ROBINS, KAPLAN, MILLER & CIRESI L.L.P.
ATTORNEYS AT LAW

ATLANTA
BOSTON
CHICAGO
LOS ANGELES
MINNEAPOLIS
NAPLES
ORANGE COUNTY
SAINT PAUL
WASHINGTON, D.C.

SUITE 1200
1801 K STREET, N.W.
WASHINGTON, D.C. 20006-1301
TELEPHONE (202) 775-0725
FACSIMILE (202) 223-8604
TELEX 4931197 RKMC
www.rkmc.com

JEANNINE RUSTAD ZIGNER
(202) 736-2718

August 1, 2002

D.C. OFFICE OF ZONING
2002 AUG -2 AM 11:20

BY HAND
Ms. Beverley A. Bailey
Office of Zoning
441 Fourth Street, N.W., Room 201
Washington, D.C. 20001

Re: BZA Application No. 16907

Dear Ms. Bailey:

As requested at the conclusion of the hearing in the above-referenced matter, enclosed is a reduced copy of the Plans presented to the Board. I am also enclosing an additional nineteen copies for distribution by the Office of Zoning. Finally, a copy was previously submitted to the Office of Planning.

Should you require any additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Jeannine Rustad Zigner

Enclosures (as stated)
cc: Metropolis Development Co.
Richard B. Nettler, Esquire

BZA
Case No. 16907
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16907
EXHIBIT NO.29

RECEIVED
D.C. OFFICE OF ZONING
2002 AUG -2 AM 11:19



RTKL
RTKL Associates PC
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202-833-4400
www.rtkl.com

