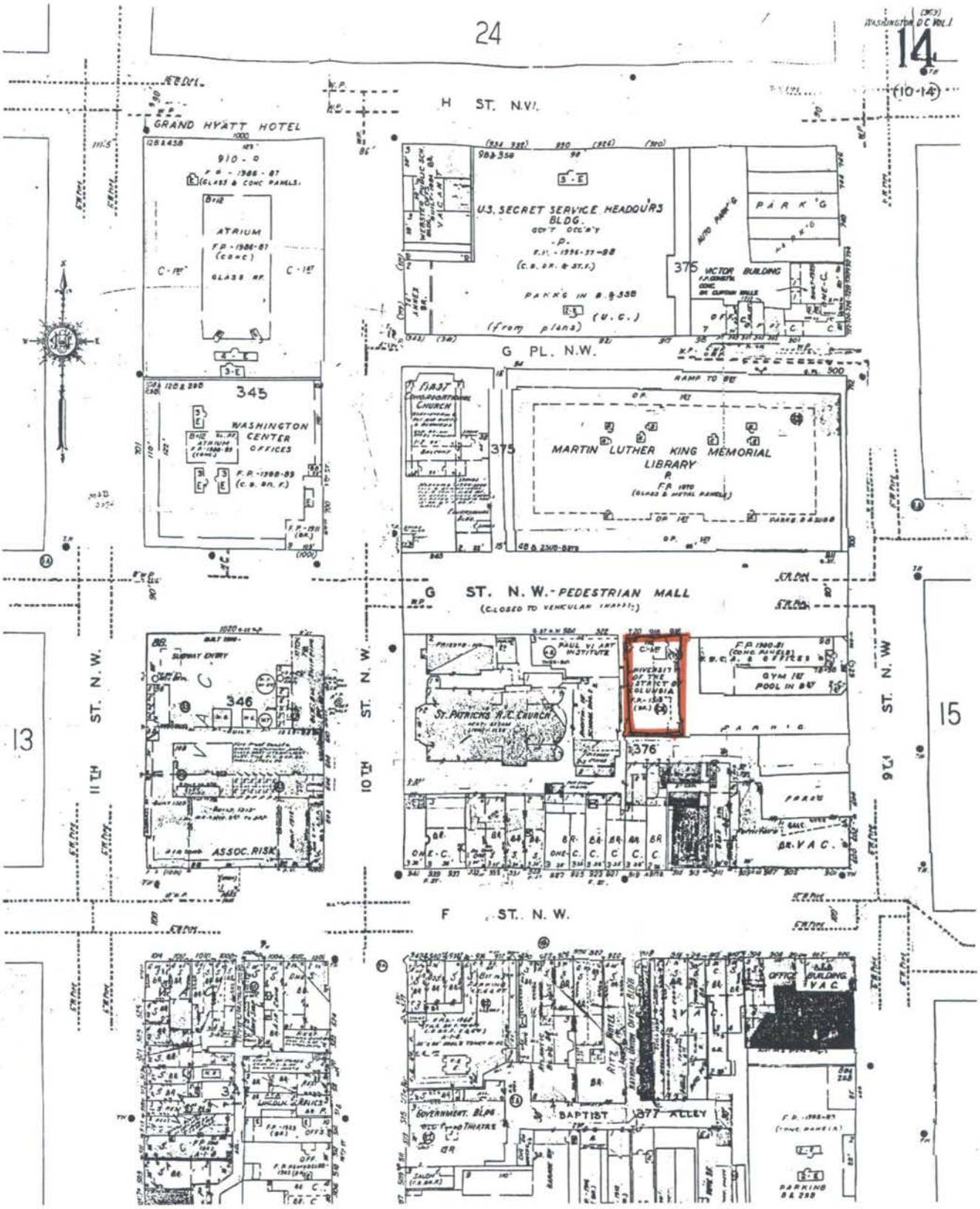
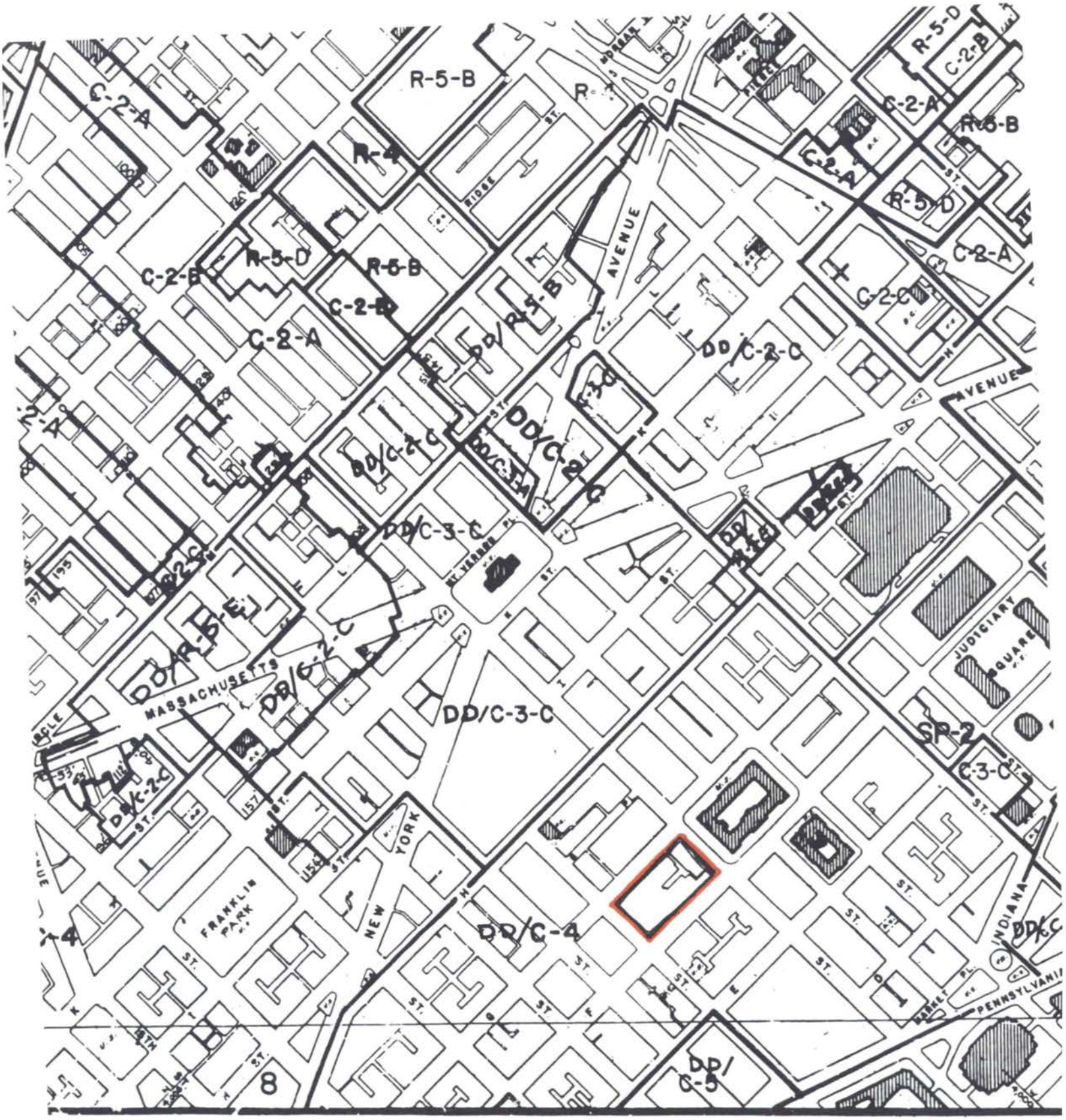

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PARK'G
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VICTOR BUILDING
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MARTIN LUTHER KING MEMORIAL LIBRARY
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ST. PATRICKS R.C. CHURCH
UNIVERSITY OF THE DISTRICT OF COLUMBIA
GYM 1ST POOL IN B'T
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ASSOC. RISK
11TH ST. N.W.
10TH ST. N.W.
9TH ST. N.W.
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F ST. N.W.
BAPTIST
377 ALLEY
GOVERNMENT BLDG.
OFFICE & LAB BUILDING H.V.A.C.

EXHIBIT A





ICT OF COLUMBIA

ING MAP

SECTION 5

EXHIBIT B



HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**Downtown Historic District**	( ) Agenda
Address:	**916-18 G Street, NW (Mather Building)**	(x) Consent Calendar
Meeting Date:	**February 28, 2002**	(x) Alteration
H.P.A. Number:	**02-175**	( ) New Construction
Date Received:	**1/23/02**	(x) Conceptual Design
Staff Reviewer:	**David Maloney**	( ) Subdivision

The Mather Building Lofts, LLC, and Cunningham + Quill Architects have applied to the Board for conceptual review of plans to rehabilitate the Mather Building, pursuant to a public offering of the property by the office of the Deputy Mayor for Planning and Economic Development. The project will accommodate 49 apartments with ancillary parking and arts space.

Built in 1917, the Mather Building is distinguished by its Gothic Revival terra cotta façade, a rarity in downtown. The architectural and historic features of the building are described in the attached documentation.

The conceptual plans for the project include a complete interior rehabilitation, façade restoration, window replacement, and miscellaneous exterior repairs. The project is more fully described in the attached project description and plans.

The applicant has adopted an exemplary preservation approach to the project, based on full historical research, careful investigation of existing conditions, and sensitive design. The work on the exterior is essentially restorative, and will greatly enhance the historic appearance. The terra cotta will be fully restored, and new metal windows will be installed to match historic documentation of the original design (all of the existing inappropriate façade windows, and many of the side windows are replacements).

Changes from the historic appearance are relatively minor. A few new windows will be added in the side walls, and the unornamented stair penthouse (which is visible close to the terra cotta façade in the attached photographs) will be removed. A new mechanical penthouse will be added in the center of the roof.

At the ground floor, rather than replacing the projecting show windows, a continuous canopy will be added in a design very similar to the roofs of the show windows in configuration and appearance. This change constitutes a reasonable adaptation for modern use while retaining the architectural quality of the original design.

<u>The staff recommends that the Board approve the project in concept and delegate final approval to the staff.</u>

EXHIBIT C



THE MATHER BUILDING



916 G Street, NW
Washington, DC 20001

LIST OF DRAWINGS

GENERAL

COVER

ARCHITECTURAL

A1.01	SITE PLAN
A1.10	BASEMENT PLAN
A1.11	FIRST FLOOR PLAN
A1.12	SECOND FLOOR PLAN
A1.13	THIRD FLOOR PLAN
A1.14	FOURTH FLOOR PLAN
A1.15	FIFTH FLOOR PLAN
A1.16	SIXTH FLOOR PLAN
A1.17	SEVENTH FLOOR PLAN
A1.18	EIGHTH FLOOR PLAN
A1.19	NINTH FLOOR PLAN
A1.20	TENTH FLOOR PLAN
A1.21	PENTHOUSE FLOOR PLAN
A1.22	ROOF PLAN
HP.01	EXISTING NORTH ELEVATION AND EAST ELEVATION
HP.02	EXISTING SOUTH ELEVATION AND WEST ELEVATION
A2.01	NORTH ELEVATION AND EAST ELEVATION
A2.02	SOUTH ELEVATION AND WEST ELEVATION
A2.03	PENTHOUSE ELEVATIONS
A3.01	G STREET SECTION
A3.02	EAST-WEST BUILDING SECTION

BZA Submission
March 21, 2002

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GEOTECHNICAL ENGINEER:

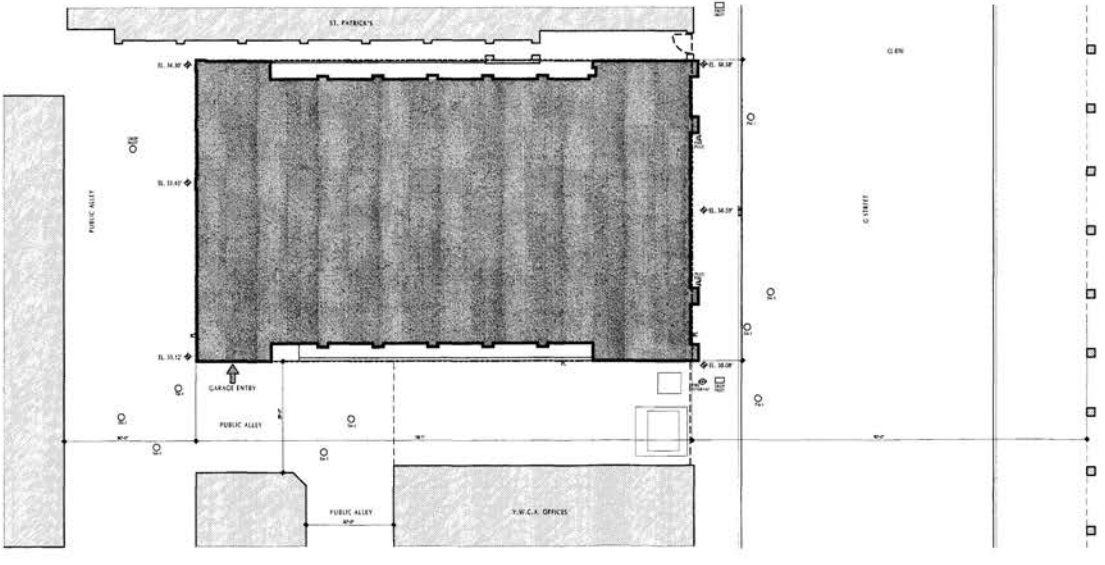
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GENERAL CONTRACTOR:

