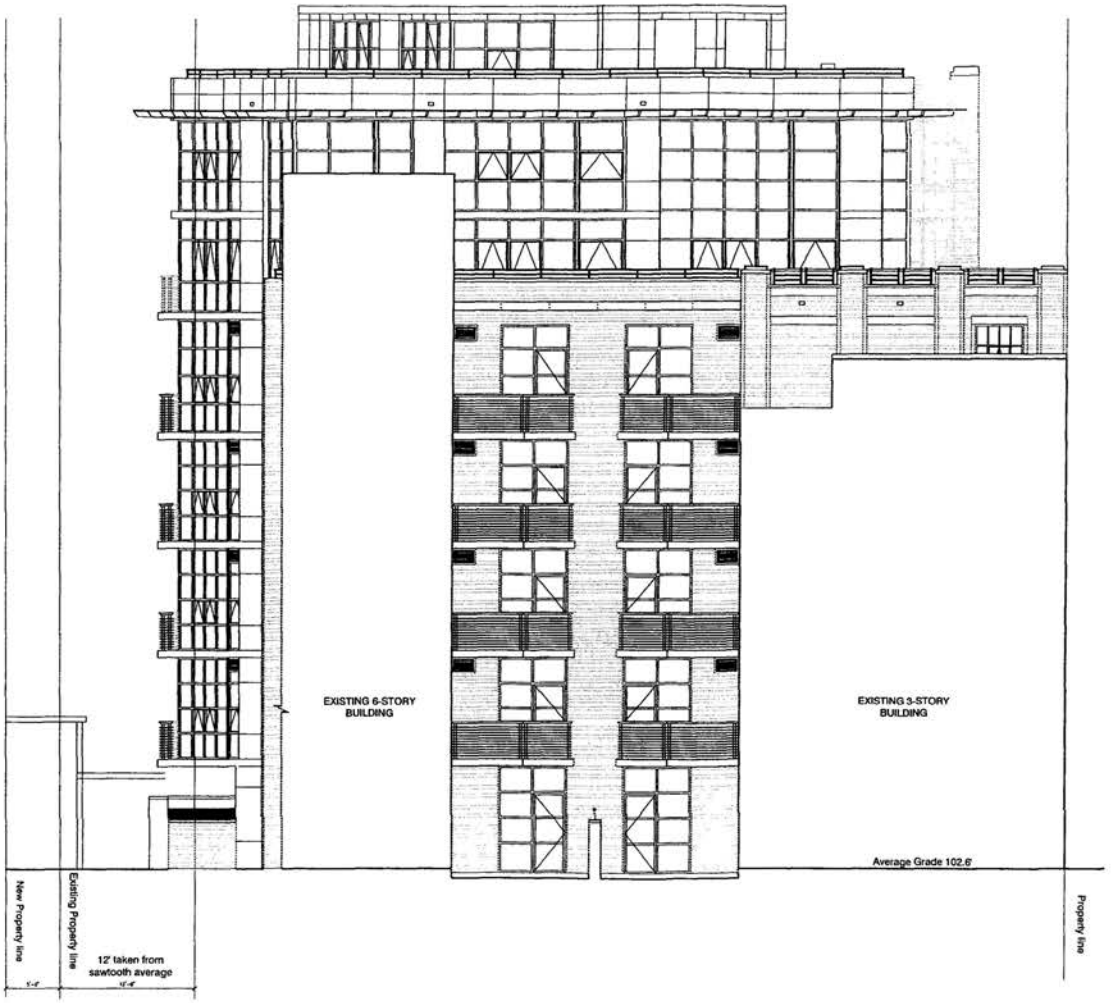


SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: sbenanno@skgs.net

THE METRO

Permit Set

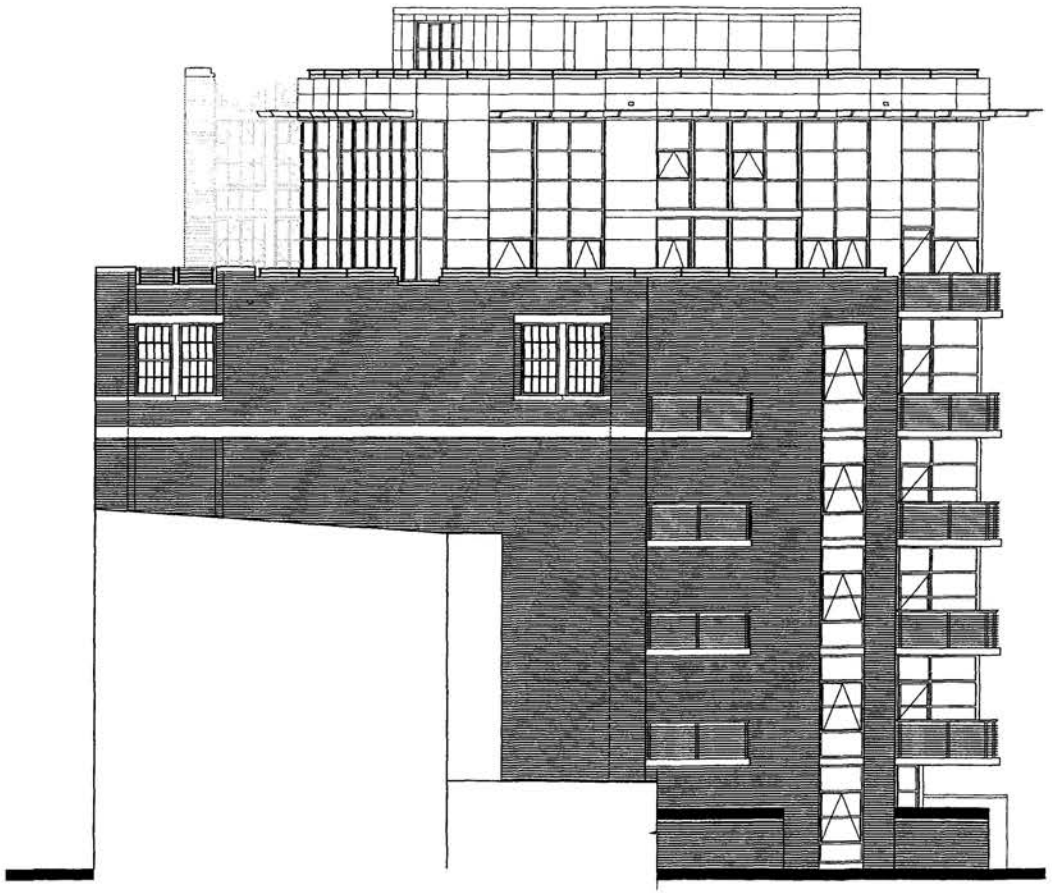
1/4" Building Elevations: East

July 10, 2009

1/4" = 1'-0"

A5.03

Board of Zoning Adjustment
District of Columbia
CASE NO.16914
EXHIBIT NO.26A2



SKG
ARCHITECTS &
PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: aberdnc@skg.i.net

PROJECT NAME
THE
METRO

Permit Set

REVISION

KEY PLAN

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DRAWING TITLE
1/4" Building
Elevations:
West

DATE July 10, 2002

SCALE 1/4" = 1'-0"

A5.04



1 1/8" BUILDING ELEVATION SOUTH

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: oberzan@skg-i.net

THE METRO

Permit Set

1/8" Building Elevations: South

July 10, 2002

1/8" = 1'-0"

A5.05



1 1/8" BUILDING ELEVATION NORTH

SKG
ARCHITECTS &
PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail dberano@skg.net