CONDOMINIUMS AT 14TH STREET

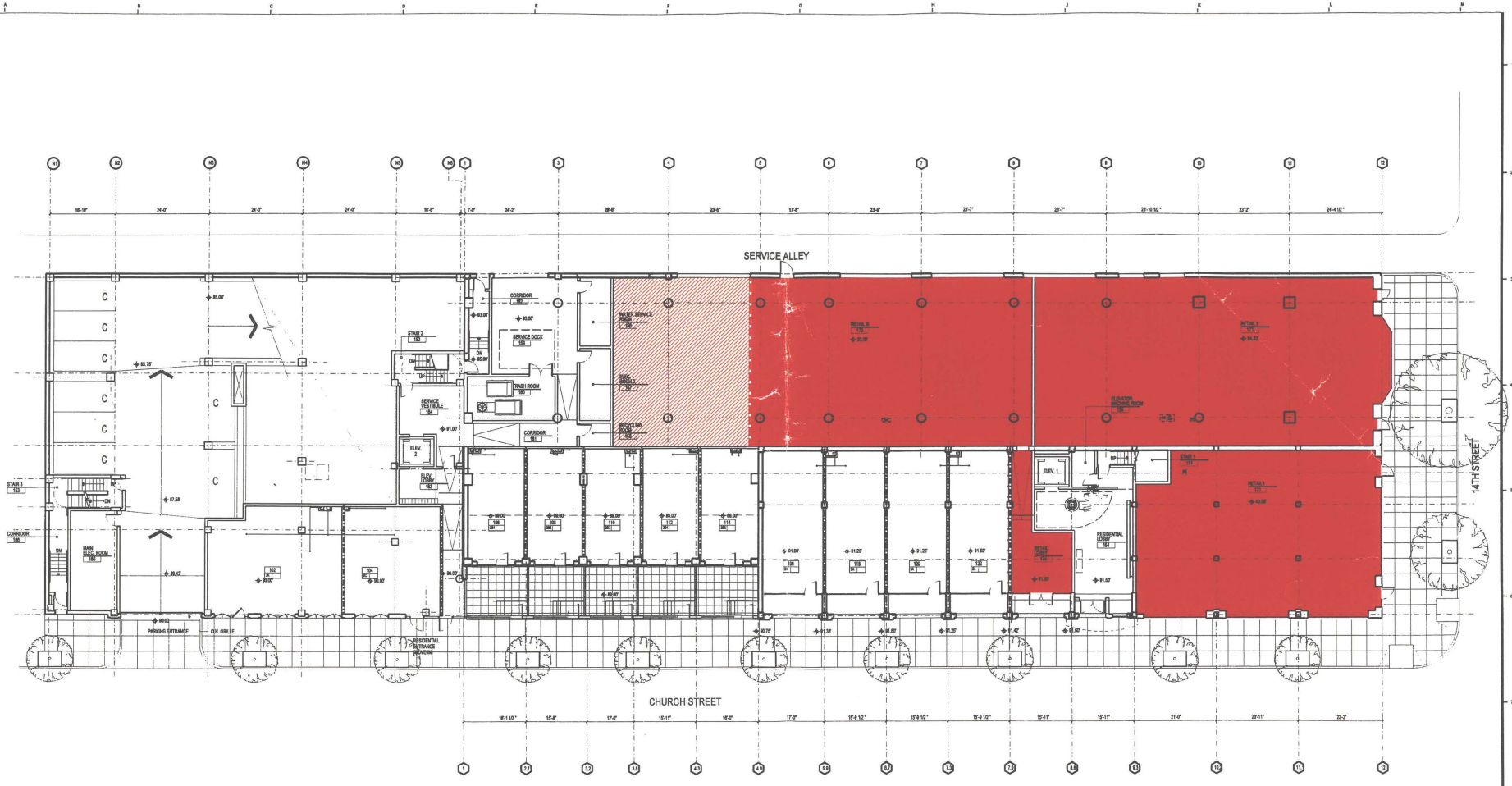
WASHINGTON, DC

Developed by
MID CITY DEVELOPMENT LLC Washington DC

PARCEL A

HPRB SUBMISSION
Date: 05/13/02
Project No. 20-02010.10

PERSPECTIVE



CONDOMINIUMS AT 14TH STREET

1401 CHURCH STREET, NW

Mid City Development LLC

Washington, D. C.

No.	Date	Item
		REVISIONS

DESIGN DEVELOPMENT SUBMISSION
26 JULY 02

Drawn

Checked

Approved

RTKL

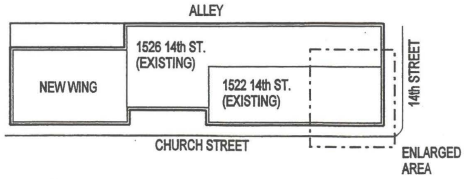
RTKL Associates Inc.
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400, 202.912.6100
www.rtkl.com

©RTKL Associates Inc. 2001

GROUND LEVEL PLAN

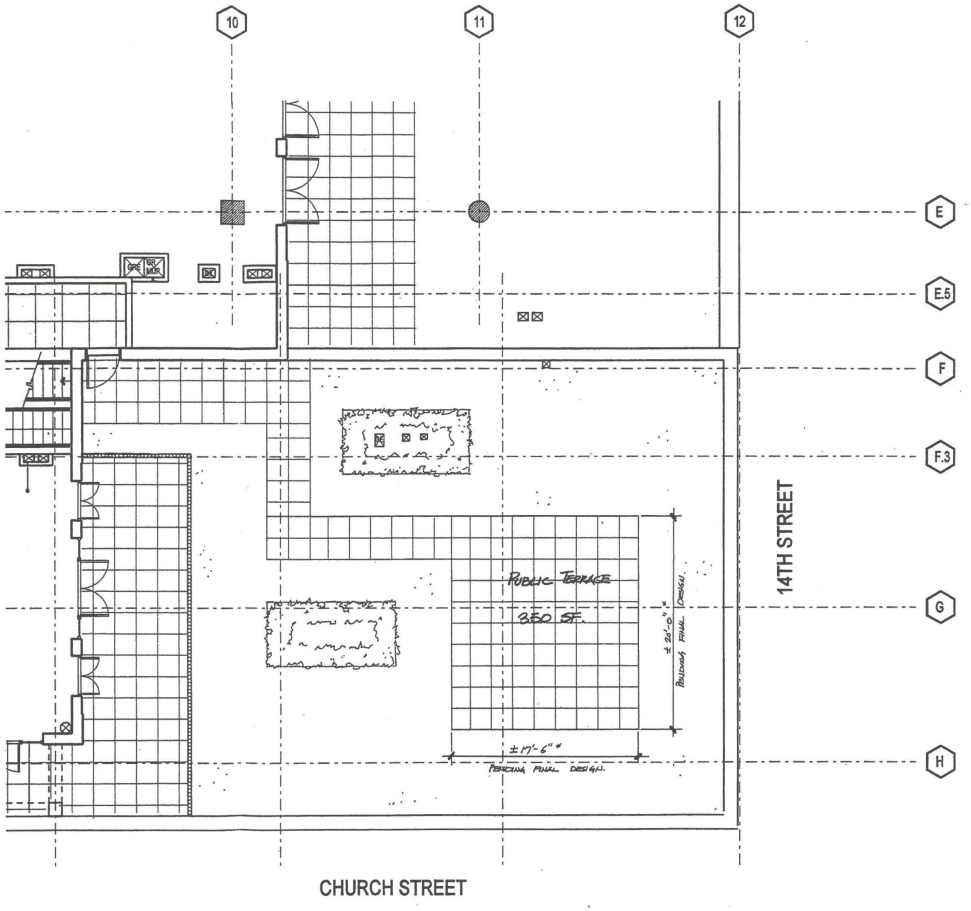
Contract No.	20-02010.10
Date	26 JUNE 2002
Scale:	1/8" = 1'-0"