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1 Site Plan

CUNNINGHAM | QUILL ARCHITECTS PLLC

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Issues / Revisions

09/08/06	ISSUED FOR PERMIT

Mather Building

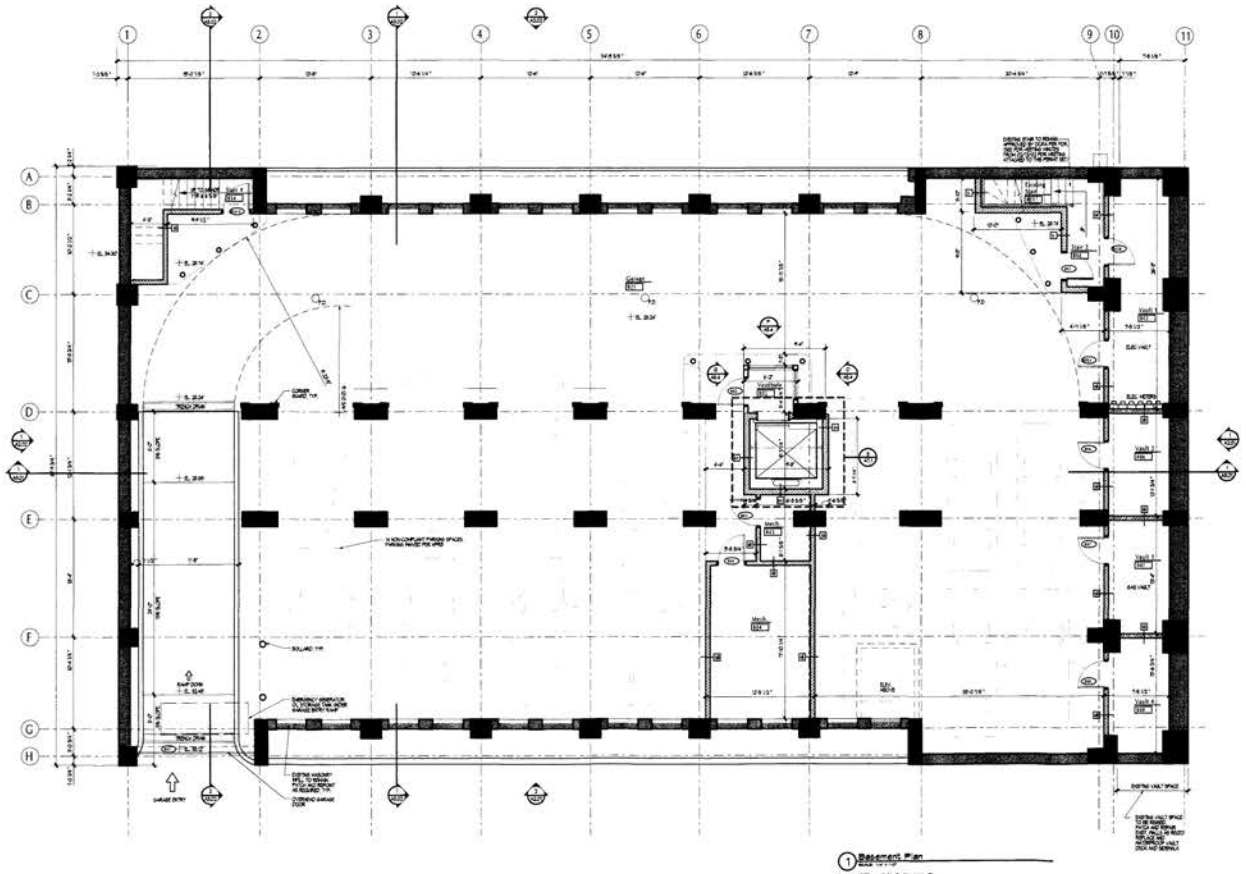
816 G Street, NW
Washington, DC 20001

CQA #20114

Site Plan

Scale: Drawn By:
Date: 09/08/06 Checked By:

A1.01



1 Basement Plan
FE = 20.24' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

ARCHITECT:
Cunningham + Quinn Architects
1004 21st Street, NW
Suite 515
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

CLIENT/OWNER:
Mather Building Lofts, LLC
4725 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-9010
Fax: (202) 686-0589

STRUCTURAL ENGINEER:
Ehlert Bryan, Inc.
1455 Dolley Madison Blvd.
Suite 210
McLean, VA 22101-3811
Phone: (703) 827-0522
Fax: (703) 356-2611

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Summit Engineers, Inc.
Mechanical Electrical Consult.
2307 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 533-5595
Fax: (703) 533-5594

GEOTECHNICAL ENGINEER:
The Tabb Group
7412 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 455-8484
Fax: (703) 455-8863

CIVIL ENGINEER:
Kumar Engineering
44760 Guilford Town Square
Potomac Falls, VA 20165
Phone: (703) 450-1088
Fax: (703) 450-1089

GENERAL CONTRACTOR:
Clifford Corporation
1508 U Street, NW
Washington, DC 20009
Phone: (202) 574-6500
Fax: (202) 319-3600

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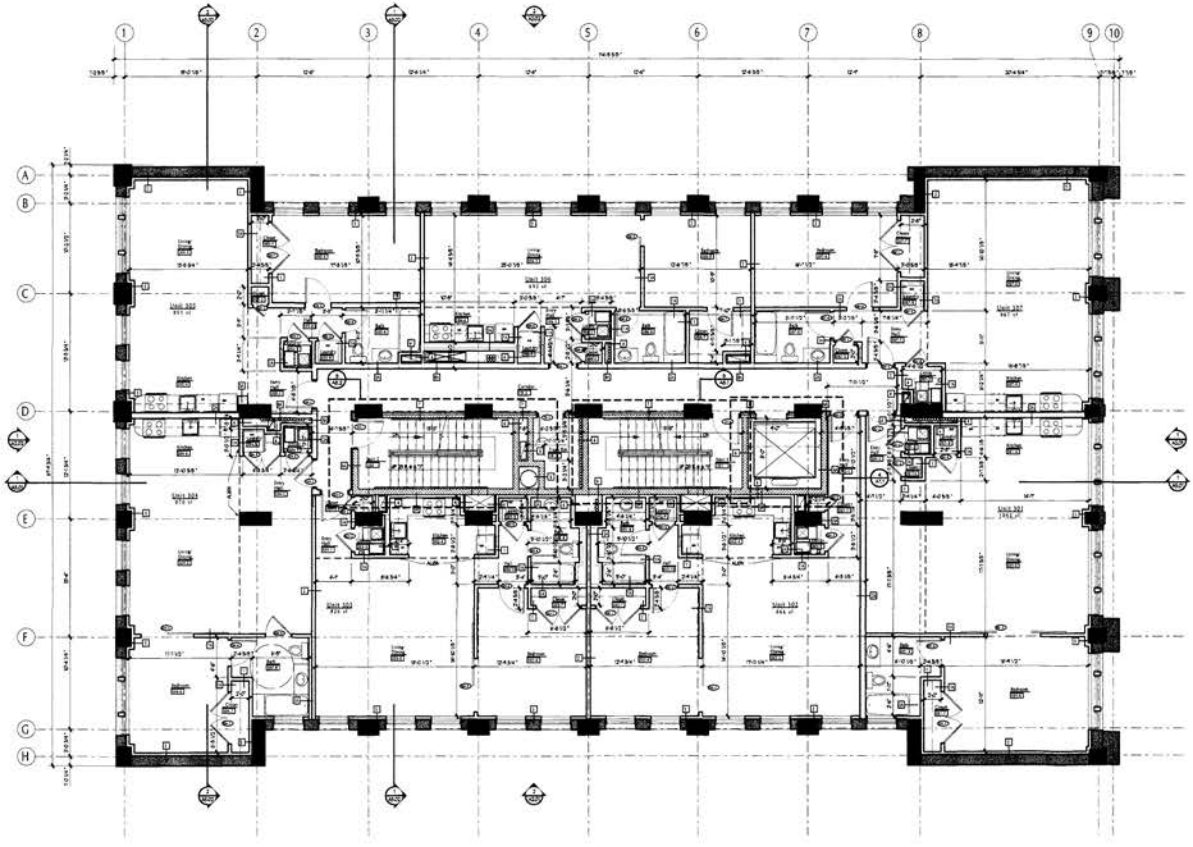
916 G Street, NW
Washington, DC 20001

CQA #20114

Basement Plan

Drawn: Checked:
Date: 09-08-06

A1.10



1 Third Floor Plan
FFE = 64.5' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

NOTE
FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND STRUCTURAL CONDITIONS IN THE AREA OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ATTENTION OF THE ARCHITECT.

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 515
Washington, DC 20007
Phone: (202) 337-8092
Fax: (202) 337-8092

CLIENT-OWNER:
Mather Building Lofts, LLC
4721 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-8000
Fax: (202) 686-8089

STRUCTURAL ENGINEER:
Ehlert Bryan, Inc.
1430 Spring Hill Road
Suite 309
McLean, VA 22102-3013
Phone: (703) 827-9333
Fax: (703) 556-2833

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Summit Engineers, Inc.
Mechanical Electrical Consult.
5301 Lee Highway
Arlington, VA 22207-1947
Phone: (703) 533-2345
Fax: (703) 532-5594

GEOTECHNICAL ENGINEER:
The Eadie Group
7452 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 455-4488
Fax: (703) 451-4462

CIVIL ENGINEER:
Gamel Engineering
4416 Graham Cole Square
Potomac Falls, VA 20165
Phone: (703) 450-1060
Fax: (703) 450-1088

GENERAL CONTRACTOR
Gilford Corporation
1500 G Street, NW
Washington, DC 20005
Phone: (202) 518-6500
Fax: (202) 518-2660

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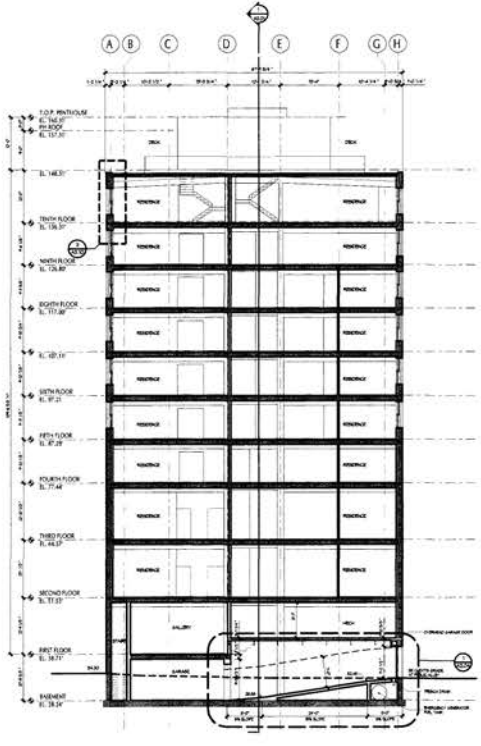
916 G Street, NW
Washington, DC 20001

CQA #20114

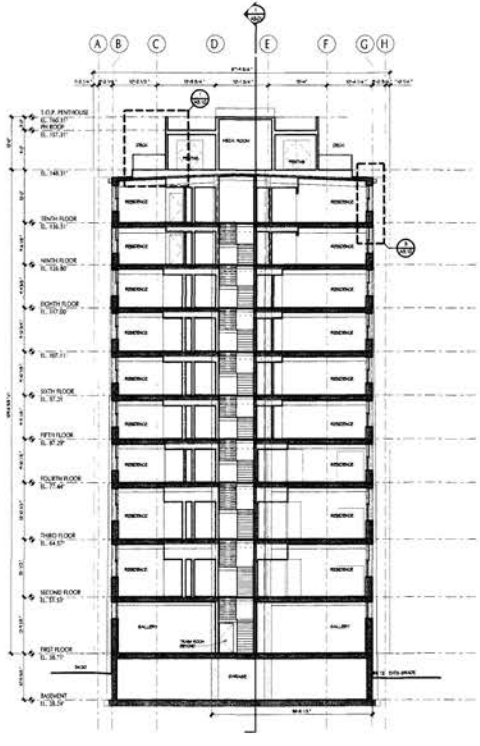
Third Floor Plan

Scale: Drawn By:
Date: Checked By:
09-09-02

A1.13



2 East-west Building Section



1 East-west Building Section

CUNNINGHAM | QUILL ARCHITECTS

ARCHITECT:
Cunningham | Quill Architects
1054 31st Street, NW
Suite 355
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-5092

CLIENT/OWNER
Mather Building Lofts, LLC
4725 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-3610
Fax: (202) 686-3069

STRUCTURAL ENGINEER:
Eckert Bryan, Inc.
1651 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3815
Phone: (703) 827-9552
Fax: (703) 356-2837

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Summit Engineers, Inc.
Mechanical Electrical Consult.
3307 Lee Highway
Arlington, VA 22207-5607
Phone: (703) 532-5383
Fax: (703) 533-3394

GEOTECHNICAL ENGINEER:
The GEO Group
7402 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-8400
Fax: (703) 451-4982

CIVIL ENGINEER:
Bushel Engineering
14740 Cricket Crest Square
Potomac Falls, VA 20150
Phone: (703) 450-6080
Fax: (703) 450-1688

GENERAL CONTRACTOR:
Clifford Construction
1328 U Street, NW
Washington, DC 20009
Phone: (202) 518-8500
Fax: (202) 518-5600

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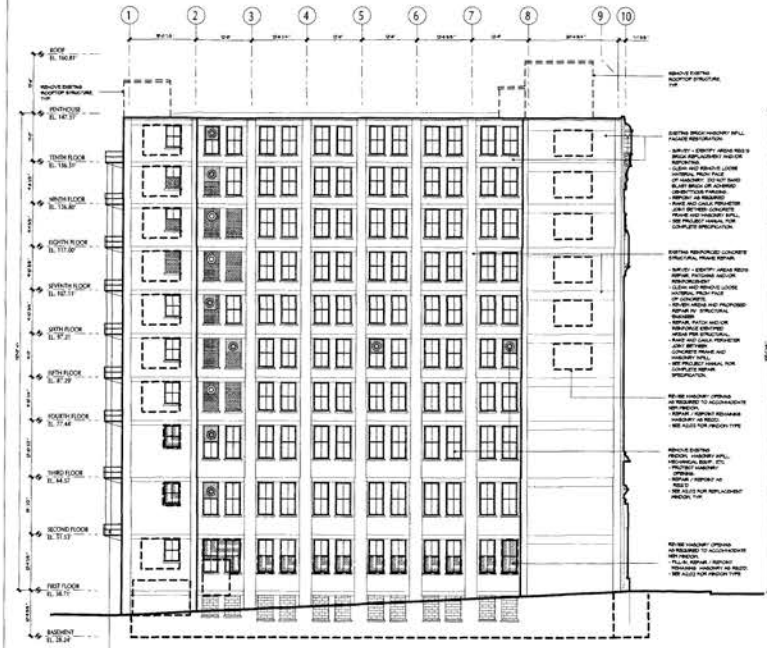
Mather Building

916 G Street, NW
Washington, DC 20001

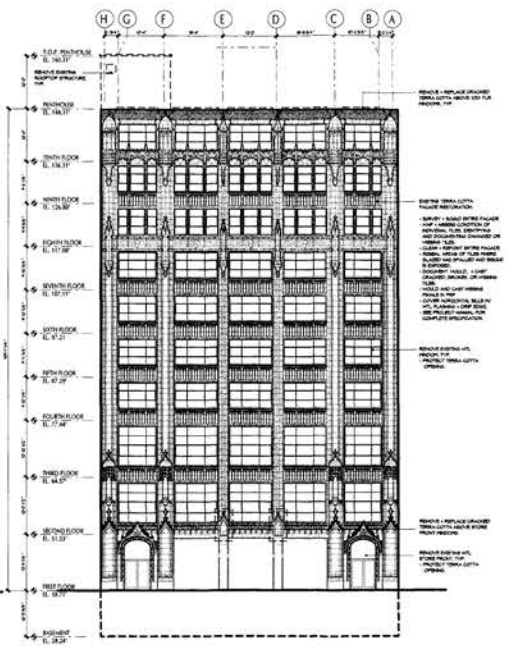
CQA #20114

East-West Building Sections

A3.02



2 Existing East Elevation



1 Existing North Elevation

ARCHITECT:
Cunningham + Quill Architects
1034 21st Street, NW
Suite 315
Washington, DC 20037
Phone: (202) 337-8200
Fax: (202) 337-8652

CLIENT/OWNER:
Mather Building Corp., LLC
4125 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0099

STRUCTURAL ENGINEER:
Erlach-Bryan, Inc.
451 Valley Madison Blvd.
Suite 220
Milton, VA 22181-3812
Phone: (703) 827-9552
Fax: (703) 354-3201

