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April 30, 2002

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VIA HAND DELIVERY

Members of the Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001
Attention: Richard S. Nero, Jr.

Re: BZA Case No. 16870 (Square 491, Lots 826 and 831 also currently known as 500 C Street, N.W.)

Dear Board Members:

On behalf of the Applicant, 555 Pennsylvania Avenue, N.W., a subsidiary of the Freedom Forum, please find enclosed an original and twelve copies of the Statement of the Applicant in connection with the above-referenced application. Reduced sets of architectural drawings are included as an exhibit to same.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 419-2559.

Sincerely,

Lisa L. Jackson

cc: Maxine Brown-Roberts, Office of Planning
Judy Renfrew
Peter Pritchard
Ed Rogers

WAS1 #1081922 v1

BZA
Case No. 16870
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16870
EXHIBIT NO.23

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of: 555 Pennsylvania Avenue N.W., LLC	BZA Application 16870 Public Hearing: May 14, 2002
Square 491, Lots 826 and 831, currently known as 500 C Street, N.W.	ANC 6A

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

This application was filed on behalf of the Freedom Forum/Newseum pursuant to § 3103.2 of Title 11 of the District of Columbia Municipal Regulations (the "Zoning Regulations" or "Regulations") for zoning relief under Section 1702.7(c) of the Regulations to allow all-day parking lot on a lot now authorized for short-term parking in the DD/C-4 District until construction commences on the Freedom Forum/ Newseum building.

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II.
Jurisdiction of the Board

The Board of Zoning Adjustment has jurisdiction to grant the requested application pursuant to § 3104.1 of the Zoning Regulations.

III.
Description of Subject Property and Surrounding Area

1. Description of Subject Property

The subject property consists of Lots 826 and 831 in Square 491 (the "Property" or "Subject Property") in the DD/C-4 District. The Property consists of

approximately 72,689 square feet. Until recently, the property was improved with the former District of Columbia Department of Employment Services building, which was demolished between October and December, 2001. The Department of Consumer and Regulatory Affairs has approved the matter-of-right use of the property as a short-term parking pursuant to Section 1702.2(c) of the Zoning Regulations, and paving of the property will commence in the near future in accordance with that approval. (See Exhibits A, B, C and D, attached)

2. Description of Surrounding Uses/Area

The area surrounding the site can be described as containing a mixture of governmental, institutional, private office and a limited number of residential uses.

a. East

The Canadian Chancery is located adjacent to the property on the east. John Marshall Park is located further east of the Chancery, followed by the E. Barrett Prettyman Federal Courthouse and the United States Court of Appeals for the District of Columbia Circuit.

c. Southeast/South

The National Gallery of Art East Wing is located to the Southeast of the property across Pennsylvania and Constitution Avenues. The Gallery's West Wing is located south of the subject property.

d. Southwest/West

The United States Federal Trade building is located to the Southwest of the property across Pennsylvania Avenue. The Pennsylvania Plaza office and residential building is located directly to the west of the subject property.

e. North

The District of Columbia Courthouse building is located directly north of the property across C Street. Judiciary Square is located further to the north of the District courthouse buildings.

IV.
Description of Planned Development of Subject Property and Required Relief

The Property was sold to the Applicant, 555 Pennsylvania Avenue N.W., LLC, a subsidiary of the Freedom Forum, in December, 2000. The Freedom Forum will construct and relocate the Newseum and the Freedom Forum offices from Arlington, Virginia to the subject site in Downtown Washington. The new development on the site will also include apartments and retail uses. Construction of the new building is expected to begin in mid-2003 and to be completed in 2006. As indicated herein, in the interim period before construction on the building commences, the Applicant seeks to use the property as an all-day commuter and short-term parking lot. The plan for the parking lot proposes to include 213 spaces and includes landscaping along the frontages on 6th Streets and Pennsylvania Avenue. The anticipated hours of operation of the lot are from 6:00 AM to 10:00

PM, Monday through Friday, and 7:00 AM to 10:00 PM, on Saturday and Sunday. A newspaper display exhibit of newspaper front pages from the 50 United States and some foreign countries will be located near the southeast corner of the lot fronting on Pennsylvania Avenue; that display is not subject to the approval of the Board and is not part of this application.

V.
Exhibits in Support of the Application

The following additional materials are submitted in support of the Application and will be referenced herein this Statement.

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

Exhibit B: A portion of the Zoning Map showing the subject square outlined in red.

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

Exhibit D: Photographs of the Subject property.

Exhibit E: Architectural Plans

Exhibit F: Outline of testimony of representative of the Applicant.

Exhibit G: Outline of testimony of parking operator.

VI.
Nature of Application

It should be noted that although this application, in accordance with the current wording of the Regulations, was filed as a request for a variance, it should

actually be processed as a request for a special exception, with the tests for a variance serving as the approval criteria.[1] Section 1702.7 provides as follows:

> A parking lot, parking garage, or parking spaces at or above grade in a building shall be permitted as follows:
>
> (a) The parking facility shall be permitted as a matter-of-right if it provides only short-term parking and all of the parking spaces are leased to merchants or a park-and-shop organization;
>
> (b) The parking facility shall be permitted as a matter-of-right if it provides parking only for residents; and
>
> (c) The parking facility shall require Board of Zoning Adjustment approval pursuant to Section 3107.2 of this title if it provides all-day, commuter parking.

The Applicant in this case seeks to provide all-day commuter parking on the subject property, in addition to the short term parking it may currently provide as a matter-of-right, and therefore filed this application pursuant to Section 1702.2(c). As indicated above, that section provides that all-day commuter parking is permitted if approved by the Board of Zoning Adjustment in accordance with the provisions of Section 3107.2, an outdated reference to a provision from a former edition of the Regulations which referenced the authority of the Board to grant variances. This section has been changed to Section 3103.2.

A special exception use is one that an ordinance permits under stated conditions. A variance allows either a use that is ordinarily prohibited or a

---

[1] Although the subject application should be processed as a special exception and not a variance, as discussed above, this distinction is without a difference for purposes of notice of the subject application, since the standards the Board must employ in determining whether to grant the special exception application are the same standards the Board employs in approving a variance.

deviation from the provisions of the Zoning Regulations. *See Rathkopf*, Section 38-01, page 38-8 and 38-9, The Law of Zoning and Planning (Volume 3, Fourth Edition). Section 1702.7 (c) of the Regulations expressly permits the use of a parking lot in the DD/C-4 District but conditions that permission on approval by the Board of Zoning Adjustment. Therefore, notwithstanding the out-dated code reference to the Board's authority to grant a variance, the subject application would be more properly considered as a special exception application, wherein the standards for approval are the criteria the Board normally applies when considering a variance request.