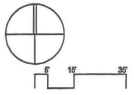
30.01



KEY PLAN

NO SCALE





CONDOMINIUMS AT 14TH STREET

1401 CHURCH STREET, NW

Washington, D. C

Mid City Development LLC

No. Date Item

REVISIONS

Drawn

Checked

Approved

RTKL

RTKL Associates Inc.
1250 Connecticut Avenue
Washington, DC 20036
202.833.4500, 202.912.9100
www.rtkl.com

©RTKL Associates Inc. 2001

FIFTH LEVEL
TERRACE PLAN

Contract No.	20-02010.10
Date	23 JULY 2002
Scale:	1/4" = 1'-0"

Exhibit 2

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

APPLICATION TO CERTIFY A HISTORIC BUILDING FOR D.C. ZONING REGULATIONS OR CONSTRUCTION CODES

I hereby request certification that the following property is a historic landmark or a building or structure contributing to the character of a historic district in the D.C. Inventory of Historic Sites, for the purpose of D.C. Zoning Regulations or the D.C. Construction Code. A photograph of the front of the building is attached.

Address: 1522-1526 14th Street, NW

Square: 209 Lot: 98

PURPOSE OF REQUEST:

X Waiver of Additional Off-Street Parking Spaces (Section 2100.5)

X Waiver of Additional Off-Street Loading Spaces (Section 2200.5)

_____ Increase in Number of Sleeping Rooms in a Bed-and-Breakfast Facility (Section 203.8)

_____ Non-Mandatory Compliance with Code Provisions (BOCA Section 3406.1)

_____ Alternative Compliance Provisions for Existing Buildings (Chapter 34, DC Construction Code Supplement of 1999)

U.S. Property Development Corporation — 202/775=0725

Applicant By Robins, Kaplan, Miller & Ciresi, LLP — Telephone

1801 K Street, NW, Suite 1200, Washington, DC 20006

Address

Signature Richard B. Nettler/Jeannine Rustad Zigner — 5/23/02 Date

HISTORIC PRESERVATION DIVISION USE ONLY

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites.

State Historic Preservation Officer — 5/24/02 Date

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1510-20 14th Street, NW**	X	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**June 27, 2002**	X	Alteration
H.P.A. Number:	**02-410**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, Metropolis Development/Mid City Development, LLC, with RTKL Architects, seeks conceptual design review for new construction and an addition to an historic building in the Greater 14th Street Historic District. The site is located at the southwest corner of 14th and Church Streets and consists of a pair of matching three-story classical revival auto showroom buildings, constructed in 1928 and designed by architect George Ray. A small two-story brick garage at 1410 Church Street (known as the Washington Spring Works) was previously determined by the Board to be a non-contributing building to the historic district, based on the structural deterioration of its front façade. The site is one of several parcels being studied for redevelopment by Metropolis along 14th Street, and is referred to as Parcel B.

A general massing plan for Parcel B was presented to the Board in October 2000. The proposal called for removing the Spring Works garage, and adding an additional three stories to the auto showroom buildings, set back approximately 40 feet from the front facades and rising flush with the showrooms' Church Street side elevation. While understanding that the new construction would be visible from 14th Street, the Board was comfortable with this approach, as the set back was deemed sufficient in retaining a sense of the volume and depth of the historic buildings, and the addition would read almost as if it were new construction behind the historic buildings.