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Sumner Engineers, Inc.
Mechanical Electrical Consult.
1107 Lee Highway
Arlington, VA 22207-1907
Phone: (703) 533.0393
Fax: (703) 235-5154

GEOTECHNICAL ENGINEER:
The Eddy Group
7452 Alban Station Blvd.
Suite A-307
Springfield, VA 22150
Phone: (703) 451-4646
Fax: (703) 451-4967

CIVIL ENGINEER:
Kamel Engineering
46760 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-1088
Fax: (703) 450-1088

GENERAL CONTRACTOR:
C. Hord Corporation
1328 U Street, NW
Washington, DC 20009
Phone: (202) 518-8500
Fax: (202) 518-5600

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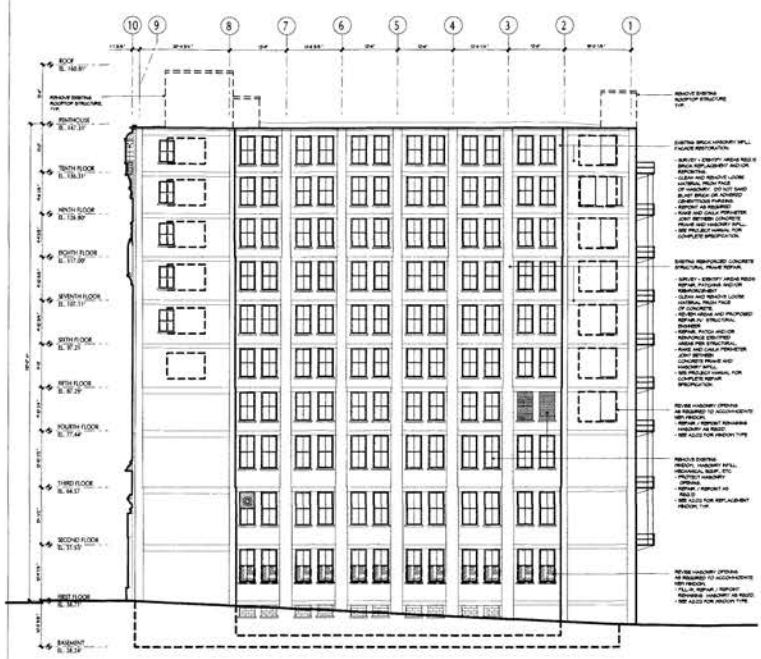
Mather Building

916 G Street, NW
Washington, DC 20001

CQA #20114

Existing North Elevation and East Elevation

HP.01



2 Existing west Elevation

1 Existing South Elevation

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-0290
Fax: (202) 337-0892

CLIENT/OWNER:
Mather Building Lofts, LLC
4720 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-8010
Fax: (202) 686-8889

STRUCTURAL ENGINEER:
Volkert Brown, Inc.
1401 Dolley Madison Blvd.
Suite 204
McLean, VA 22101-3812
Phone: (703) 827-9332
Fax: (703) 556-1831

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Summit Engineers, Inc.
mechanical Electrical Consult.
2307 Sam Highway
Arlington, VA 22207-1607
Phone: (703) 533-0393
Fax: (703) 533-0394

GEOTECHNICAL ENGINEER:
The Fairy Group
7401 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4466
Fax: (703) 451-4962

CIVIL ENGINEER:
Bohler Engineering
46750 Graham Corp Square
Phone: (703) 450-2300
Phone: (703) 450-2300
Fax: (703) 450-1048

GENERAL CONTRACTOR:
Clifford Corporation
1100 U Street, NW
Washington, DC 20009
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Fax: (202) 518-5600

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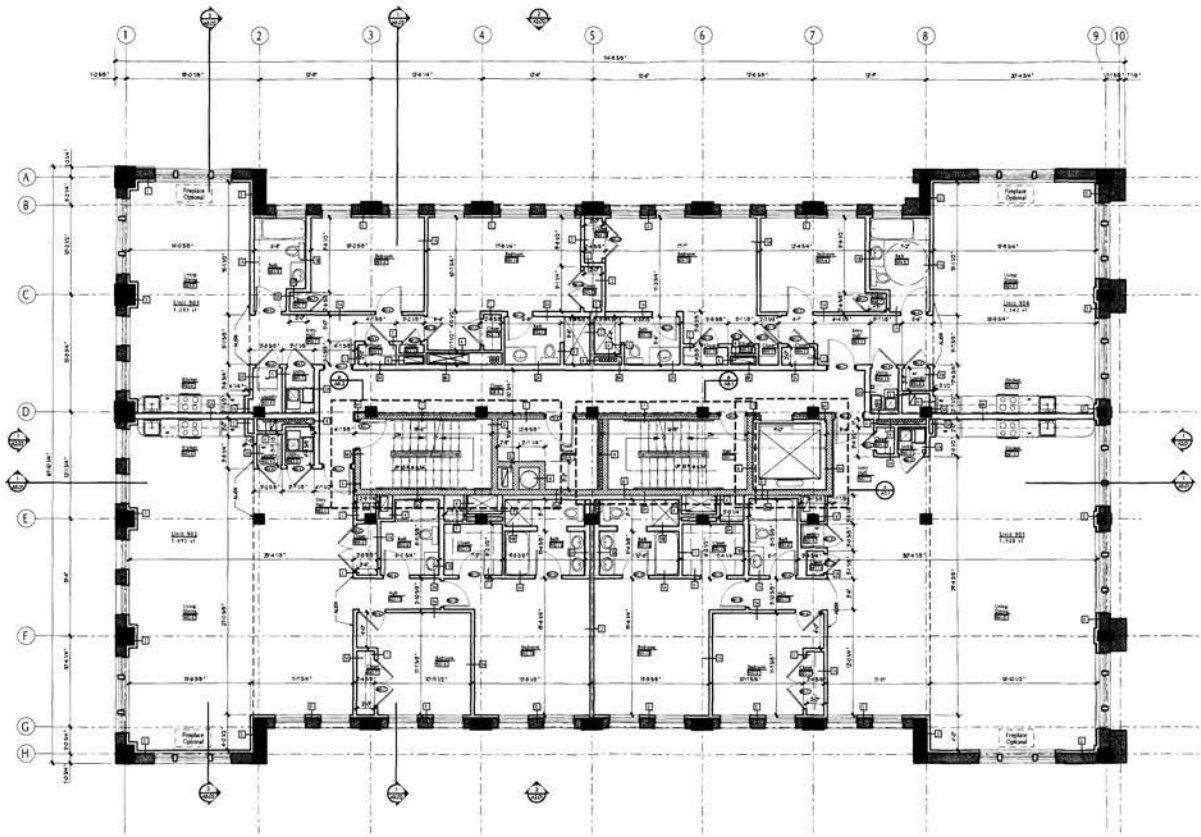
Mather Building

916 G Street, NW
Washington, DC 20001

CQA #20114

Existing South Elevation and West Elevation

HP.02



1 Ninth Floor Plan
FFE = 126.5' U.N.O.

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1140 3rd Street, NW
Suite 210
Washington, DC 20007
Phone: (202) 537-5090
Fax: (202) 537-5092

CLIENT/OWNER:
Mather Building Lofts, LLC
4720 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-8010
Fax: (202) 686-0889

STRUCTURAL ENGINEER:
Shiels Rizza, Inc.
1431 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3813
Phone: (703) 821-9552
Fax: (703) 334-2037

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Cosentini Engineering, Inc.
Mechanical Electrical Consult.
1420 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 533-5195
Fax: (703) 533-5294

GEOTECHNICAL ENGINEER:
The Eddy Group
7402 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-8668
Fax: (703) 451-4982

CIVIL ENGINEER:
Agnor Engineering
45760 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 430-1000
Fax: (703) 430-1004

GENERAL CONTRACTOR:
Clifford Corporation
1350 I Street, NW
Washington, DC 20005
Phone: (202) 518-8080
Fax: (202) 518-5885

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09.04.08	RELEASE FOR PERMIT

Mather Building

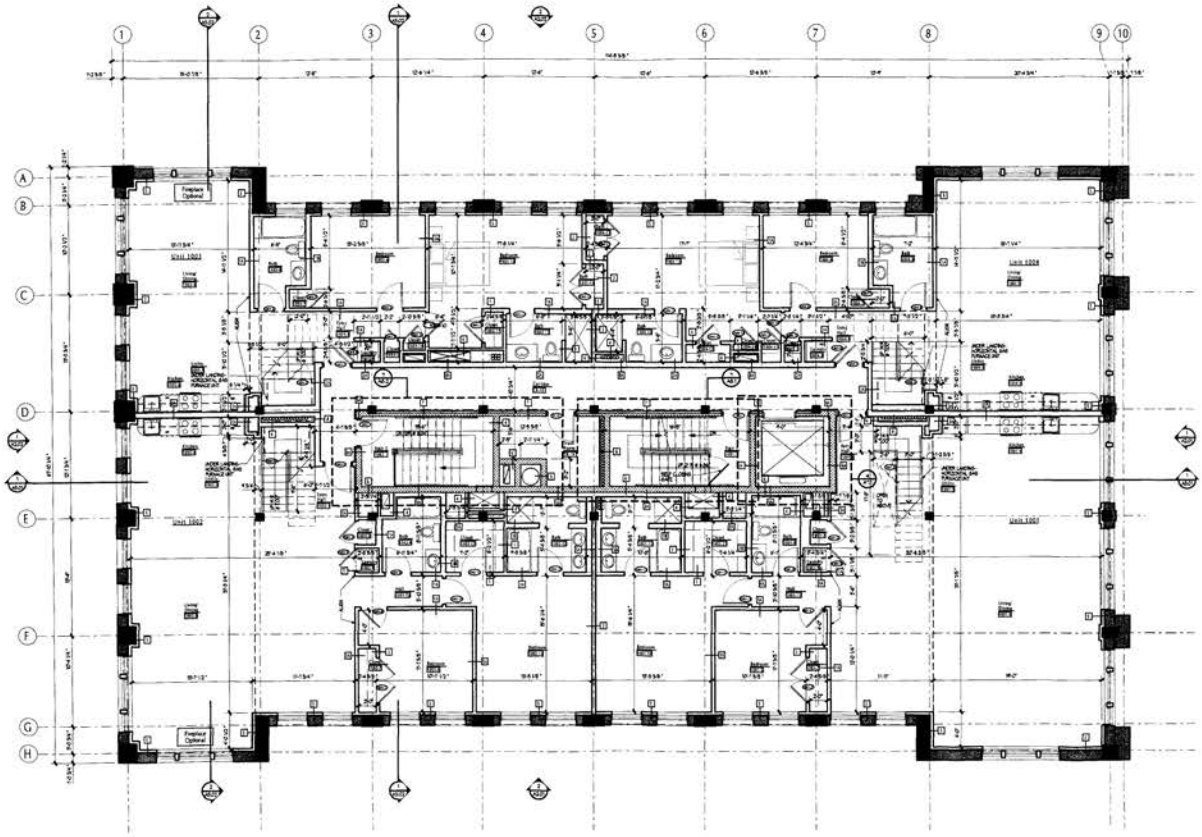
916 G Street, NW
Washington, DC 20001

CQA #20114

Ninth Floor Plan

Date: 09.04.08 Drawn By:
Scale: Checked By:

A1.19



1 Tenth Floor Plan

FFE = 156.51 U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-0092

CLIENT/OWNER:
Mather Building Sells, LLC
4733 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-8010
Fax: (202) 686-0089

STRUCTURAL ENGINEER:
Urban Green, Inc.
1450 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3812
Phone: (703) 827-9551
Fax: (703) 356-2351

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Cosmos Engineers, Inc.
Mechanical Electrical Consult.
1307 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 533-2594
Fax: (703) 533-2594

GEOTECHNICAL ENGINEER:
The Eddy Group
7401 Kilbys Station Blvd.
Suite A-107
Springfield, Va 22153
Phone: (703) 451-4686
Fax: (703) 425-4962

CIVIL ENGINEER:
Kamal Engineering
46788 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-1068
Fax: (703) 450-1089

GENERAL CONTRACTOR:
Clark Corporation
1100 F Street, NW
Washington, DC 20009
Phone: (202) 534-8500
Fax: (301) 518-5600

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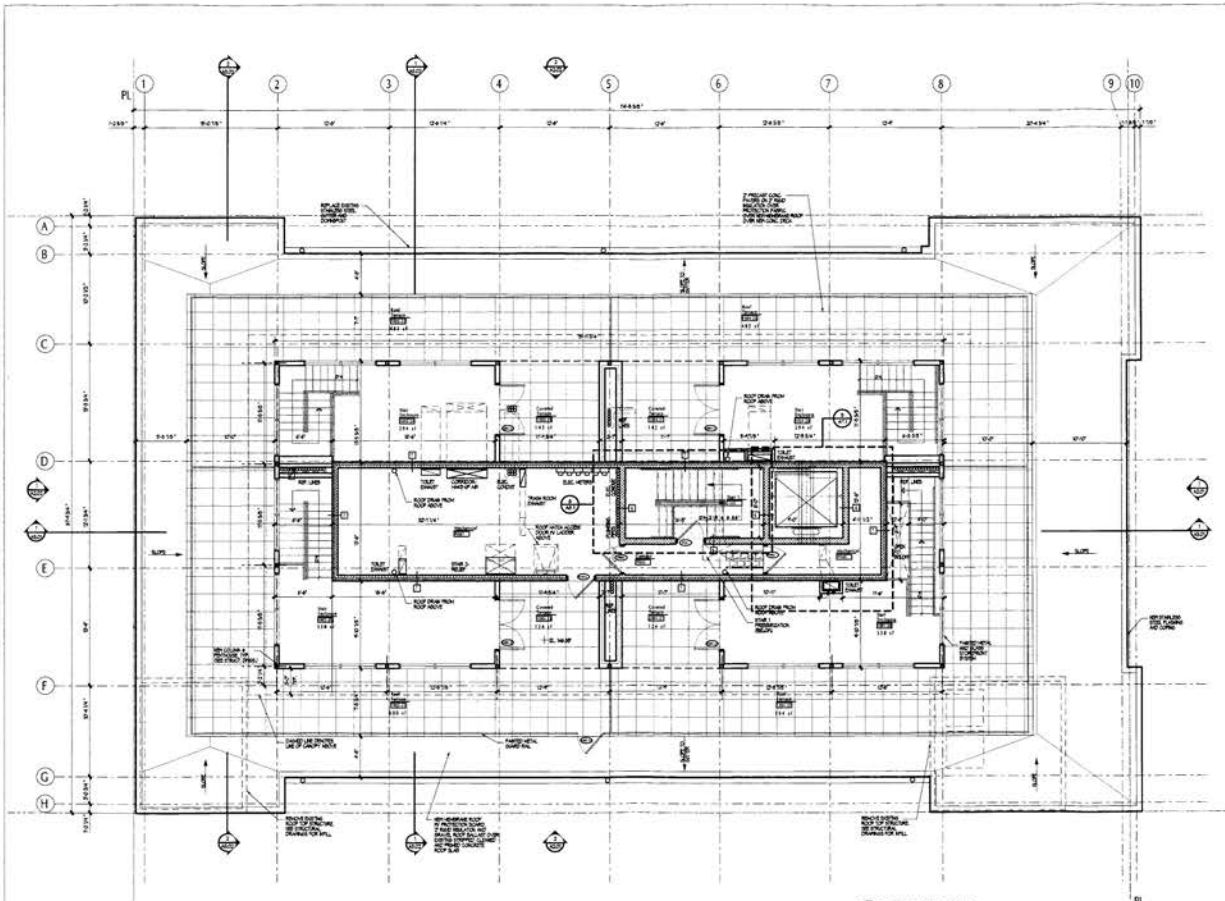
916 G Street, NW
Washington, DC 20001