VII.
Applicant Is Entitled to Relief Under Section 3103.2 of the Regulations

A. Standards for Granting a Variance

In granting a variance, the Board applies different tests depending on whether the request is for an area variance or a use variance. While the District of Columbia courts have never definitively defined the difference between the two, an area variance has been characterized by the courts as one that "does not alter the character of the zoned district" whereas a use variance seeks a use ordinarily prohibited. *See Downtown Cluster of Congregations v. District of Columbia Board of Zoning Adjustment*, 675 A.2d 484, 491 (D.C.App. 1996), quoting *Palmer v. District of Columbia Board of Zoning Adjustment*, 287 A.2d 535, 542 (D.C.1972).

As mentioned herein, the subject application is a special exception for which the Board must apply the tests for a variance in accordance with current Section

3103.2 of the Regulations. Under D.C. Code Section 6-641.07 (g) and 11 DCMR 3103.2, the Board is authorized to grant a variance where it finds that:

(1) there exists an extraordinary or exceptional situation or condition of the Property;

(2) the owner would encounter a practical difficulty or undue hardship if the Zoning Regulations were strictly applied; and

(3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. *See French v. District of Columbia Board of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995) (*quoting Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987). As discussed below, the subject application meets all three prongs of this test.

1. <u>There Exists an Extraordinary or Exceptional Situation or Condition</u>

The property is affected by at least two extraordinary situations. First, as indicated above, the property is surrounded on three sides by governmental and institutional uses. Although the lease of parking spaces to merchants and park-and-shop organizations for short-term parking is permitted as a matter-of-right in the zone, the closest concentration of retail and shopping uses is located several blocks away along 7th Street, placing the subject property far outside of a desirable

range for merchants or park and shop organizations that might seek to lease the parking spaces. In addition, the residential uses in the vicinity of the Property, including the Pennsylvania Plaza to the west of the site, provide their own parking and do not therefore generate enough of a demand for residential parking on the subject lot.

The Applicant is also in the extraordinary situation of being unable to begin construction on the new Newseum building until mid-2003 due to the general length of the construction planning and approval process. The subject property is also exceptional in the sense that, due to the location of subject property, the planned construction will undergo review by the National Capital Planning Commission, the Commission of Fine Arts, and the National Park Service. Depending on the final design of the new construction, zoning relief may also be necessary. The Applicant obviously could not put the property to any use other than as an interim surface parking lot within the interim period of time pending completion of all necessary reviews and construction planning.

2. The Owner Would Encounter a Practical Difficulty if the Zoning Regulations Were Strictly Applied

As the Court of Appeals held in *Association for Preservation of the 1700 Block of N Street, N.W. and Vicinity v. District of Columbia Board of Zoning Adjustment*, 384 A.2d 674 (D.C.App. 1978), an applicant seeking an area variance must prove that "compliance with the area restriction would be unnecessarily burdensome..." *See Association, 684 A.2d at 678, quoting A.L.W., Inc. v. District of Columbia Board*

of Zoning Adjustment, D.C. App., 338 A.2d 428, 431 (1975). In this case, where the property is located several blocks away from any of merchants to which it could rent the spaces in its lot, it is extremely unlikely that the Applicant would be able to use the lot exclusively for the permitted short-term retail parking use. Strict compliance with the regulations would be unnecessarily burdensome to the Applicant because the Applicant would not be able to make reasonable use of the property in the interim period between construction of the Newseum.

(3) The Variance Would Not Cause Substantial Detriment to the Public Good and Would Not Substantially Impair the Intent, Purpose and Integrity of the Zone Plan as embodied in the Zoning Regulations and Map.

The requested variance would not cause any detriment to the public good nor would it impair the intent purpose and integrity of the zone plan. First, the parking lot will only exist on the property until such time as the construction on the new building begins in mid-2003. Second, allowing all-day commuter parking in addition to short-term parking on the lot would not have an appreciable impact on traffic patterns and circulation. Finally, allowing all-day commuter parking will temporarily help meet the demand for such parking from visitors to and employees in the surrounding federal buildings as evidenced by a report from the operator of the garage at 601 Pennsylvania Street, which is located across 6th Street from the subject property, that there is currently a waiting list for commuter parking in that garage.

VIII.
Community and Agency Support

The ANC 6-A Zoning and Licensing Subcommittee has recommended support of the project to the full ANC. The Applicant is not aware of any opposition to the project. The Commission of Fine Arts, NCPC, and the National Park Service likewise have no opposition to the proposed interim parking lot.

IX.
List of Witnesses

1. Representative of the Freedom Forum
2. Parking Lot Operator

X.
Conclusion

For the foregoing reason, the Applicant requests the Board's approval of this application.