THE
METRO

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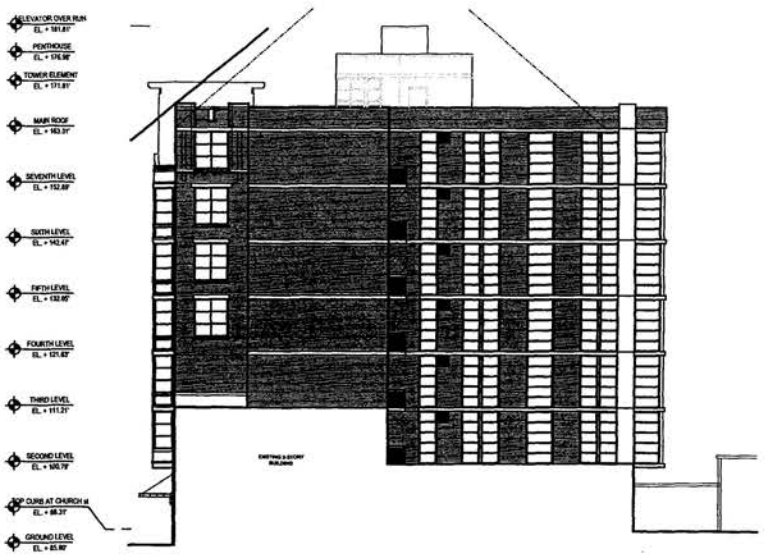
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1/8" Building
Elevations:
North

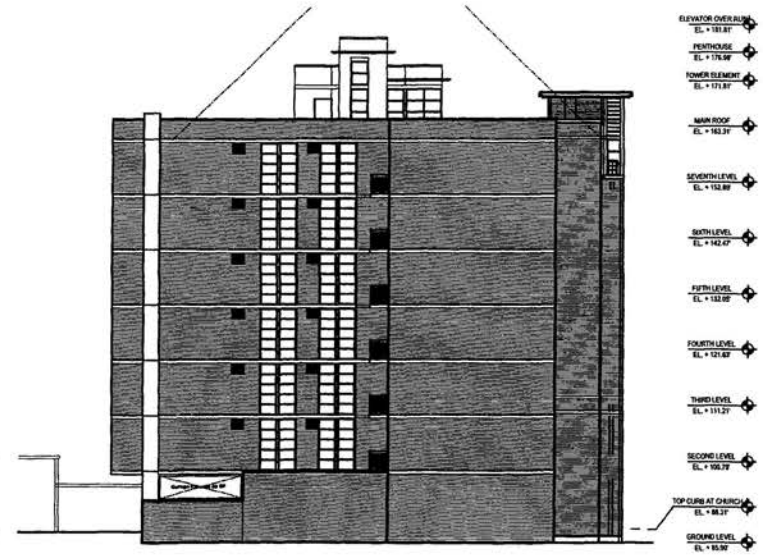
July 10, 2002

1/8" = 1'-0"

A5.06



2 1/8" BUILDING ELEVATION EAST



1 1/8" BUILDING ELEVATION WEST

SKG
ARCHITECTS & PLANNERS LLC

4916 st. elmo av.
bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: oberan@skgi.net

PROJECT NAME
THE METRO

Permit Set

REVISION

KEY PLAN

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DRAWING TITLE
1/8" Building Elevations: East & West

DATE July 10, 2022
SCALE 1/8" = 1'-0"