CQA #20114

Tenth Floor Plan

Date: 08-09-08

A1.20



1 Penthouse Floor Plan
PFE = 147.58' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

CUNNINGHAM + QUILT ARCHITECTS

ARCHITECT:
Cunningham + Quilt Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-8050
Fax: (202) 337-8052

CLIENT/OWNER:
Mather Building Corp., LLC
4731 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-8019
Fax: (202) 686-8089

STRUCTURAL ENGINEER:
Structbrook, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mclean, VA 22101-3812
Phone: (703) 827-9553
Fax: (703) 356-2801

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Dubnoff Engineers, Inc.
Mechanical Electrical Consult.
3307 Lee Highway
Arlington, VA 22207-1567
Phone: (703) 532-5293
Fax: (703) 532-5294

GEOTECHNICAL ENGINEER:
The Eddy Group
7402 Hilbert Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4400
Fax: (703) 451-4962

CIVIL ENGINEER:
Kamel Engineering
46700 Gilsum Care Square
Potomac Falls, VA 20165
Phone: (703) 450-1588
Fax: (703) 450-1589

GENERAL CONTRACTOR:
Clifford Corporation
1338 G Street, NW
Washington, DC 20005
Phone: (202) 518-8200
Fax: (202) 518-5600

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Mather Building

816 G Street, NW
Washington, DC 20001

CQA #20114

Penthouse Floor Plan

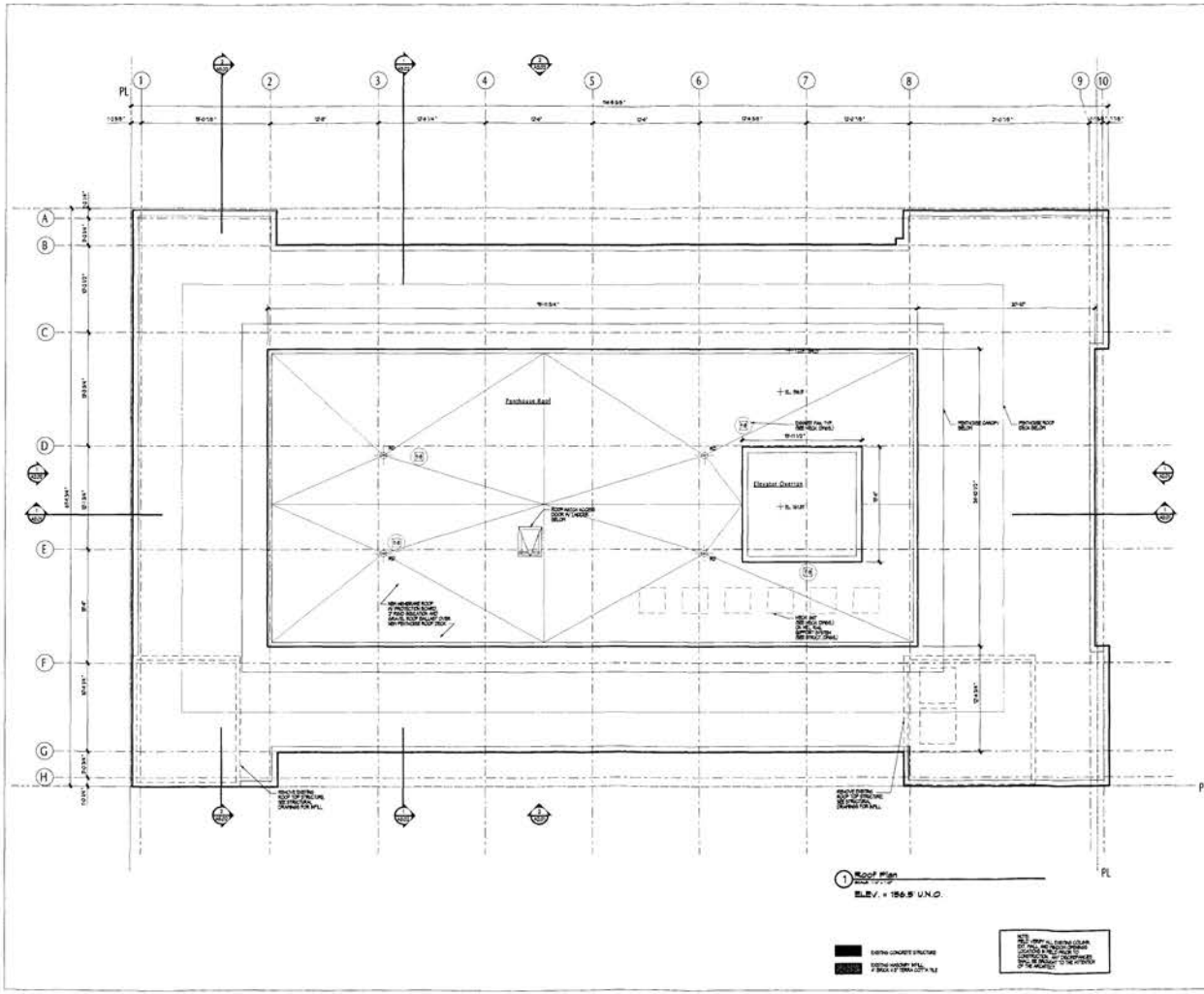
Scale:

Drawn By:

Date: 09.09.03

Checked By:

A1.21



1 Roof Plan
ELEV. = 156'-5" U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

NOTE
ALL ITEMS ON EXISTING ROOF TO BE REMOVED AND RELOCATED AS NECESSARY TO CONSTRUCT NEW ENCLOSURE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ATTENTION OF THE ARCHITECT

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-8080
Fax: (202) 337-8082

CLIENT/OWNER:
Mather Building Lofts, LLC
4721 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-8010
Fax: (202) 686-8089

STRUCTURAL ENGINEER:
Thiele-Bryan, Inc.
1401 Dolley Madison Blvd.
Suite 220
Mclean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2857

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Summit Engineers, Inc.
Mechanical Electrical Consult.
1307 Lee Highway
Arlington, VA 22207-1407
Phone: (703) 533-0283
Fax: (703) 533-9384

GEOTECHNICAL ENGINEER:
The Eddy Group
7902 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 455-4686
Fax: (703) 455-4962

CIVIL ENGINEER:
Kamm Engineering
10700 Graham Cove Square
Potomac Falls, VA 22165
Phone: (703) 450-1080
Fax: (703) 450-1081

GENERAL CONTRACTOR:
Gillard Corporation
1250 I Street, NW
Washington, DC 20005
Phone: (202) 518-8500
Fax: (202) 518-5600

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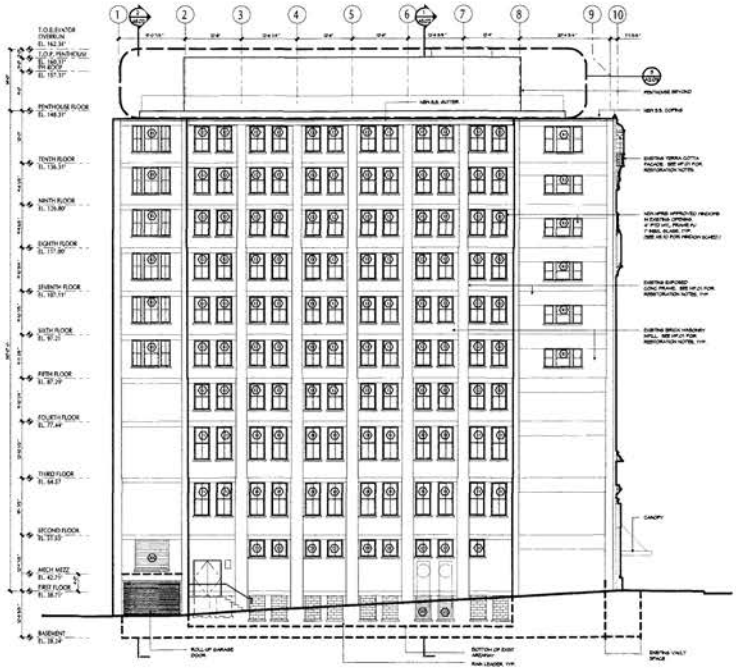
938 G Street, NW
Washington, DC 20001

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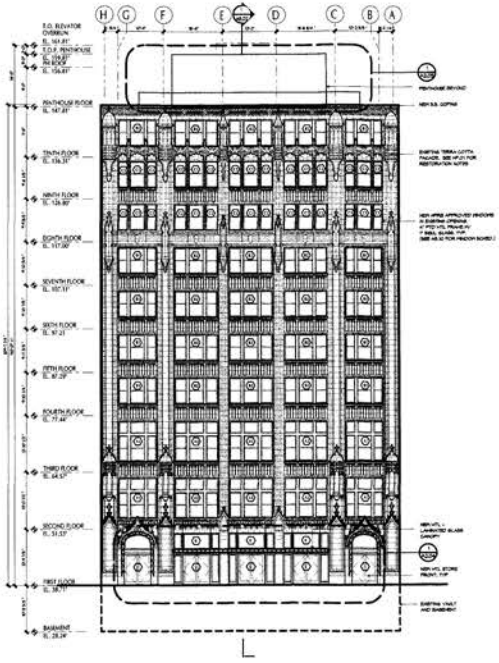
Roof Plan

Scale:
Date: 08-06-02
Drawn By:
Checked By:

A1.22



2 East Elevation



1 North Elevation

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-5696
Fax: (202) 337-6062

CLIENT/OWNER:
Mather Building Lofts, LLC
4735 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-0070
Fax: (202) 686-0080

STRUCTURAL ENGINEER:
Entuit Group, Inc.
1401 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Cannon Engineering, Inc.
Mechanical/Electrical Consult.
2327 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 533-0595
Fax: (703) 533-0594

GEOTECHNICAL ENGINEER:
The Eddy Group
7402 Hilbun Station Blvd.
Suite 9-167
Springfield, VA 22152
Phone: (703) 437-4484
Fax: (703) 437-4962

CIVIL ENGINEER:
Bowl Engineering
46748 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-5090
Fax: (703) 450-5088

GENERAL CONTRACTOR:
Clifford Corporation
1010 Wisconsin Ave.
Washington, DC 20009
Phone: (202) 518-8000
Fax: (202) 518-5660

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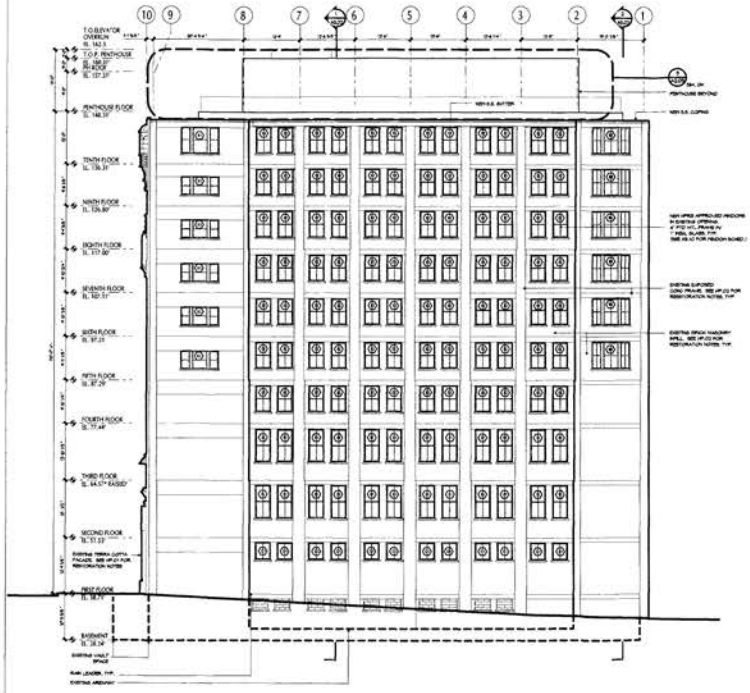
Mather Building

916 G Street, NW
Washington, DC 20001

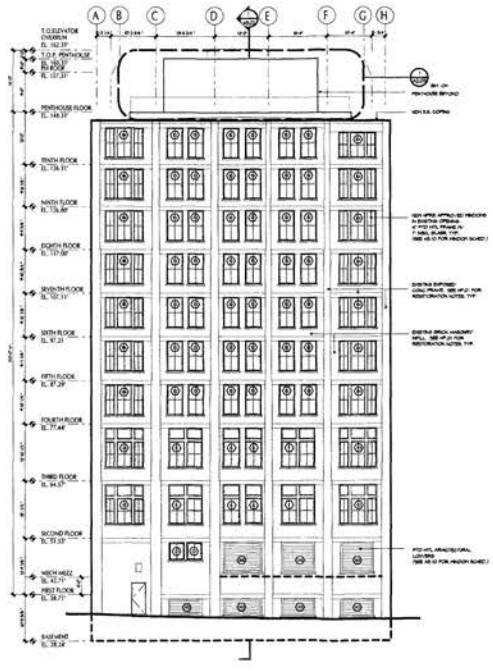
CQA #20114

North Elevation and East Elevation

A2.01



2 West Elevation



1 South Elevation

CUNNINGHAM + QUILL ARCHITECTS PLLC

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

CLIENT/OWNER:
Mather Building Lofts, LLC
4715 Wisconsin Avenue, NW
Suite 205
Washington, DC 20016
Phone: (301) 656-0050
Fax: (202) 686-8089

STRUCTURAL ENGINEER:
Ekin+Bryan, Inc.
3403 Dailey Wadlow Blvd.
Suite 228
Milton, VA 22101-3812
Phone: (703) 837-9333
Fax: (703) 354-1071

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Summit Engineers, Inc.
Mechanical Electrical Consult.
5387 Lee Highway
Arlington, VA 22207-1407
Phone: (703) 533-5595
Fax: (703) 532-3194

GEOTECHNICAL ENGINEER:
The Tadj Group
7402 Backlick Station Blvd.
Suite A107
Springfield, VA 22153
Phone: (703) 455-4686
Fax: (703) 451-4662

CIVIL ENGINEER:
Kamal Engineering
46710 Graham Corp Square
Potomac Falls, VA 20165
Phone: (703) 450-1080
Fax: (703) 916-5388

GENERAL CONTRACTOR:
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Washington, DC 20009
Phone: (202) 518-8588
Fax: (202) 518-5400