Respectfully Submitted,

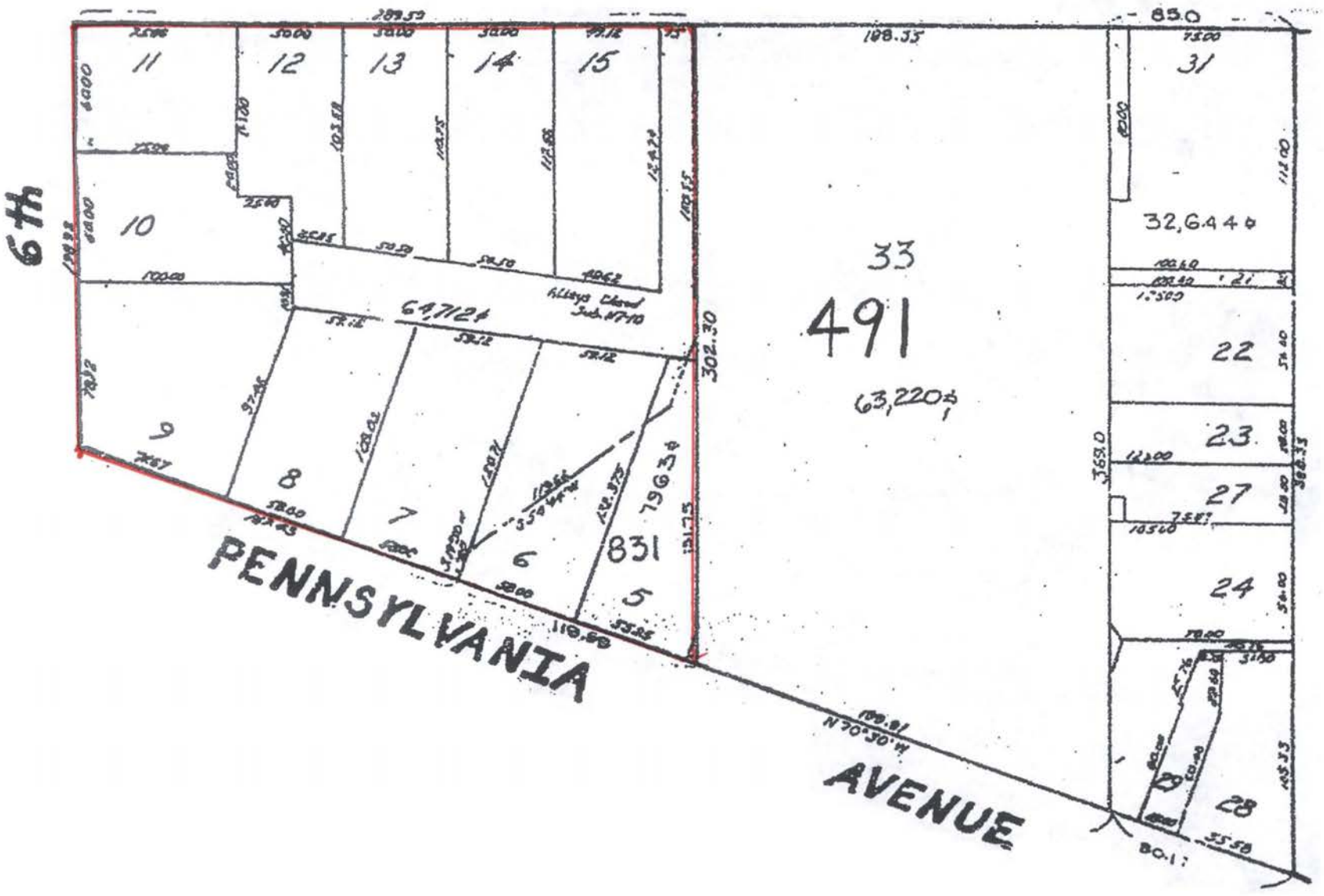
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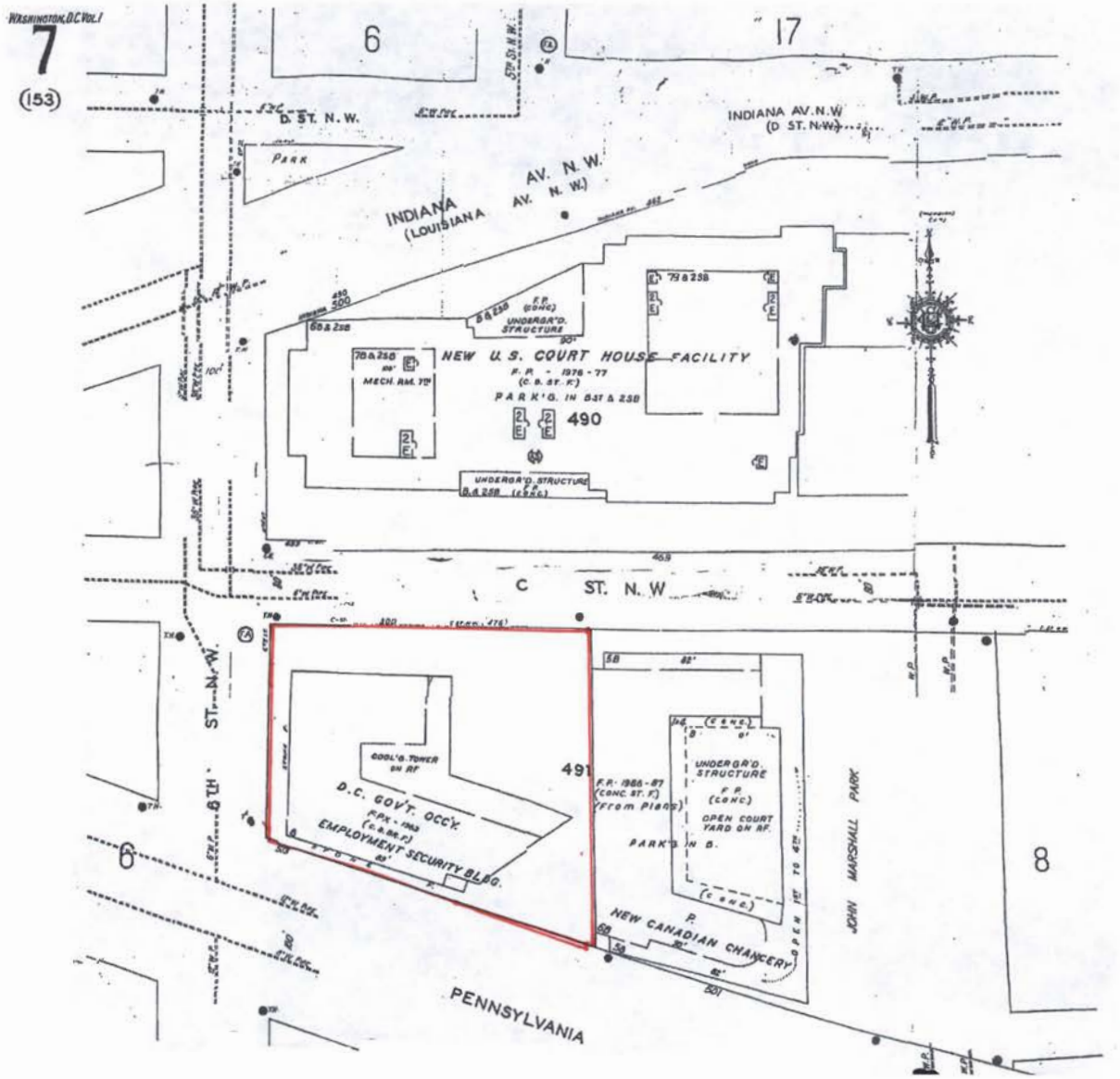
Lisa L. Jackson