A5.07

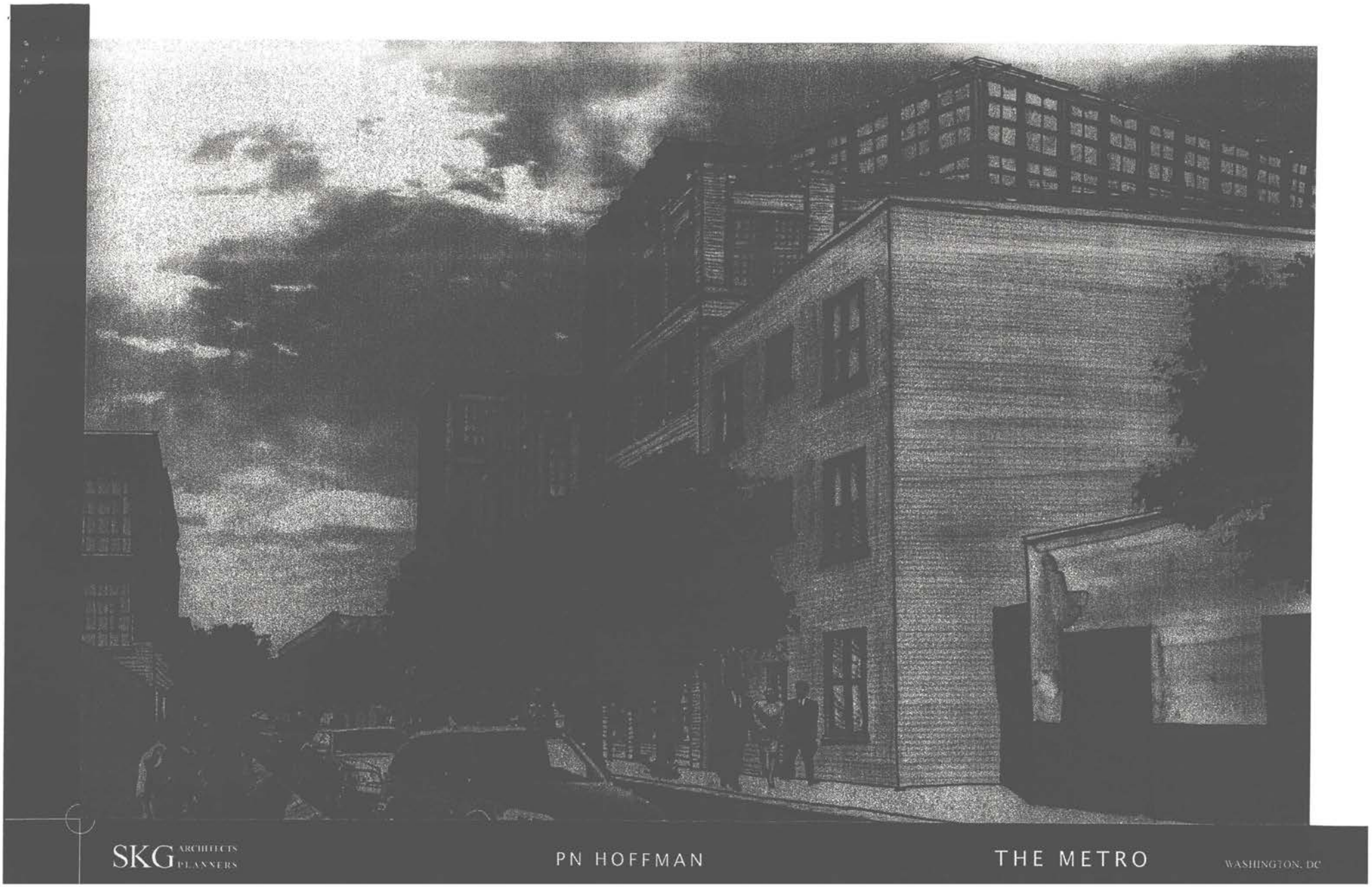


SKG ARCHITECTS PLANNERS

PN HOFFMAN

THE METRO

WASHINGTON, DC



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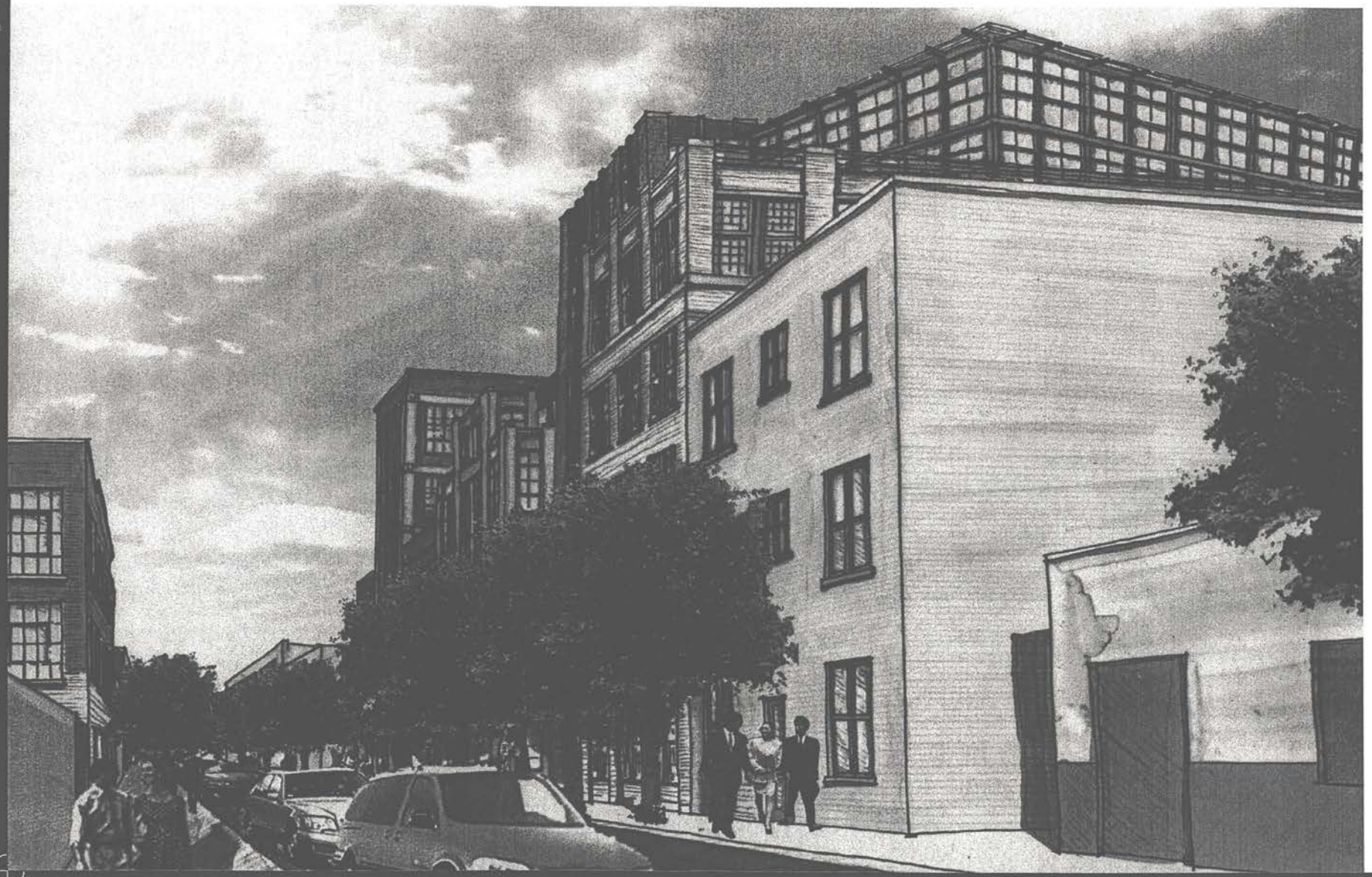


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F

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1440 Church Street, NW**	X	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**December 20, 2001**		Alteration
H.P.A. Number:	**02-049**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicants, SKG Architects for PH Hoffman, seek conceptual design review for construction of a seven-story apartment building on vacant land in the 14th Street Historic District. The property is located on the south side of the 1400 block of Church Street. It abuts a three-story apartment building to the west; to the east is an under-construction seven-story apartment building being developed by the same development team known as "Saxon Court" after the historic Saxon garage being incorporated into that project.