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Mather Building

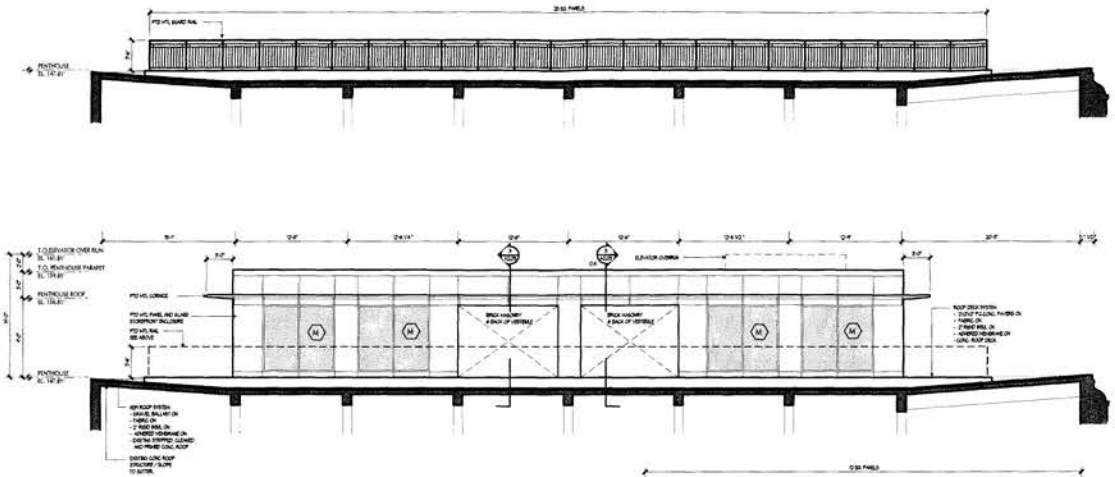
916 G Street, NW
Washington, DC 20001

CQA #20134

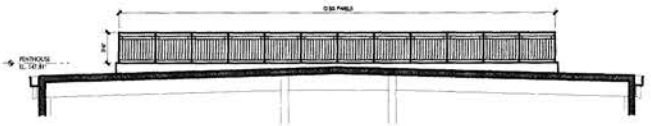
South Elevation and West Elevation

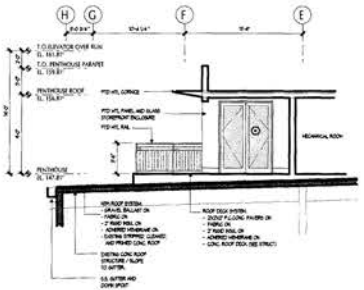
Date: 08.14.2009
Drawn By:
Date: 09.08.09
Checked By:

A2.02

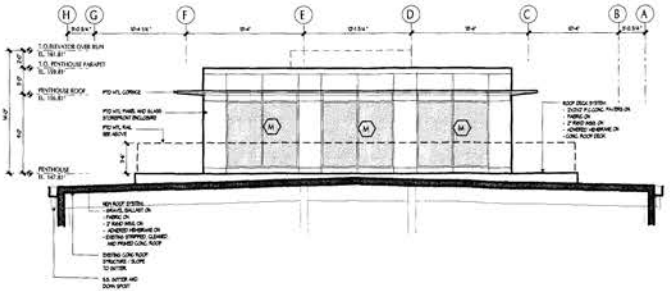


3 East Penthouse Elevation (West Elm, OH)





2 Penthouse Section / Elevation



1 North Penthouse Elevation (South Elm, OH)

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-8092

CLIENT/OWNER:
Mather Building Lofts, LLC
4701 Wisconsin Avenue, NW
Suite 280
Washington, DC 20016
Phone: (202) 686-8010
Fax: (202) 686-2889

STRUCTURAL ENGINEER:
Ehlers/Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3813
Phone: (703) 821-8282
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Lemaire Engineers, Inc.
Mechanical Electrical Consult.
2107 Lee Highway
Arlington, VA 22207-1507
Phone: (703) 533-0393
Fax: (703) 533-5594

GEOTECHNICAL ENGINEER:
The Eddy Group
7402 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4686
Fax: (703) 451-4962

CIVIL ENGINEER:
Kedel Engineering
45760 Oraham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-1090
Fax: (703) 450-1091

GENERAL CONTRACTOR:
Clifford Corporation
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Washington, DC 20009
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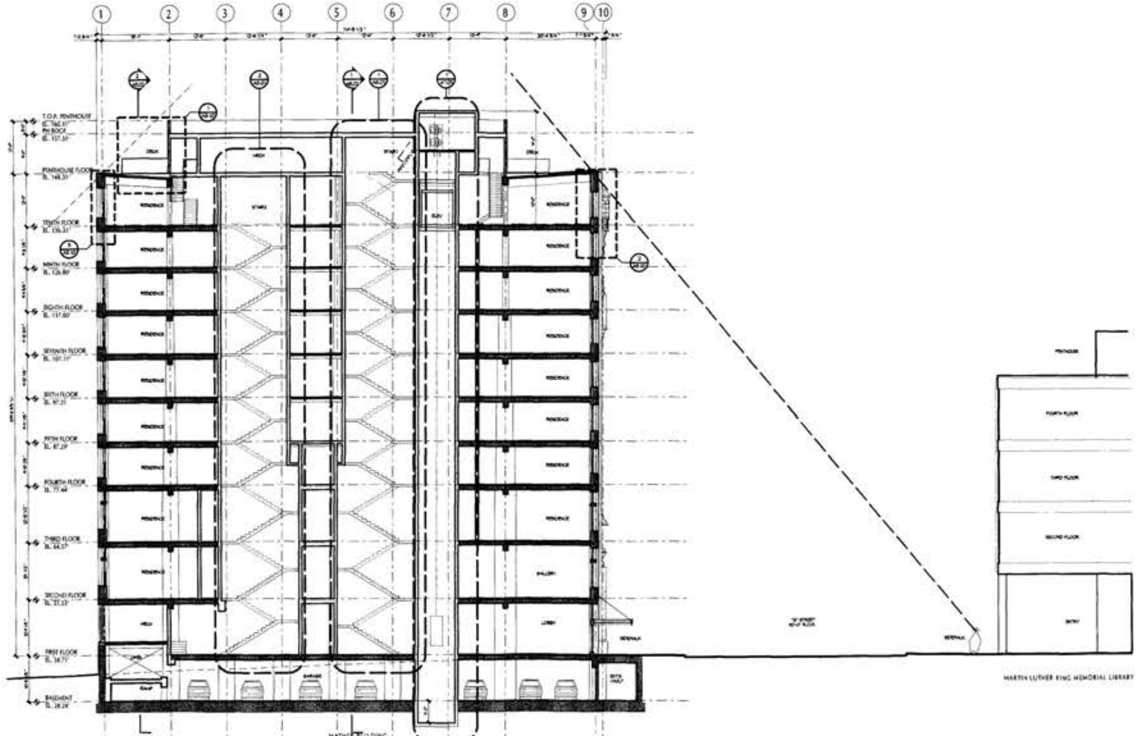
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Washington, DC 20001

CQA #20114

Penthouse Elevations

Scale	As Noted
Date	09-09-05
Drawn By	
Checked By	

A2.03



1 North-South Building Section thru 'G' Street

ARCHITECT:
Cunningham + Quill Architects
1054 31st. Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

CLIENT/OWNER:
Mather Building Lofts, LLC
4725 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

STRUCTURAL ENGINEER:
Ehlert/Bryan, Inc.
1431 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Summit Engineers, Inc.
Mechanical Electrical Consult
5307 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 533-5595
Fax: (703) 533-5594

GEOTECHNICAL ENGINEER:
The Eddy Group
7432 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4686
Fax: (703) 451-4962

CIVIL ENGINEER:
Kamal Engineering
46760 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-1000
Fax: (703) 450-1088

GENERAL CONTRACTOR:
Gilford Corporation
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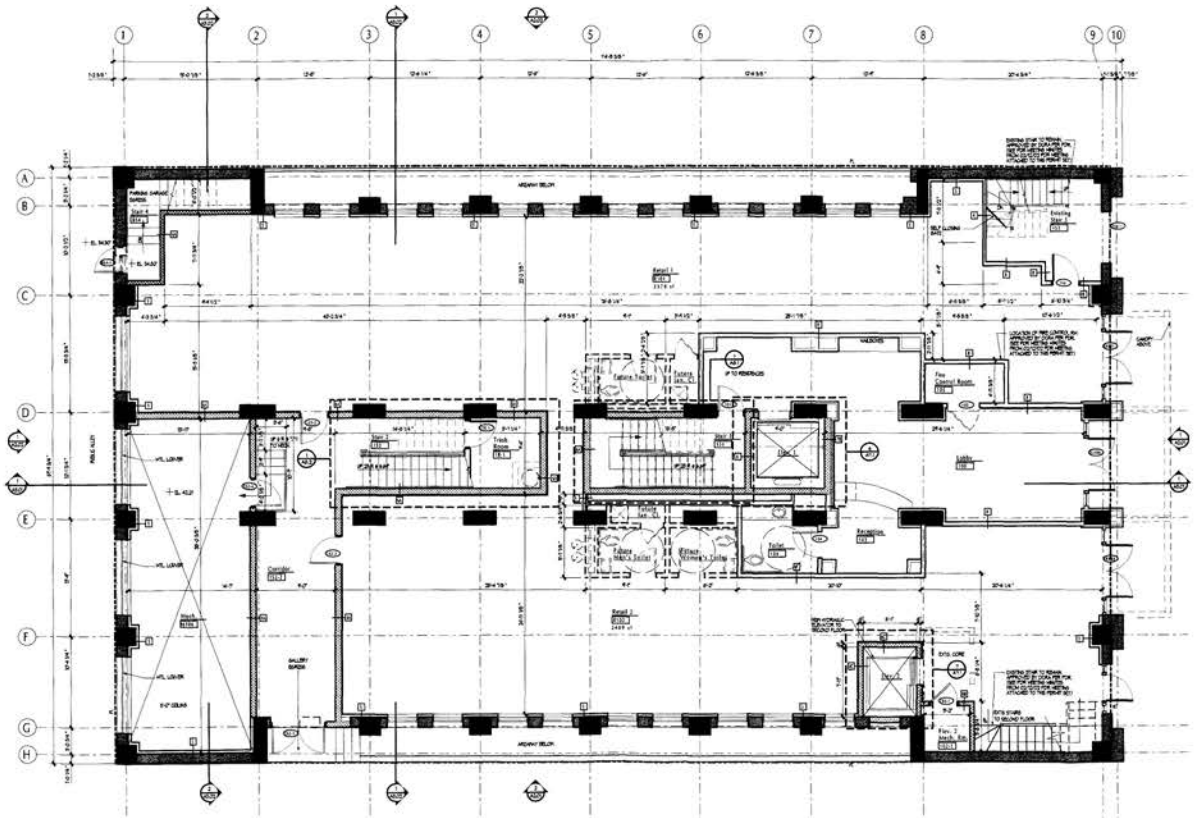
CQA #20114

Drawing Title

G Street Section

Scale: AS NOTED
Drawn By:
Date: 09/08/03
Checked By:

A3.01



1 First Floor Plan
FFE = 58.11' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL
3 WYTHES OF TERRA COTTA TILE

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-8080
Fax: (202) 337-8092

CLIENT/OWNER:
Mather Building Lofts, LLC
4725 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-2010
Fax: (202) 686-0089

STRUCTURAL ENGINEER:
Christ-Hines, Inc.
1401 Dolley Madison Blvd.
Suite 110
McLean, VA 22101-3810
Phone: (703) 827-0833
Fax: (703) 356-2801

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Summit Engineers, Inc.
Mechanical Electrical Consult.
5107 Leesburg Pike
Falls Church, VA 22041-1607
Phone: (703) 533-5195
Fax: (703) 533-5196

GEOTECHNICAL ENGINEER:
The Edge Group
7452 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4480
Fax: (703) 451-4963

CIVIL ENGINEER:
Kamel Engineering
46760 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-5080
Fax: (703) 450-5081

GENERAL CONTRACTOR:
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Washington, DC 20009
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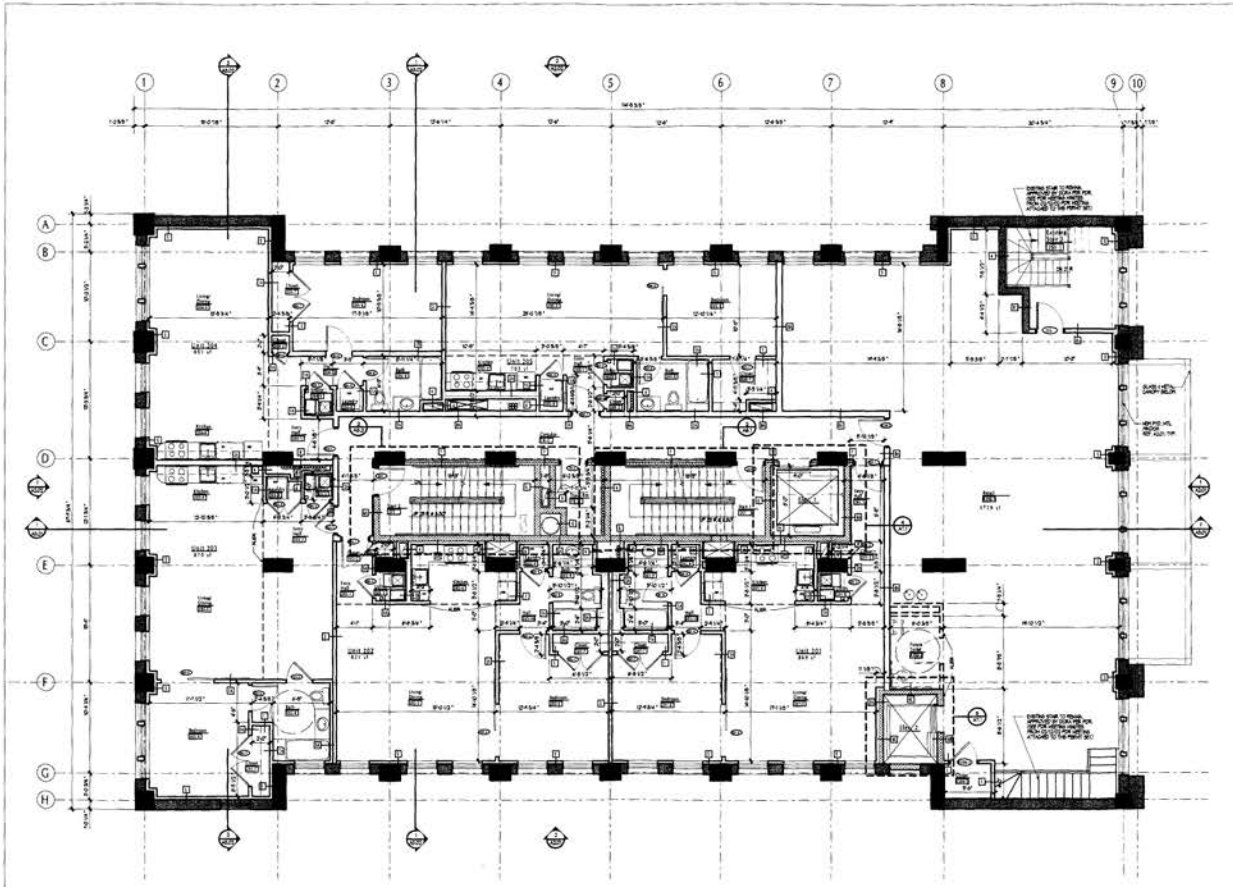
919 G Street, NW
Washington, DC 20001