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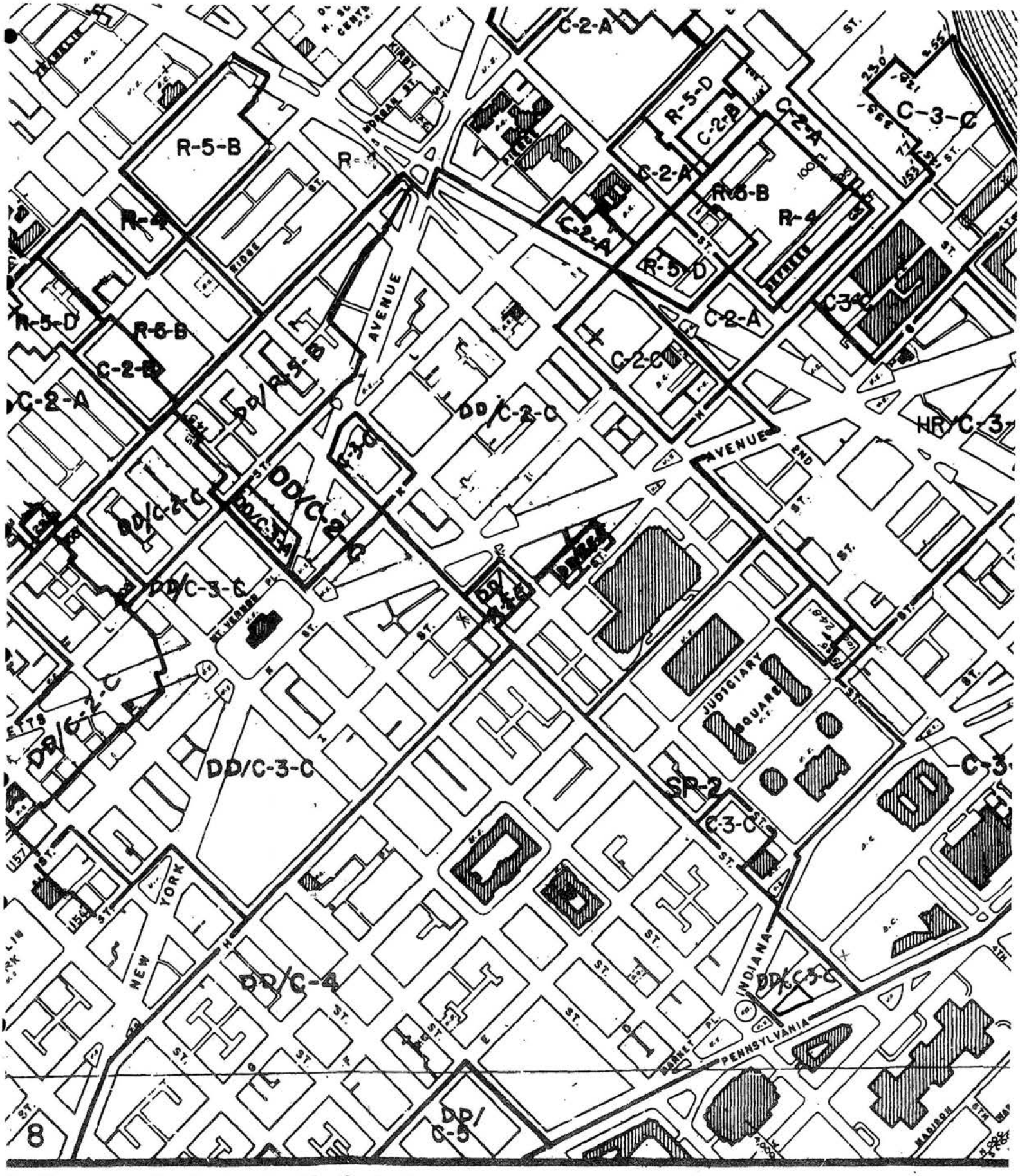
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(C.B. ST. F.)
PARK'G. IN B3T & 2SB
490
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EMPLOYMENT SECURITY BLDG.
COOL'G. TOWER ON RF
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(CONC. ST. F.)
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PARK'G IN B.
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OF COLUMBIA

MAP

ION 5

Government of the District of Columbia
ZONING COMMISSION

ZONING COMMISSION ORDER NO. 860

Case No. 97-14Z
(DD Text and Map Amendments)
October 19, 1998

The Zoning Commission for the District of Columbia initiated this case in response to a petition from the Office of Planning (OP) requesting the Commission to amend the text of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning, and to amend the Zoning Map of the District of Columbia. Amendments to the text of the Zoning Regulations and the zoning map are authorized pursuant to the Zoning Act [Act of June 20, 1938, 52 Stat. 797, as amended, D.C. Code Ann. Section 5-413 (1981)].

The OP petition, filed on August 21, 1997, requested the Zoning Commission to schedule a public hearing to consider a number of remaining text and map amendments to effectuate the 1994 Comprehensive Plan amendments to Downtown land use and zoning. The proposed zoning changes are intended to complete the actions needed to eliminate inconsistencies between existing zoning and the Downtown Element of the Comprehensive Plan.

At a regular public meeting on October 23, 1997, the Zoning Commission authorized a public hearing on the OP petition. Accordingly, the public hearing in this case was properly noticed for February 23, 1998 and was conducted in accordance with the provisions of 11 DCMR 3021.

At that hearing, the Commission heard the presentations of OP representatives from the law firms of Wilkes, Artis, Hedrick and Lane and Arnold and Porter, various community groups, a number of private firms, and interested citizens.

By reports dated August 21, 1997, and January 7 and February 13, 1998, and by testimony presented at the public hearing, the OP recommended approval of the proposed amendments. The proposed text amendments affect Chapter 17 of 11 DCMR. The single map amendment in this case recommends rezoning Square 491 from C-3-C to DD/C-4.

No Advisory Neighborhood Commission (ANC) testified either in support of or in opposition to the proposed text and map amendments in this case.

Testimony in support of the proposed text and map amendments was presented by the law firm of Arnold and Porter, the firm of Counts and Kanne, Mr. Thomas Duffy, Square 456 Associates, 1108 K Street Associates, Union Station Venture, the law firm of Greenbaum and Rose Potomac

Capital Investment Corporation, Bear Saint Properties, Phillip Companies, and the law firm of Wilkes, Artis, Hedrick and Lane. A number of concerns and suggestions were put forth for the Commission to consider. The general consensus of those testifying was that the text and map amendments proposed in this case merit close attention and evaluation, and, in a number of instances, form the basis for further analysis. A number of modifications to the proposed language were suggested. Overall, the proposed amendments would stimulate Downtown investment and development in a number of important ways and would make residential development more feasible.