The proposal has been further developed with a relatively straightforward cube-like building that rises up and over the rear portion of the historic auto showrooms, rising six stories on Church Street. The addition would be finished in a system of metal panels, and have a series of projecting balconies on both the 14th and Church Street elevations. Architecturally, it takes its cues from the simple geometry and proportions of the auto showrooms, with similarly-sized window bays, and striking the same general balance between vertical and horizontal elements. A garage entrance would be located on Church Street roughly where the Spring Work's existing garage entrance is located.

As the project progresses, the staff would encourage further study of the projecting balconies. While the balconies certainly help give a more domestic appearance to the commercial and quasi-industrial character of Church Street, they seem a little fussy and out of character with the relative austerity and simple geometry of the auto showroom

buildings. An alternative approach might be recessing the balconies so that they are set within the footprint of the building. This would still supply outdoor spaces for the units and give the addition a residential character, but in a way that relates better to the simple character of the showrooms' window openings.

The staff recommends that the Review Board approve the general concept design, and direct the applicants to continue design development, taking into consideration the issue discussed above.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

Exhibit 4

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Bruce Cowan BC
Fire Marshal

DATE: June 25, 2002

SUBJECT: BZA Application No. 16907

The D.C. Fire and EMS Department has reviewed the above application.

This request is approved, provided the applicant install fire sprinklers throughout the entire complex. All dwelling units must have residential sprinklers installed.

If you have any questions concerning this review, please contact Lieutenant William F. Guffey of my staff at 727-1614.

Pertinent Provisions of the Zoning Regulations

Chapter 19 Uptown Arts-Mixed Use Overlay (ARTS) District ...

1901 Use Provisions

1901.1 Retail and service uses listed in §1907, and arts and related uses listed in §1908 shall occupy no less than fifty percent (50%) of the ground level of each building on a lot that fronts on 14th Street, U Street, or 7th Street; or on Florida Avenue between 7th and 9th Streets; Provided, that this requirement shall not apply to a building that is located on a lot less than fifty feet (50 ft.) in width, measured along the property line that abuts the public street, if the building is used as an apartment house, multiple dwelling, or hotel. ...

1906 Exceptions

1906.1 Exceptions from the requirements of the ARTS District shall only be permitted if granted by the Board of Zoning Adjustment after public hearing, based on the following criteria:

(f) The use(s), building(s) or feature(s) at the size, intensity and location(s) proposed, will substantially advance the stated purposes of the ARTS Overlay District and will not adversely affect neighboring property or by detrimental to the health, safety, convenience, or general welfare of persons living, working, or visiting in the area;
(g) Exceptional circumstances affecting the property make compliance with the requirements of this chapter difficult or impossible, or the development provides alternative public benefits, in lieu of the excepted uses or features, that are of comparable value to the public in achieving the purposes or this chapter and of the Comprehensive Plan;
(h) The architectural design concept of the project will enhance the urban design features of the immediate vicinity in which it is located; Provided, that if a historic district or historic landmark is involved, the Board shall refer the application to the State Historic Preservation Officer for review and report;
(i) Vehicular access and egress are located and designed so as to minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise and objectionable traffic conditions; and
(j) The Board may impose requirements pertaining to design appearance, signs, size, landscaping, and other such requirements as it shall deem necessary to protect neighboring property and to achieve the purposes of the Arts Overlay District.

Chapter 21 Off-Street Parking Spaces

2100 Authority to Require Parking Facilities ...

2100.5 No additional parking spaces shall be required for a historic landmark or a building or structure located in a historic district which is certified by the State Historic Preservation Officer as contributing to the character of that historic district.

2100.6 When the intensity of use of a building or structure existing before May 12, 1958, is increased by an addition or additions of employees, dwelling units, gross floor area, seating capacity, or other unit of measurement specified in §2101, parking spaces shall be provided for the addition or additions, subject to §§2100.7 through 2100.9.

2100.7 Parking spaces shall not be required for the addition or additions unless the addition or additions increase the intensity of use of the building or structure by more than twenty-five percent (25%) of the aggregate. ...

Chapter 22 Off-Street Loading Requirements

2200 Authority to Require Loading Facilities ...

2200.5 No additional loading berths, loading platforms or service/delivery loading spaces shall be required for a historic landmark or a building or structure located in a historic district which is certified by the State Historic Preservation Officer as contributing to the character of that historic district. ...