CQA #20034

First Floor Plan

Scale: Drawn By:
Date: 09.09.08 Checked By:

A1.11



1 Second Floor Plan

FFE = 31.55' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-8290
Fax: (202) 337-0693

CLIENT/OWNER:
Mather Building Ltd'n, LLC
4725 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686 8010
Fax: (202) 686-8889

STRUCTURAL ENGINEER:
Ehlert Bryan
1451 Dolley Madison Blvd.
Suite 208
McLean, VA 22101-3810
Phone: (703) 827-0552
Fax: (703) 356 2051

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Summit Engineers, Inc.
Mechanical Electrical Consult.
5107 Leesburg Pike
Bethesda, VA 22207-5507
Phone: (703) 533-3053
Fax: (703) 533-3294

GEOTECHNICAL ENGINEER:
The Eddy Group
7452 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 455-8586
Fax: (703) 455-8962

CIVIL ENGINEER:
Rabel Engineering
46760 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-5080
Fax: (703) 450-1181

GENERAL CONTRACTOR:
Clifford Corporation
1100 O Street, NW
Washington, DC 20009
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Mather Building

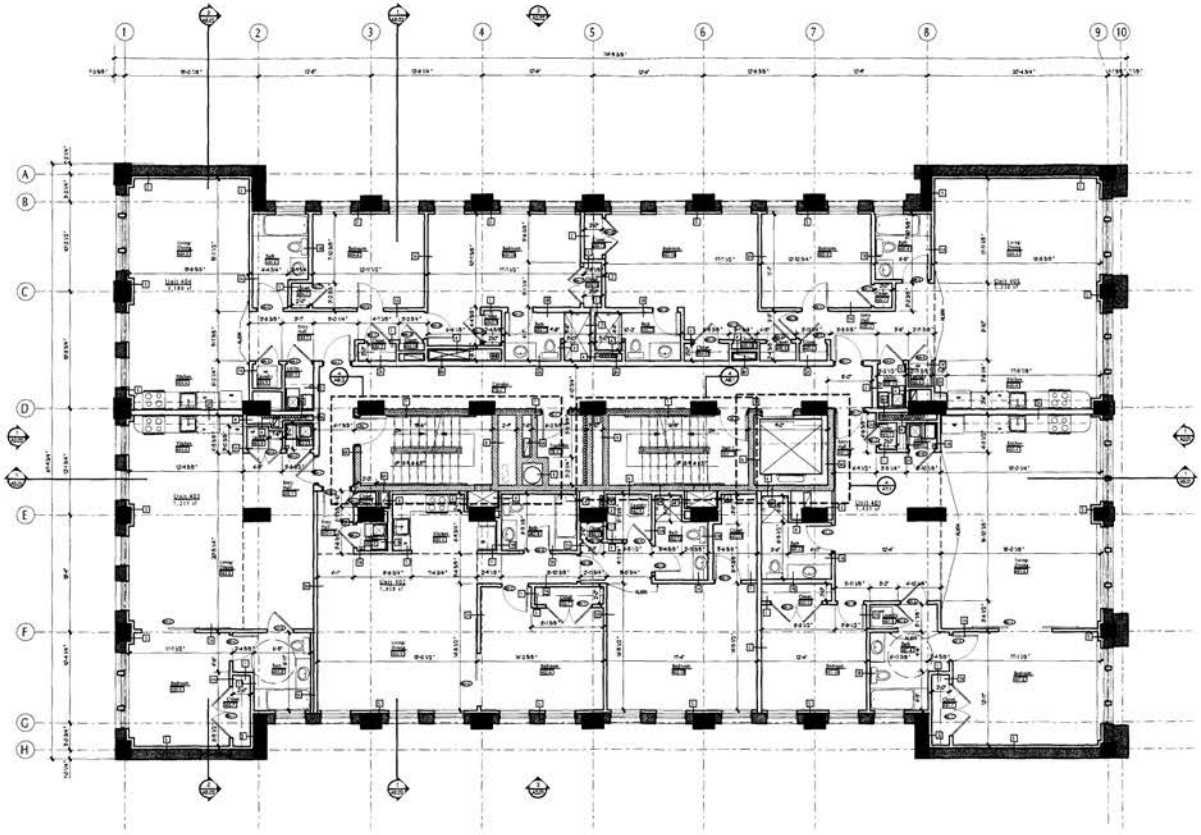
916 G Street, NW
Washington, DC 20001

CQA #20114

Second Floor Plan

Date: 09-09-02 Drawn By: CHECKED BY:

A1.12



1 Fourth Floor Plan
FFE = 77.4' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

ARCHITECT:
Cunningham + Quill Architects
1140 3rd Street, NW
Suite 210
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

CLIENT/OWNER:
Mather Building Lofts, LLC
4720 Wisconsin Avenue, NW
Suite 260
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

STRUCTURAL ENGINEER:
Eckert Bryan, Inc.
1401 Dolley Madison Blvd.
Suite 208
McLean, VA 22101-3912
Phone: (703) 827-9622
Fax: (703) 506-2805

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Summit Eng Assoc, Inc.
Mechanical Electrical Consult.
2300 Lee Highway
Arlington, VA 22201-1607
Phone: (703) 532-5581
Fax: (703) 532-5594

GEOTECHNICAL ENGINEER:
The GeoTech Group
7402 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4660
Fax: (703) 451-4962

CIVIL ENGINEER:
Kramer Engineering
14760 Crotham Cove Square
Potomac Falls, VA 20165
Phone: (703) 430-1080
Fax: (703) 430-1083

GENERAL CONTRACTOR:
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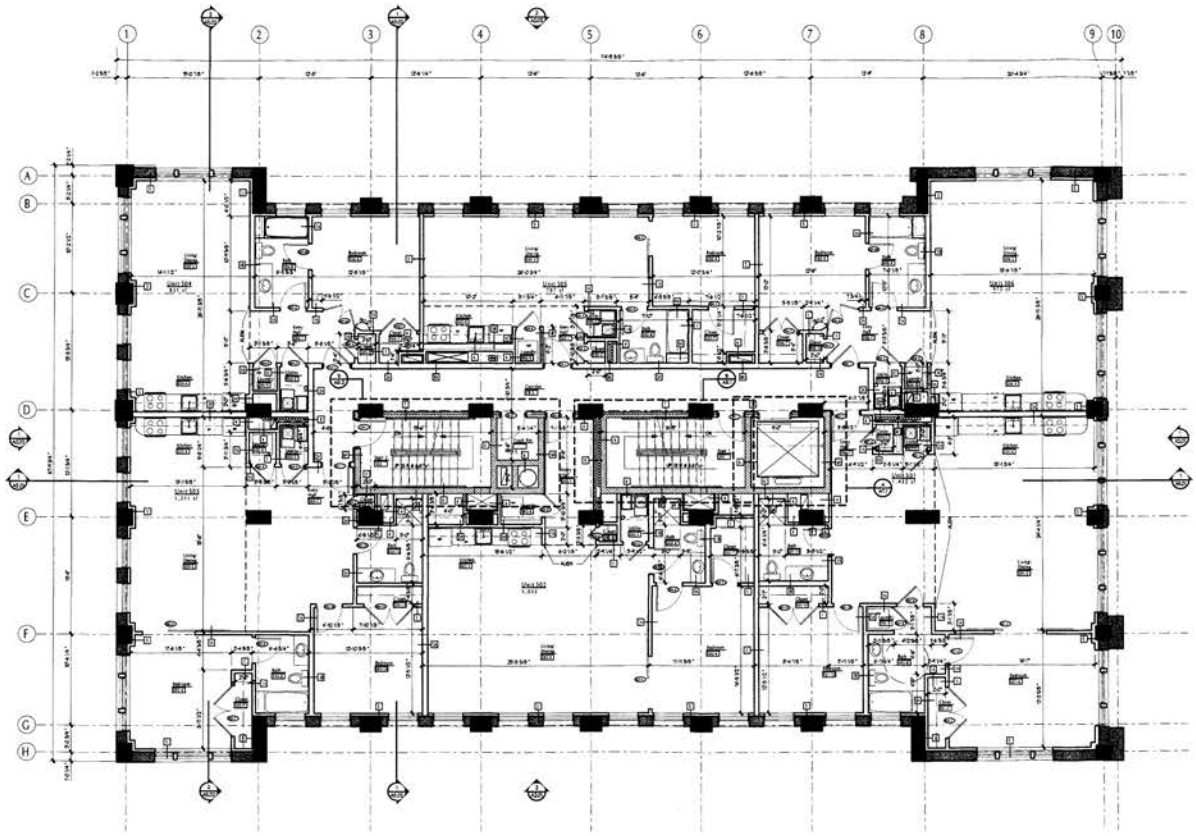
916 G Street, NW
Washington, DC 20001

CQA #20114

Fourth Floor Plan

Date: 09.09.09 | Drawn By: | Checked By:

A1.14



1 Fifth Floor Plan
FFE = 87.24' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1034 33rd Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-8092

CLIENT/OWNER:
Mather Building Lofts, LLC
4720 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-9050
Fax: (202) 686-5089

STRUCTURAL ENGINEER:
Everett/Nilsen, Inc.
1431 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3813
Phone: (703) 827-9112
Fax: (703) 556-1031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
Summit Engineers, Inc.
Mechanical Electrical Consult.
3107 Gee Highway
Arlington, VA 22207-1407
Phone: (703) 533-8595
Fax: (703) 533-8594

GEOTECHNICAL ENGINEER:
The Tadlo Group
6900 Backlick Station Blvd.
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4686
Fax: (703) 451-4902

CIVIL ENGINEER:
Kamel Engineering
46765 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-5080
Fax: (703) 450-5089

GENERAL CONTRACTOR:
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Washington, DC 20007
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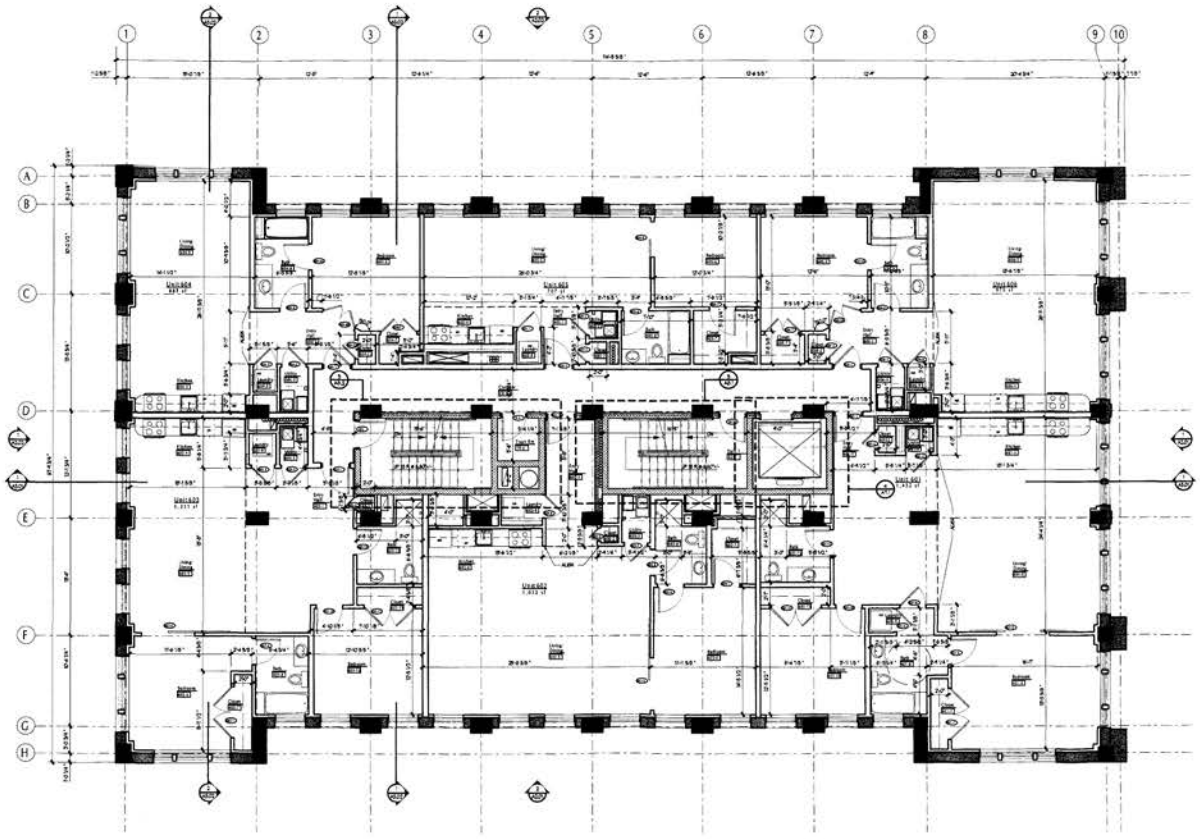
816 G Street, NW
Washington, DC 20001

CQA #20114

Fifth Floor Plan

Scale:
Date: 09.09.02
Drawn By:
Checked By:

A1.15



1 Sixth Floor Plan

FFE = 41.21' U.N.O.