At the close of the hearing, the Commission left the record open until March 31, 1998. The Commission also requested that OP provide additional information regarding the geographical limits of the proposed Capital South receiving zone and a number of housing issues.

By memorandum, dated March 31, 1998, OP provided the Commission with the requested information. By memorandum dated April 9, 1998, OP submitted to the Commission a public hearing summary that outlined the key points of each proposed amendment, the testimony presented at the hearing regarding each proposed amendment, and the OP recommendation. Accordingly, OP's recommendations following the hearing are as follows:

1. Amend Subsection 1700.2 by adding "as amended" to the reference to the Comprehensive Plan at the end of the paragraph.

2. Amend Subsections 1700.1, 1704.1 and 1706.1 by replacing "Market Square" with "Pennsylvania Quarter."

3. Revise Subsections 1706.3 through 1706.6 to increase the permitted "buyout" from 40 percent to 50 percent from required on-site housing south of Massachusetts Avenue to enable it to be constructed or rehabilitated off-site anywhere in the District as low and moderate income housing.

4. Amend Paragraph 1706.8(c) to add Square 491 (DOES) to Housing Priority Area C.

5. Amend Subsection 1700.11 to eliminate any housing requirement for the property in squares 454 and 455 already occupied by the MCI Center.

6. Amend Subsection 1706.3 to add bonus density or TDR's for <u>on-site housing</u> at the rate of 2 to 1 for affordable housing, 1 to 1 for market rate housing north of Massachusetts Avenue, and either 1.5 or 2 to 1 for market rate housing south of Massachusetts Avenue.

7. Renumber existing Subsections 1709.17 through 1709.21 to 1709.20 through 1709.24 to allow for the new subsections in No. 8 below.

8. Add new Subsections 1709.17 through 1709.19 to establish the North Capitol, Capitol South, and Southwest receiving zones for the receipt of TDRs sent from Downtown. Existing Subsection 1709.18 should be modified to read as follows:

1709.18 In the New Downtown, North Capitol, Capitol South and Southwest receiving zones, the maximum permitted building height shall be that permitted by the Act to Regulate the Height of Buildings, June 1, 1910, as amended; and the maximum permitted floor area ratio shall be 10.0 for buildings permitted a height of one hundred thirty feet (130 ft.), and 9.0 for buildings permitted a lesser height.

1709.19 Amend the Zoning Map to rezone Square 491 (DOES) from C-3-C to DC/C-4.

By memorandum, dated May 1, 1998, OP provided the Commission with a clarification on the issue of incompatible height at the north and south ends of 2nd Street, S.E. in the proposed Capitol South receiving zone that was raised at the public hearing. OP suggested that the eastern boundary of the receiving zone might be relocated along 2nd Street, S.E. (excluding squares 766, 769 and 800) to buffer the mostly two-story residential structures in the adjacent Arthur Capper housing project.

At its regular monthly meeting on April 13, 1998, the Commission deferred proposed action on this case until May. Accordingly, at a special public meeting on May 18, 1998, the Commission discussed several issues in general as well as each proposed amendment in the order as advertised in the public hearing notice for the case. The Office of Planning also participated at length in the discussion. As a result, the Commission decided to defer a decision on proposed amendment item No. 3 as advertised in the public hearing notice and as discussed in OP's hearing summary report (refer to item No. 3 as previously provided in this order on page two). Because of the complicated implications involved with the "buyout" provisions, and the timing of other upcoming actions relative to this issue, the Commission decided to conduct a separate public hearing relative to item No. 3. Item No. 8 of the public hearing notice (and OP's hearing summary report) was modified by the Commission by eliminating squares 766, 769 and 800 in Subsection 1709.18 in response to OP's recommended relocation of the eastern boundary of the Capitol South receiving zone.

The Commission opined that the concerns and views expressed during the hearing proceedings had been discussed and considered, and that several issues must still be resolved. Accordingly, the Commission took proposed action to approve the text and map amendments, with item No. 8 being modified and item No. 3 to be reheard in a separate public hearing.

A notice of Proposed Rulemaking was published in the D.C. Register on August 14, 1998 and was referred earlier to the Office of the Corporation Counsel (OCC), the Zoning Administrator (ZA), OP and the National Capital Planning Commission (NCPC) for appropriate comments. With this, the Commission received comments from OCC, NCPC, the law firm of Wilkes, Artis, Hedrick and Lane, and the Downtown Housing Now Committee.

The proposed decision to approve the text and map amendments was referred to NCPC under the terms of the District of Columbia Self-Government and Governmental Reorganization Act. In a letter, dated August 7, 1998, NCPC indicated that the proposed amendments would not adversely

affect the federal establishment or other federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.

Comments received from Wilkes, Artis, Hedrick and Lane requested that modifications be made to the Notice of Proposed Rulemaking relative to Subsections 1709.18 and 1706.3(b). The Downtown Housing Now Committee requested that Subsection 1706.11 be redrafted.

The Zoning Commission believes that the proposed text and map amendments included herein will provide a workable mechanism to achieve the objectives of Chapter 17 of the Zoning Regulations regarding the effectuation of the 1994 Comprehensive Plan amendments to Downtown land use and zoning. These final actions will assist in eliminating the remaining inconsistencies between existing zoning and the Downtown Element of the Comprehensive Plan. Further, the Commission believes that its decision to approve the text and map amendments set forth in this order is in the best interests of the District of Columbia, is consistent with the intent and purpose of the Zoning Regulations, Zoning Map, and Zoning Act, and is not inconsistent with the Comprehensive Plan for the National Capital.

In consideration of the reasons set forth in this order, the Zoning Commission for the District of Columbia **ORDERS APPROVAL** of the following amendments to the Zoning Regulations and Map:

A. Title 11 DCMR, Chapter 17, DOWNTOWN DEVELOPMENT DISTRICT, is amended as follows:

1. Sections 1700.1, 1704.1 and 1706.1(e) are amended by deleting the phrase "Market Square" wherever it appears and substituting the phrase "Pennsylvania Quarter" in its place.

2. Section 1700.2 is amended to read as follows:

1700.2 The purpose of the Downtown Development District is to help accomplish the land use and development policies of the Comprehensive Plan relating to the affected sectors of Downtown. The adopted planning policies for this area are primarily contained in 10 DCMR, chapter 9, entitled "Downtown Plan" and 10 DCMR, chapter 10, entitled "Land Use", as amended.