The Greater 14th Street Historic District is notable for its concentration of high-style automobile showrooms from the early 20th century. Church Street is a narrow street that is characterized by the more utilitarian, service-related facilities that supported the automobile industry. While containing a handful of modest houses and a small apartment building, its character is distinctly industrial. The design of several recent new construction/rehab proposals have been developed to respond to this industrial character.

The conceptual approach to the project is similar to that approved by the Board for the abutting Saxon Court project in that its mass is broken down into a series of smaller, vertically-oriented components that better relate to the size and scale of the historic buildings on this block than would a single, large, unarticulated, horizontal mass. The center section rises to seven stories (70 feet) in a single mass, but is set back six feet from the building line. The block to the east, set on the building line, rises to four stories (approximately 40 feet), with a significant setback for its upper three floors. The block to the west, also set on the building line, rises to five stories (approximately 50 feet) before setting back its upper two floors. The rear of the building has been developed with a saw-tooth footprint, with angled, southeast-facing bays. This geometry is brought around to the front elevations on the upper floors, with the additional floors canted back at an angle from the front plane of the building. The intent is to unify the front and rear elevations, while also reducing the visibility of these upper floors from the street.

The architectural treatment reinforces the modulated massing. Each block element has been developed with a slightly different wall and fenestration treatment, albeit within a common industrial vocabulary. The large windows would include fixed, awning and double hung sash; the masonry enframing walls would be executed in different brick colors and with slightly different detailing on each of the three blocks. The canted upper

floors and the rear elevation would be almost entirely glass, with only narrow metal framing.

The applicants have worked closely with the staff and community organizations over the past several months, and the project has been refined and improved through this consultation. The result is a design that is scaled appropriately and respects the special character of this street. The architects have carefully balanced the need to break the building down into smaller-scaled components, while retaining an overall continuity and unity of design. The only aspect that may need additional refinement in this regard is the treatment of the upper floor canted wings. The sharply contrasting modernist character of these floors almost gives the impression that these are later additions to the more traditional brick buildings. Greater consistency with the lower floors might be achieved by further exploring variations in the traditional industrial vocabulary – such as using smaller scaled window elements, with greater light divisions – that still allow for large expanses of glass and the canted geometry.

The staff recommends that the Review Board approve the project in concept, including its overall massing, height, and architectural treatment, as consistent with the purposes of the preservation act, and delegate final material selection and the refinement of the upper floors to the staff.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1425 P Street, NW**		Agenda
Landmark/District:	**14th Street Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**May 23, 2002**		Alteration
H.P.A. Number:	**02-376**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
		X	Subdivision

The applicant, SKG Architects for PN Hoffman, seeks approval to combine two building lots – 1450 Church Street, located in the Greater 14th Street Historic District, and 1425 P Street, located outside the historic district, to the south of an east-west alley that separates it from the Church Street lot. Combining the lots achieves parking, loading, recreational space and mechanical efficiencies.

The Board approved the conceptual design for the apartment building at 1450 Church Street, known as Saxon Court, phase II (named after the historic Saxon Garage on the site) in December 2001. The building's design was developed in an industrial vocabulary, with its mass broken down both horizontally and vertically to relate to the variety of industrial, warehouse and residential buildings on that block. Its design would remain unchanged.

The building on P Street would read as its own building; the connection to 1450 Church Street would be below grade at the garage level, and the alley would remain open over top the garage. The P Street building would be six stories of residential units above ground level retail; its design seeks to blend traditional apartment building elements – tripartite organization, projecting bays, brick and precast materials – with large industrial scale windows. The building would have no impact on the character of the Greater 14th Street Historic District.

The staff recommends that the Review Board approve the subdivision and concept design as consistent with the purposes of the preservation act.