EXISTING CONCRETE STRUCTURE

EXISTING MASONRY WALL

CUNNINGHAM | QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-8696
Fax: (202) 337-8692

CLIENT/OWNER:
Mather Building Lofts, LLC
4725 Wisconsin Avenue, NW
Suite 305
Washington, DC 20016
Phone: (202) 686-8018
Fax: (202) 686-0869

STRUCTURAL ENGINEER:
Edlen Brown, Inc.
1401 Dolley Madison Blvd.
Suite 220
McLean, VA 22101-3815
Phone: (703) 827-9102
Fax: (703) 356-2831

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
Summit Engineers, Inc.
Mechanical Electrical Consult.
3307 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 533-0295
Fax: (703) 533-0384

GEOTECHNICAL ENGINEER:
The Gedy Group
7430 Hilton Station Blvd.
Suite A-310
Springfield, VA 22153
Phone: (703) 455-4686
Fax: (703) 455-4991

CIVIL ENGINEER:
Bohler Engineering
46748 Crabapple Cove Square
Potomac Falls, VA 20165
Phone: (703) 450-1980
Fax: (703) 450-1988

GENERAL CONTRACTOR:
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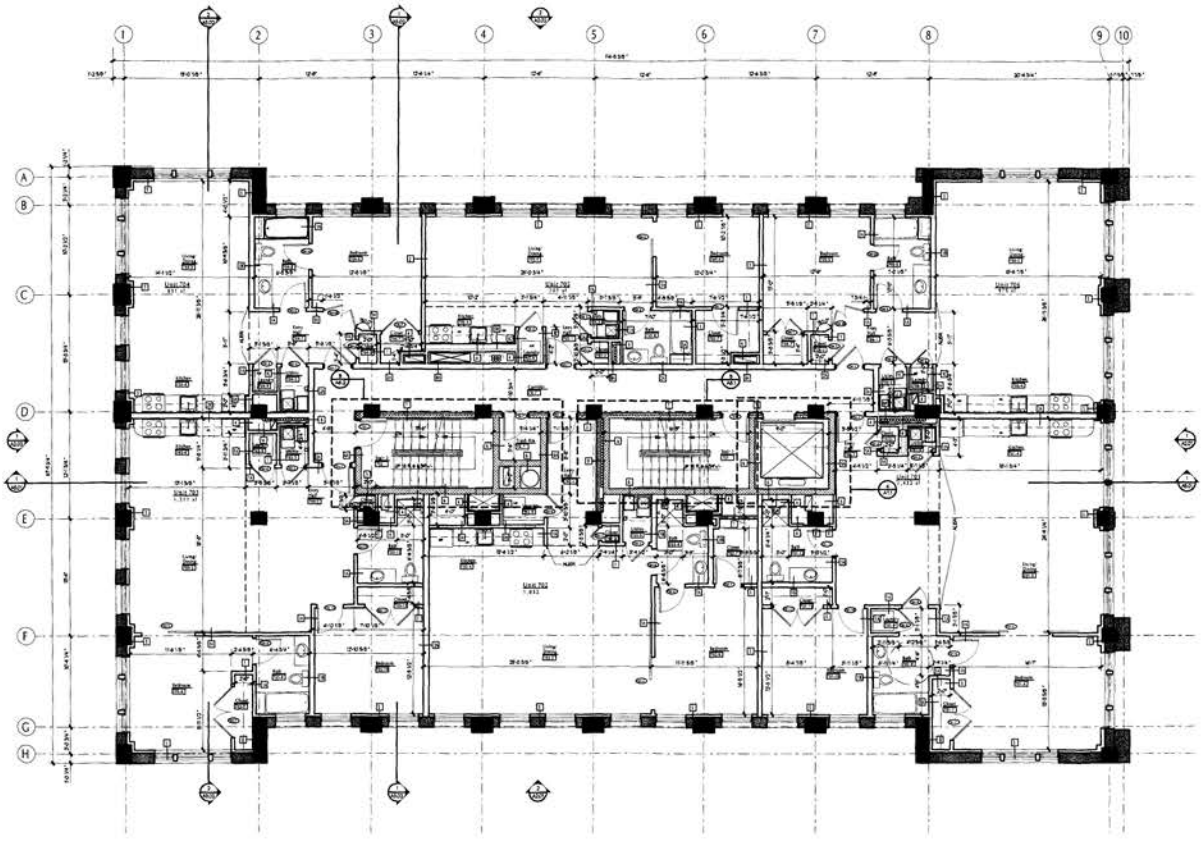
916 G Street, NW
Washington, DC 20001

CQA #20114

Sixth Floor Plan

Scale: Drawn By:
Date: Checked By:
09-06-05

A1.16



1 Seventh Floor Plan
FFE = 107.11' U.N.O.

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
1234 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-0896
Fax: (202) 337-0092

CLIENT/OWNER:
Mather Building Lofts, LLC
4725 Wisconsin Avenue, NW
Suite 200
Washington, DC 20016
Phone: (202) 686-8010
Fax: (202) 686-0089

STRUCTURAL ENGINEER:
Steven Brown, Inc.
1401 Dulles Madison Blvd.
Suite 210
Herndon, VA 22171-3812
Phone: (703) 437-9332
Fax: (703) 956-2251

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Cohen Engineers, Inc.
Mechanical Electrical Consult.
3307 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 525-5581
Fax: (703) 532-3194

GEOTECHNICAL ENGINEER:
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7401 Alban Station Blvd
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Springfield, VA 22150
Phone: (703) 451-4666
Fax: (703) 451-4963

CIVIL ENGINEER:
Kumar Engineering
14760 Graham Cove Square
Potomac Falls, VA 20165
Phone: (703) 430-1680
Fax: (703) 450-1680

GENERAL CONTRACTOR:
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Fax: (202) 518-5600

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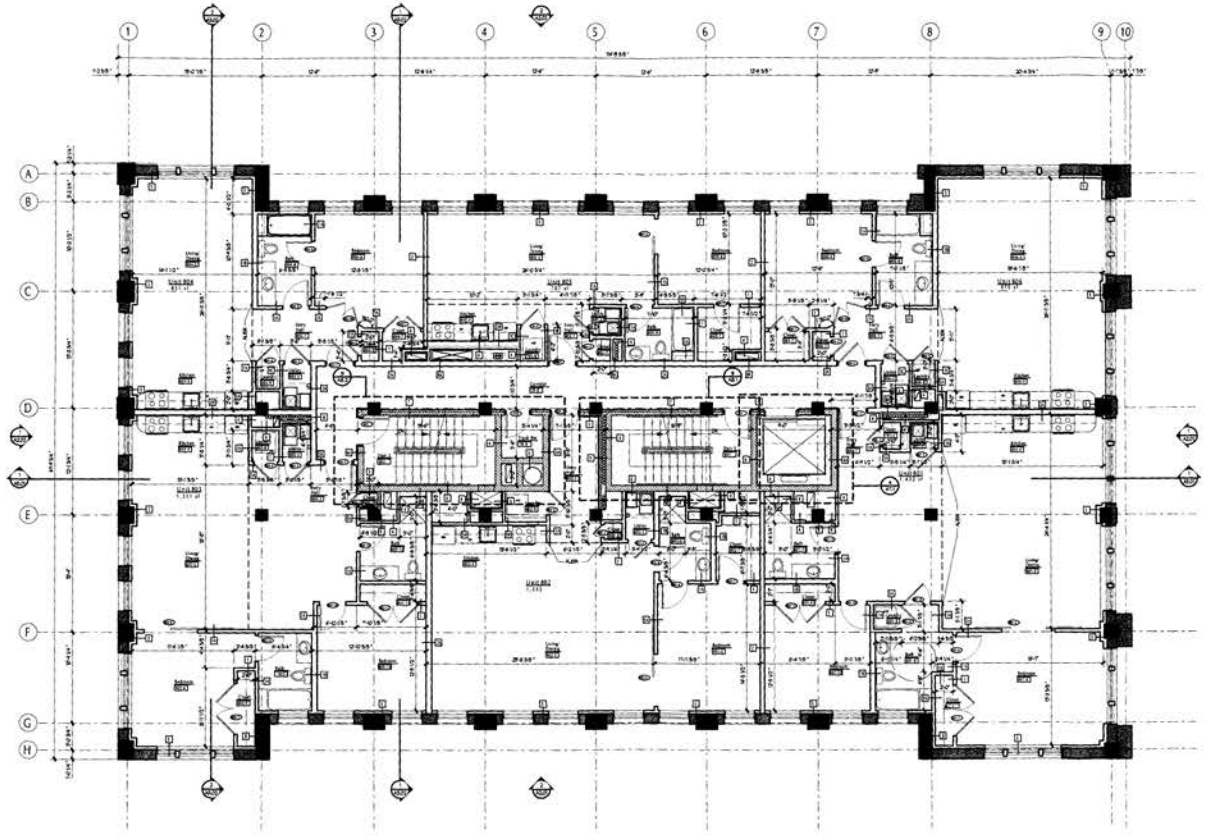
Mather Building

916 G Street, NW
Washington, DC 20001

CQA #20114

Seventh Floor Plan

A1.17



1 Eighth Floor Plan

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-8093

CLIENT/OWNER:
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1020 Wisconsin Avenue, NW
Suite 200
Washington, DC 20007
Phone: (202) 686-0010
Fax: (202) 686-0080

STRUCTURAL ENGINEER:
Christ-Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 100
Mclean, VA 22101-3812
Phone: (703) 827-9515
Fax: (703) 336-2031

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Mechanical Electrical Consult.
3307 Lee Highway
Arlington, VA 22207-1607
Phone: (703) 532-3393
Fax: (703) 532-5594

GEOTECHNICAL ENGINEER:
The GEO Group, Inc.
7652 Alban Station Blvd.
Suite A-107
Springfield, Va 22150
Phone: (703) 451-4480
Fax: (703) 451-4982

CIVIL ENGINEER:
Kanal Engineering
46762 Graham Cove Square
Potomac Falls, Va 20165
Phone: (703) 406-1000
Fax: (703) 450-1080

GENERAL CONTRACTOR:
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Washington, DC 20005
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Mather Building

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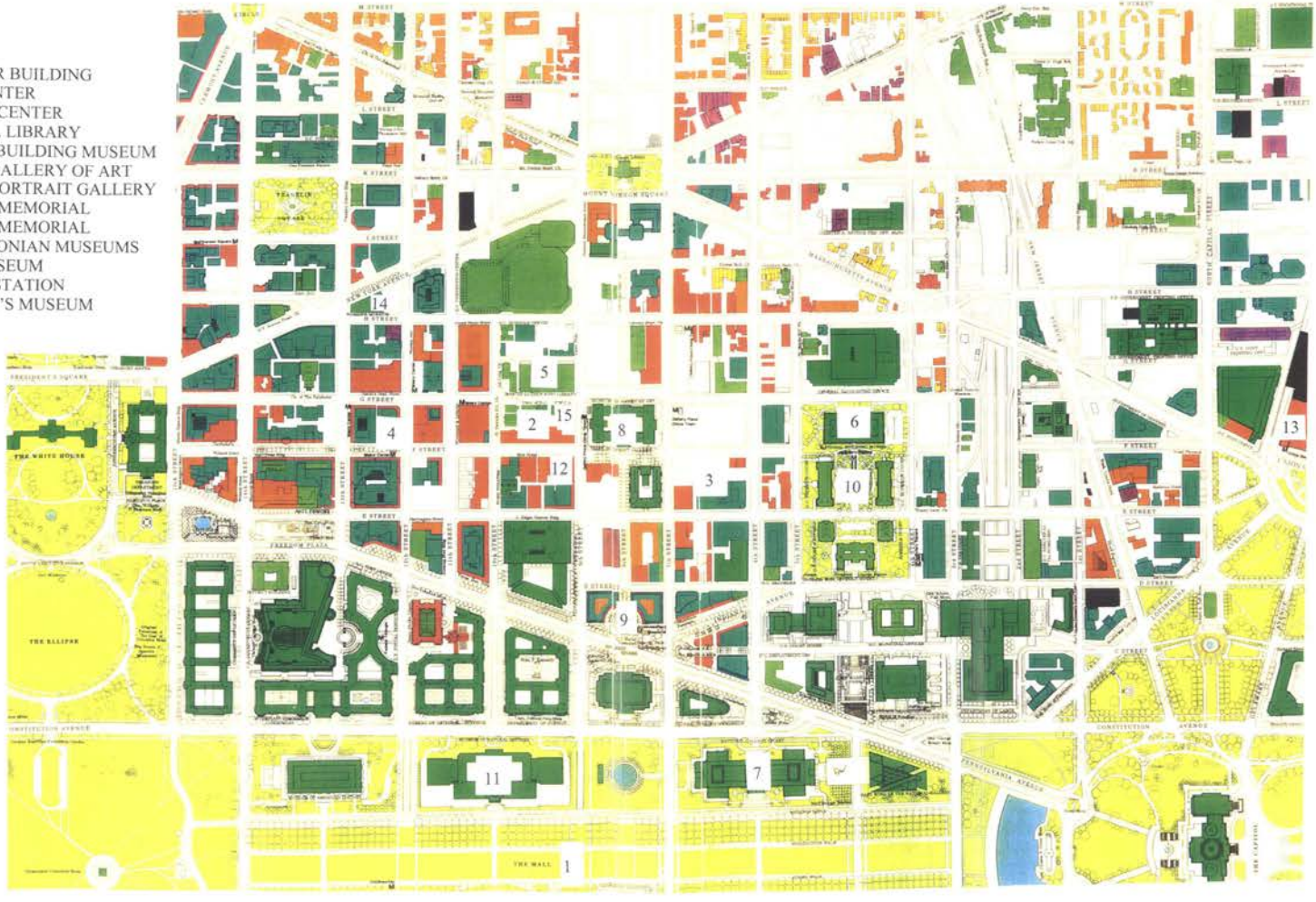
Eighth Floor Plan

A1.18



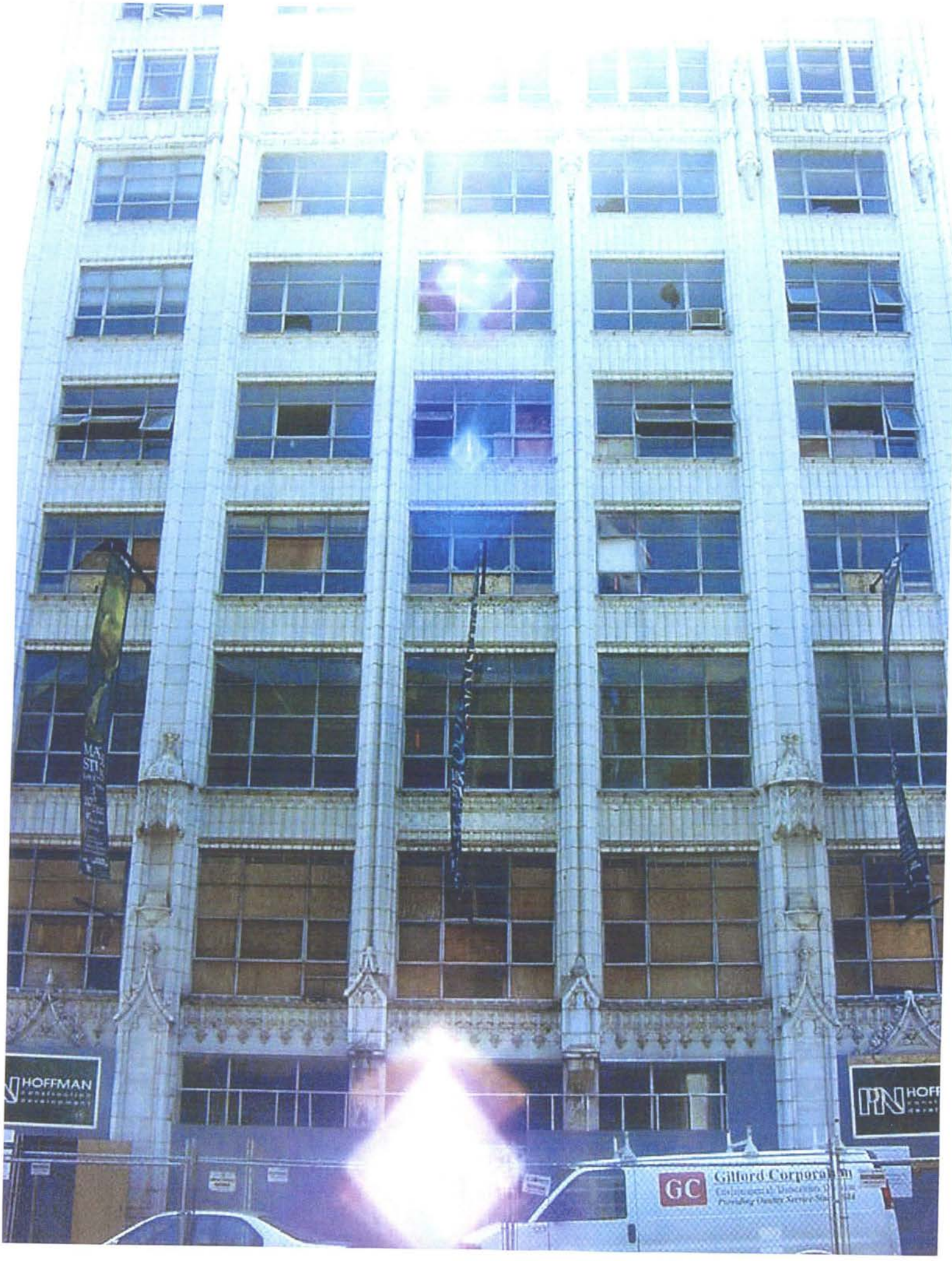
LEGEND

1 MALL
2 MATHER BUILDING
3 MCI CENTER
4 METRO CENTER
5 MLK, JR. LIBRARY
6 NAT'L BUILDING MUSEUM
7 NAT'L GALLERY OF ART
8 NAT'L PORTRAIT GALLERY
9 NAVAL MEMORIAL
10 POLICE MEMORIAL
11 SMITHSONIAN MUSEUMS
12 SPY MUSEUM
13 UNION STATION
14 WOMEN'S MUSEUM
15 YWCA