B. Title 11 DCMR, Chapter 17, Section 1706, RESIDENTIAL AND MIXED USE DEVELOPMENT, is amended as follows:

1. Section 1706.3 is amended to read as follows:

1706.3 Each lot in the Housing Priority Area shall provide on-site or account for off-site by combined lot development residential use and development as provided in this section; Provided further, that a building or a combined

lot development that provides new residential uses on-site shall earn bonus density or transferable development rights as follows:

(a) Residential development north of Massachusetts Avenue shall earn one square foot of bonus density or transferable development rights for each square foot of residential use developed;

(b) Residential development south of Massachusetts Avenue shall earn two square feet of bonus density or transferable development rights for each square foot of residential use developed; and

(c) Residential development that qualifies as affordable dwelling units as defined in Subsection 1799.1 of this chapter shall earn two square feet of bonus density or transferable development rights for each square foot of affordable housing developed.

2. Section 1706.8(c)is amended to read as follows:

1706.8(c) Housing Priority Area C, the Downtown Core area, comprises the DD/C-4 zoned properties that are located south of H Street, including squares and parts of squares numbered 406, 407, 408, 431, 432, 454, 455, 456, 457, 458, 459, 460 and 491.

3. Section 1706.11 is amended to read as follows:

1706.11 No minimum residential use requirement shall apply in Square 485, nor to any lot or lots in Square 455 or the southern part of Square 454 improved with a sports arena.

C. Title 11 DCMR, Chapter 17, Section 1709, TRANSFERABLE DEVELOPMENT RIGHTS, is amended by:

1. Adding three new sections numbered 1709.17 through 1709.19 to read as follows:

1709.17 The North Capitol receiving zone consists of Squares 668 through 677, 709 through 713, and 715, each zoned C-3-C.

1709.18 The Capitol South receiving zone consists of those portions of Squares 695 through 697, N697, 698, 699, N699, 737 through 742, and N743, each zoned C-3-C.

1709.19 The Southwest receiving zone consists of Squares 268, 270, 299, 300, 327, 386, 387, 463 through 466, 493 through 495, and 536 through 538, each zoned C-3-C.

2. Existing Subsection 1709.18 is amended to read as follows:

1709.18 In the New Downtown, North Capitol, Capitol South, and Southwest receiving zones, the maximum permitted building height shall be permitted by the Act to Regulate the Height of Buildings, June 1, 1910, as amended; and the maximum permitted floor area ratio shall be 10.0 for buildings permitted a height of one hundred thirty feet (130 ft.) and 9.0 for buildings permitted a lesser height.

3. Existing subsections 1709.17 through 1709.21 are accordingly redesignated subsections 1704.20 through 1704.24.

D. The proposed amendment to the Zoning Map is as follows:

-rezone Square 491 from C-3-C to DD/C-4.

Vote of the Zoning Commission taken at a special public meeting on May 18, 1998: 3-0 (Jerrily R. Kress, Herbert M. Franklin, and John G. Parsons, to approve, as amended).

This order was adopted by the Zoning Commission at its public meeting on October 19, 1998, 3-0: (John G. Parsons, Herbert M. Franklin and Jerrily R. Kress, to approve, as amended.

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register, that is on OCT 30 1998.

JERRILY R. KRESS, FAIA
Chairperson
Zoning Commission

SHERI M. PRUITT-WILLIAMS
Interim Director
Office of Zoning

zco860/KWK/LJP

C

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 2-28, 2002

Plat for Building Permit of SQ 491 LOTS 826 & 831

Scale: 1 inch = 40 feet Recorded in Book A&T Page 3473-C 3646-T

Receipt No. 7408

Furnished to: HOLLAND + KNIGHT

Surveyor, D.C.

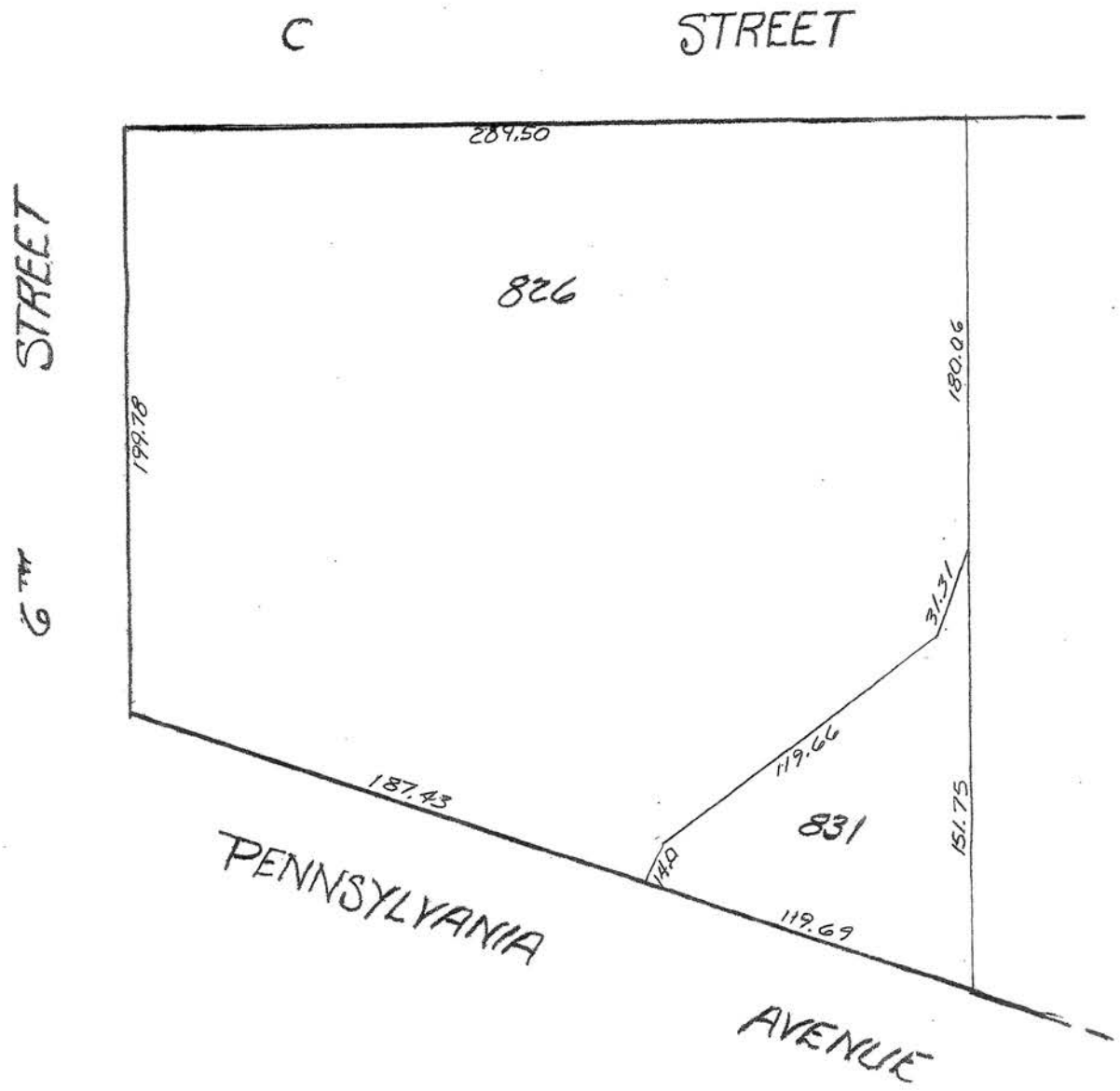
By: DA VMJ

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

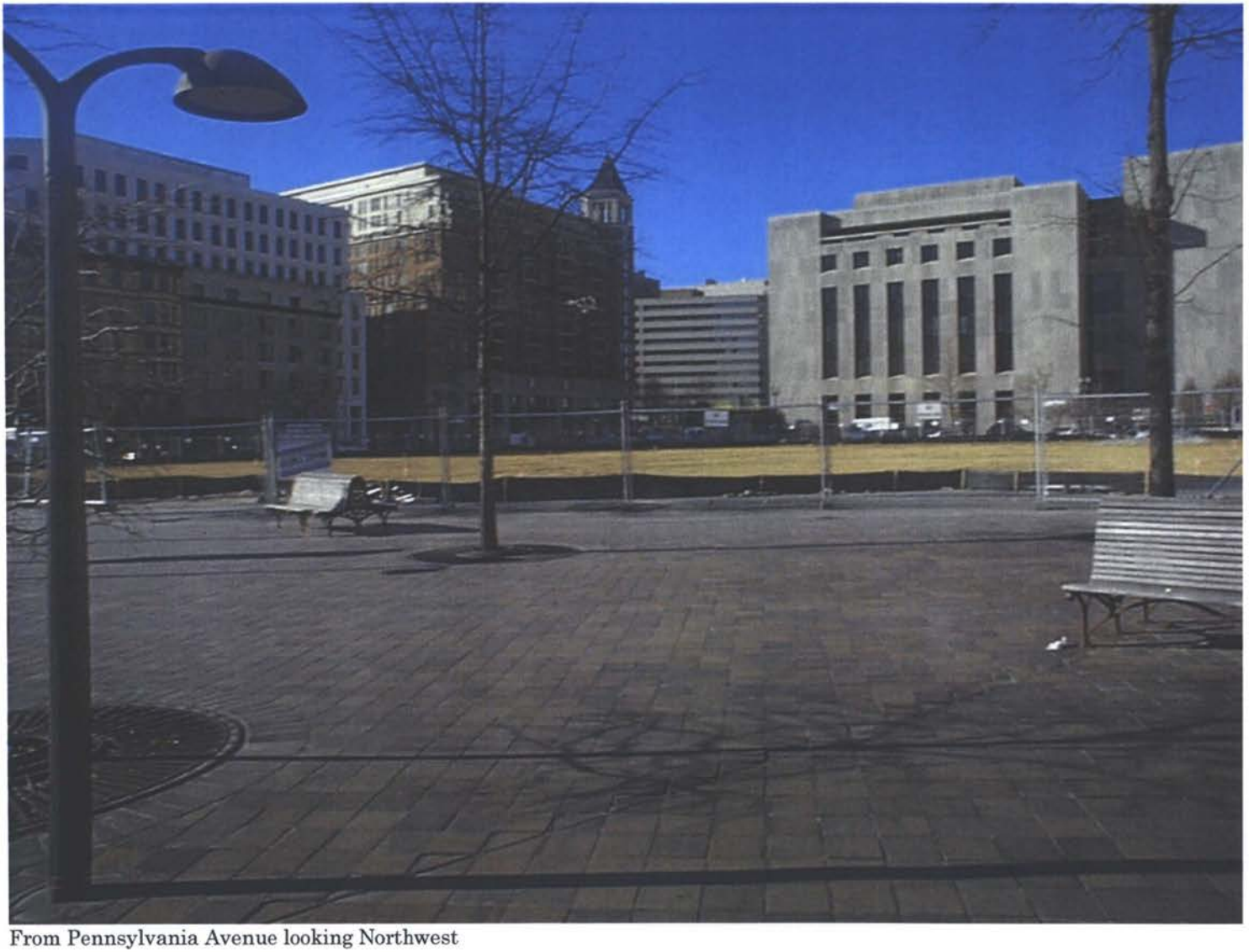
Date: _____

_____
(Signature of owner or his authorized agent)

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





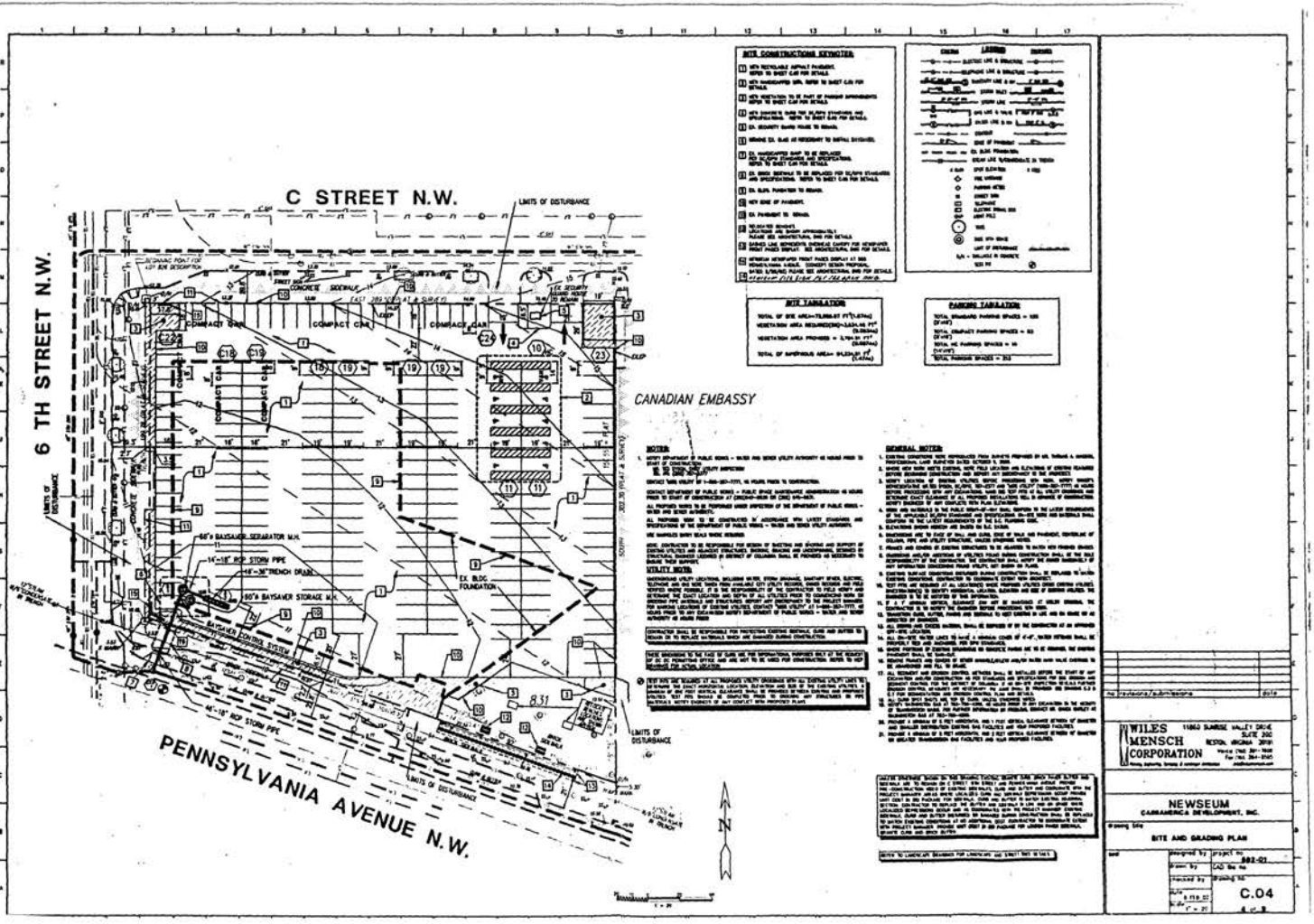


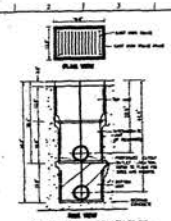
From Pennsylvania Avenue looking Northwest



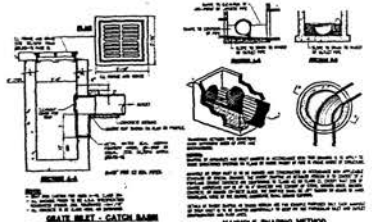
From C Street looking Southeast toward Pennsylvania Avenue, NW




C STREET N.W.
6 TH STREET N.W.
PENNSYLVANIA AVENUE N.W.
CANADIAN EMBASSY
LIMITS OF DISTURBANCE
EX. BLDG. FOUNDATION
SITE CONSTRUCTIONS KEYNOTES
LEGEND
PARKING TABULATION
SITE TABULATION
GENERAL NOTES
UTILITY NOTES
NEWSEUM
CANAMERICA DEVELOPMENT, INC.
SITE AND GRADING PLAN
WILES MENSCH CORPORATION
C.04



AREA DRAIN GRATE DETAIL (POLYGRAM)
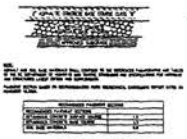


SKATE INLET - CATCH BASIN

MANHOLE SHAPING METHOD

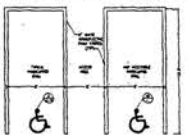