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(215) 594-8520



OUTLINE OF TESTIMONY OF REPRESENTATIVE OF P.N. HOFFMAN PROJECT DEVELOPER

I. Introduction/Experience with Residential Development in the District of Columbia

II. Description of RFP and Award of Project to P.N. Hoffman

- A. Building abandoned – former UDC arts center/office
- B. DHCD requested proposals for development of residential and arts use
- C. P.N. Hoffman's proposal accepted
- D. Description of project that was approved

III. Proposed Residential and Arts Use Development in the Mather Building

- A. Arts use
- B. Artist work/live space (affordable)
- C. Market-rate residential units
- D. Total of 49 residential units

IV. Request Relief from Residential Recreation Space Requirements and Seek to Provide Conforming Penthouse

- A. Maximizes residential use in downtown location in former office building (market rate residential subsidizes the arts and affordable live/work space)
- B. Maximizes arts space use
- C. Provide affordable arts/live space
- D. No adverse impact on residents or neighbors
- E. Promote "living downtown" concept

V. Project is supported by ANC 2E, Downtown Cluster of Congregations and Downtown Housing Now Committee

VI. Conclusion

H

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF CUNNINGHAM + QUILL ARCHITECTS

I. Introduction/Experience in the District of Columbia

II. Site of Proposed Project and Surrounding Area

- A. 916-918 G Street, N.W.
- B. Relationship of the site to the immediate neighborhood
- C. Description of the surrounding downtown neighborhood, including recreational and cultural opportunities

III. Proposed Residential and Arts Use Development in the Mather Building

- A. Discussion of existing Mather Building
- B. Site constraints that impacted design considerations
- C. Historic preservation issues affecting development
- D. Programmatic constraints that impacted design considerations
- E. Discussion of proposed project

IV. Subject Property Is Unique and Represents an Exceptional Circumstance

- A. Existing, vacant office building
- B. Historic building
- C. Mid-block location
- D. Lot coverage issues

V. There Are Substantial Practical Difficulties with Strict Compliance of the Zoning Regulations

- A. Rooftop access
- B. No other space for residential recreation

C. Elevator override and height problems

D. Desire to maximize residential and arts uses

E. Many other recreational opportunities available in the neighborhood

F. Arts space open to public and residents of the building

VI. No Adverse Impacts

A. City policy of living downtown met

B. Residents have various recreational and cultural opportunities nearby

C. Onsite arts uses

VII. Conclusion

工

Request for Proposals
for the Disposition of

The Mather Building

916–918 G Street, N.W.

Washington, D.C. 20001

The District of Columbia Department of Housing and Community Development (the "Department") on behalf of the District of Columbia Government (the "District"), and pursuant to its authority under the District of Columbia Community Development Act of 1975, D.C. Law 1-39, D.C. Code 5-901 to 5-907 (1981), hereby requests proposals for the purchase and renovation for residential reuse of the Mather Building (the "Site"), located in the 900 block of G Street, N.W. in downtown Washington, D.C.

1. Introduction

Since 1998, downtown Washington, D.C. has seen a dramatic resurgence in its office, retail and residential market. Numerous development projects currently in the pipeline will dramatically add to the vibrant activities of Downtown. Concurrent with the changes in the market, the District of Columbia also began to take a comprehensive look at completing the development of Downtown -- *The Downtown Action Plan* (Fall 2000). The Plan researched and identified specific actions required of both the public and private sector to complete the vision of Downtown D.C. that was first articulated in *Downtown D.C.: Recommendations for the Downtown Plan,* (July 1982). The following Request for Proposals (RFP) is a part of that effort. The Action Plan identified the Mather Building as an important public resource to encourage the Arts in downtown. The Site also serves as an important link between any redevelopment of the historic Woodward & Lothrop Building and the activity at Gallery Place/Chinatown. It is advised that development teams submitting proposals review the *Downtown Action Plan*'s recommendations; the document is included in the Developer's Kit.

2. The Site

The Mather Building is located at 916-918 G Street, N.W. and is identified for purposes of assessment and taxation as Square 376, Lot 802. Its land area of 7,674 square feet is improved with a 10- story (with one basement level), 78,400 square foot brick and reinforced concrete structure that was built in 1917. The property has served a variety of retail and office uses, and was last used by the University of the District of Columbia for its Arts and other programs. The

building has been vacant since 1990 and has suffered from failure to be properly secured from the elements.

The Mather Building is zoned DD/C-4, which permits a density of 10.0 FAR with a 0.5 FAR bonus for preferred uses identified in the Downtown Development District Zoning Regulations and heights up to 110 feet. At 122.8 feet and roughly 10.2 FAR, the Mather Building is a non-conforming building with regard to height, but can be renovated for residential or other preferred uses up to the 10.5 FAR maximum within the existing envelope.

The site is located within the Downtown Historic District and is considered a "contributing building," thereby subjecting it to the D.C. Historic Preservation Review Board's (HPRB) review of exterior alterations. Areas that are likely to be of concern include window replacement on the G Street façade, new windows on the side and rear elevations, storefront and entrance treatment, balcony construction, repair of the terra cotta façade, repair to the east wall, and roof top structures. The D.C. Historic Preservation Department (HPD) is currently in the process of adding the Downtown Historic District to the National Register, making the building eligible for 20% Historic Tax Credits. Completion of this effort is expected in early 2001.

3. Conditions of Sale

a. Conveyance of Site

The Department is offering to convey title to the Site by special warranty deed. The Site is to be sold in "as is condition," without warranty by the District as to physical condition. The District makes no representations regarding the character or extent of soil or other subsurface conditions or utilities that may be encountered during the course of the redevelopment. The developer should make its own conclusions concerning conditions that may affect the methods or cost of redevelopment. The Department recommends that prospective developers inspect the Site and perform such studies as may be relevant to the making of an offer for the Site. Prospective offerors should rely only on their own surveys, observations, investigations and conclusions in submitting a proposal.

b. Development of Site

It is the Department's objective to have the Mather Building renovated for residential reuse, with a ground floor arts component. Beyond this, the Department is interested in receiving proposals that program a minimum of 20% of the residential square footage on the upper floors as available either for artist live/work space or housing affordable to households earning 50% to 80% of the Washington, D.C. Metropolitan Area Median Income, as defined by the U.S. Department of Housing and Urban Development (HUD). For informational purposes, the Department contracted with the Pennsylvania Quarter Neighborhood Association to prepare "The Mather Building Residential Feasibility Study," which examines various alternatives for the redevelopment of the Mather

Building for residential and arts uses. That study and the underlying documentation are included in the Developer's Kit.

c. Financial Compensation

The Department has established $1,000,000 (One Million Dollars) as the minimum acceptable offer to purchase the Site.

4. Selection Criteria

Each proposal will be evaluated with points assigned to each of the selection criteria as follows:

a. Proposal Feasibility (30 Points)

The Department will evaluate each proposal's feasibility based upon a comprehensive review of the development budget, the projected income and expenses pro-forma, the financing plan, and the experience and capability of the development teams, including track record of similar developments that involve historic preservation, affordable housing, or arts related issues.

b. Minority Participation (20 Points)

The extent to which the proposal provides meaningful minority participation at all levels of the development process.

c. Price and Subsidy (15 Points)

The price evaluation will be objective. The proposal with the highest fixed-price for the Site and the least, if any, need for subsidy, will receive the maximum points. All other proposals will receive a proportionately lower score.

d. Development Program (25 Points)

Each proposal will be evaluated as to its responsiveness to the Department's objectives of having a least one floor of arts space and a set aside of not less than 20% of the residential units as artist live/work space, affordable to individuals or families earning 50% to 80% of median income for this area.

e. Quality of Plan (10 Points)

Each proposal will be evaluated to determine the extent to which the development plan employs innovative design and brings uses to the Site that contribute to the vibrancy of this emerging area.

5. Developer Submissions

Respondents to this Request for Proposals are required to submit the following materials, original and four copies, no later than 3:00 pm on April 13, 2001 to:

Chief
Development Finance Division
Department of Housing and Community Development
801 North Capitol Street, N.E., Second Floor
Washington, D.C. 20002

a. **Proposal letter** (form in Developer's Kit) with a One Hundred Thousand Dollar ($100,000.00) deposit. The deposit shall be in the form of:

   (1) A certified check payable to the D.C. Department of Housing and Community Development; or

   (2) Certificate of deposit payable to the D.C. Department of Housing and Community Development.

b. **Proposal Feasibility**

   Team Members- The following information is required:

   - The name, address, telephone number, fax number of each principal, partner, or joint-venture partner participating in the entity the Developer's proposal;

   - The name, address, telephone number of the representative authorized to act on behalf of the Developer and who is available to respond to questions or requests for additional information;

   - Identification of any affiliation or other relationship between any of the members of the proposing team responding to this offering and any development company, parent company, or subsidiary; and

   - Identification of any relationship between members responding to this offering and any person working for, appointed to a position in, or elected to an office of the District of Columbia Government or any entity for which there may be even an appearance of conflict of interest. The Department reserves the sole discretion to determine whether there is a conflict of interest.

   Qualifications and Experience – To evaluate the capability of each respondent, the District requires the information described below:

- If the Developer is not an individual doing business under his or her own name, a description of the status of his or her organization (whether a corporation, a non-profit or charitable institution, a partnership, a business association, or a joint venture) indicating under whose laws it is organized and operating, and a brief history of the organization and its principals;

- The principals, partners, or joint-venture partners participating in the proposal who have agreed to be part of the proposing entity, and a copy of any written agreement creating the entity;

- The individual who will be, or whose organization will be, the managing principal or partner;

- The nature and share of each participant's financial investment in the project or the proposing entity and the role for each;

- Relevant projects with which the managing partner and the design architect have had primary involvement, including illustrative material of projects that demonstrate each of their abilities, the name and address for each project identified, the name and telephone number of persons familiar with the development who may respond to inquiries from the Department, and the managing partner or design architect role in each project;

- References for the managing partner, including names, addresses and telephone numbers, and a letter authorizing each reference to respond to inquiries regarding the design, financing and development of prior projects; and

- A list of the professionals the Developer will be employing for this project. For each professional firm, there should be a description of the staff capabilities, the resumes of all senior-level staff who will be working on this project, and information on their role on this project, and their past experience that is directly relevant to this project.

Developers may submit additional material that they believe will assist in evaluating the ability of the Developer, the design architect, and any other professional who will be participating in the development. Should the Department need additional information, it will request the authorized representative to submit the necessary material.

Financial Feasibility– To evaluate the entity's ability to finance the proposed development, the Department requires the following information:

- A statement providing a comprehensive listing of all projected sources and uses of project funding;

- Development Budget including projected construction costs as well as a reasonable estimate and articulation of projected soft costs such as architectural fees, engineering fees, marketing costs, financing fees, etc.;

- Proposed financing plan including sources of debt and equity. Respondent should provide sufficient detail for the Department to determine the feasibility of the proposed financing plan including, but not limited to:

    - a statement of the proposed purchase price, and
    - a statement of public subsidy, if any, required to make the project financially feasible;

- Projected income and expenses pro-forma; and

- Evidence of firm's ability to secure financing.

c. **A completed HUD Form 6004, Part I, Redeveloper's Statement for Public Disclosure and a completed HUD Form 6004, Part II, Redeveloper's Statement of Financial Responsibility.**

d. **Minority and local participation in the development:**

1. List all minority individuals, firms or organizations that are members of the development team, including their percentage of ownership interest, if applicable, and whether they are District-based.

2. Provide a narrative description of the efforts that will be made to provide minority and District residents, businesses, tradesmen, professionals and financial institutions with employment and/or business opportunities in development of the Site.

e. **Provide executed organizational documents (corporate charter, partnership agreement, etc.) or, in the alternative, a Memorandum of Understanding signed by all parties.**

f. **A narrative description of the proposed development and the approximate square footage of each proposed use, with a breakout of residential units by type and size.**

g. **A narrative description of the market studies undertaken or to be undertaken to support the uses proposed in Paragraph f above and graphically depicted in Paragraph h below.**

h. **Drawings adequately depicting the design concept in sufficient detail to permit the Department to evaluate the design quality and feasibility of the proposed development program, as well as the developers approach to the applicable historic preservation issues. Such drawings should include the following:**

1. Schematic Building Plans (1/8"=1') showing floor plans for 1st floor and all non-residential floors, typical residential floors, service and loading areas, and parking layout, if applicable.

2. Elevations of primary facades.

3. Description of the various materials to be used.

6. Selection Process

The Department has established the following process to select a purchaser for the Mather Building. By 3:00 pm on April 13, 2001, prospective purchasers must submit their proposal in the form described in Section 5 with the required One Hundred Thousand Dollar ($100,000.00) deposit. No proposal will be accepted after the above indicated submission date and time unless the date and/or time for submission of proposals are extended in writing. All proposals received shall be reviewed by the staff and by the Director of the Department.

The Department may request clarification or such additional information as may be necessary to complete review of the proposal. Within thirty (30) days of the submission deadline or receipt of any additional materials that may be requested, the Director will select a proposal whose submitter will be offered a contract of sale. The Director may, at his discretion, reject any or all proposals and re-offer the Site.

7. Developer's Kit

Information on the Mather Building has been assembled in the form of a Developer's Kit. The Kit contains the data considered pertinent to the submission of an offer meeting the requirements of this RFP.

The Developer's Kit may be obtained upon a request, including a non-refundable fee of $100.00, from the Department of Housing and Community Development. 801 North Capitol Street, N.E., Second Floor, Washington, D.C. 20002. The fee should be remitted by check or money order made payable to the D.C. Department of Housing and Community Development.

The Developer's Kit contains the following items:

1. Request for Proposals for the Disposition of the Mather Building
2. Form of Offer
3. HUD Form 6004, Parts I and II
4. Opportunity for Local Small and Disadvantaged Business Enterprises Act of 1992, D.C. Law 9-217
5. The Mather Building Residential Feasibility Study and Appendices

6. The Downtown Action Agenda

8. Further Information

Prospective offerors may request interpretation or further information in order to adequately prepare a response to this request for proposals. Such requests should be addressed in writing to:

Chief
Development Finance Division
Department of Housing and Community Development
801 North Capitol Street, N.E., Second Floor
Washington, D.C. 20002

Issue Date: February 12, 2001