UTILITY DETAILS



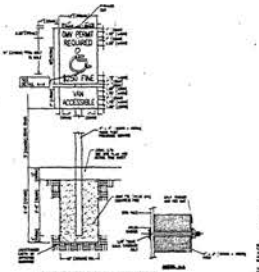
PAVEMENT REPAIR DETAIL



NEW ASPHALT PAVEMENT



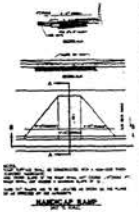
PARKING STALL DETAIL



HANDICAPPED PARKING SIGN DETAIL

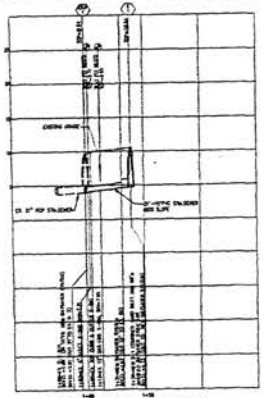


HANDICAPPED RAMPS DETAIL

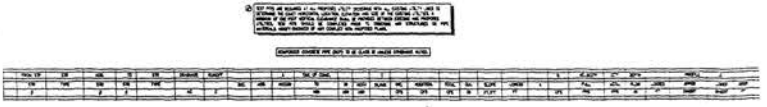


HANDICAP RAMP

SITE DETAILS



STORM SEWER PROFILE D-1 TO EX. D-II



STORM SEWER COMP. TABLE

WILES MENSCH CORPORATION

NEWSEUM
CARAMERICA DEVELOPMENT, INC.

UTILITY AND SITE DETAILS,
STORM SEWER PROFILE

883-01

C.08

F

OUTLINE OF TESTIMONY OF
REPRESENTATIVE OF FREEDOM FORUM

I. INTRODUCTION

II. DESCRIPTION OF FREEDOM FORUM AND NEWSEUM

III. BRIEF DESCRIPTION OF DEVELOPMENT ACTIVITIES ON SITE

IV. DESCRIPTION OF REQUEST FOR INTERIM COMMUTER PARKING PARKING LOT USE

V. CONCLUSION

WAS1 #1081757 v1



OUTLINE OF PARKING OPERATOR TESTIMONY

I. INTRODUCTION

II. SITE AND GENERAL VICINITY DESCRIPTION

III. DESCRIPTION OF PARKING DEMAND IN AREA