THE EDDY GROUP
Consulting Engineers

August 28, 2002

Al Hedin
Ashley Gerstenfeld
P.N. Hoffman
4725 Wisconsin Avenue, NW
Suite #200
Washington, D.C. 20016

Re: The DeSoto, 1445 P Street, NW
The Metro, 1444 Church Street, NW
Washington, D.C.
TEG Project No. 02-01-10010

Dear Ladies and Gentlemen:

The present plan calls for two levels of below grade garage to be constructed for the referenced project. We understand that there has been discussion about a third and lower level of the garage to be constructed that would orient the third level below the prevailing groundwater table. While this is technically possible from an engineering perspective, we strongly urge you to examine the economic merits of the decision.

Significant construction cost increases would be associated with waterproofing systems consisting of a mat foundation system and exterior wall membranes. The mat foundation system would typically be a three to five foot thick monolithic concrete slab. The mat would be reinforced with layers of large reinforcing steel on the bottom and top. Typically the cost of a mat is approximately twice that of a conventional shallow foundation and ground slab system.

There is a substantial premium associated with construction below the watertable. Dewatering construction sites is a difficult task fraught with expensive surprises. It is no wonder that there are only a handful of successful contractors capable of providing this service.

It is difficult to quantify the expense of maintenance due to water infiltration. The issue of shedding rainfall and runoff is a constant source of expense even before submerging a portion of the structure.

We would be delighted to assist PN Hoffman in any way if you decide to build below the watertable. The first step may be a thorough cost study and life cycle cost analysis. Please call us at your earliest convenience if we can help.

Sincerely,
THE EDDY GROUP, Inc.

Dana K. Eddy, P.E.
Principal

THE EDDY GROUP, INC 7432 Alban Station Boulevard Suite A-107 Springfield Virginia 22150
703.451.4686 fx 703.451.4962

H

OUTLINE OF TESTIMONY
PN HOFFMAN

I. Introduction

A. Description of PN Hoffman

B. History and Experience of PN Hoffman in Development of Washington

II. Background and Description of Project

III. HPRB Approval

IV. Community Support

V. Special Exception and Variance Relief

A. Brief Description of Relief Requested

1. Variance Relief from Residential Recreation Space Requirement

2. Variance/Special Exception Relief from Maximum Height of Roof Structure in Arts Overlay District

3. Special Exception Relief from Walls of Equal Height Requirement for Roof Structures

4. Special Exception Relief from Roof Structure Setback Requirements

B. Architect to Provide Detailed Description

VI. Conclusion



OUTLINE OF TESTIMONY
SKG ARCHITECTS, PROJECT ARCHITECT

I. Introduction

A. Description of SKG Architects

B. History and Experience in Washington

II. Description of Project

A. General Description

1. Description of Area
2. Description of Site
3. Description of Building Design and Historic Context
4. Development of Surrounding Area
5. Number and Types of Units
6. Amount of Parking Spaces

B. Unusual and Exceptional Conditions Affecting Site

III. Relief Requested

A. Variance from Residential Recreation Space Requirements

1. Exceptional Condition or Situation
2. Practical Difficulty
3. No Detriment to Public Good

B. Variance/Special Exception from Maximum Height of Roof Structure in Arts Overlay District

1. Exceptional Condition or Situation
2. Practical Difficulty
3. No Detriment to Public Good
4. Compliance with Section 1906

C. Special Exceptions for Walls of Equal Height Requirement for Roof Structures

1. Deviation from Requirement

2. Standard for Special Exception Relief Met

C. Special Exception for Roof Structure Setback Requirement

1. Deviation from Requirement

2. Standard for Special Exception Relief Met

IV. Conclusions

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OUTLINE OF TESTIMONY OF
DAVID MAYHOOD

I. Introduction

II. Experience and Expertise

III. Description of Site and Building Project

IV. Multifamily Residential Development

V. Residential Recreation Space Requirements

VI. Conclusions

WAS1 #1112923 v1

K

Law Offices
HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006-6801

202-955-3000
FAX 202-955-5564
www.hklaw.com

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STEVEN E. SHER
DIRECTOR OF ZONING
AND LAND USE SERVICES
202-663-7278
Internet Address:
ssher@hklaw.com

Outline of Testimony before the Board of Zoning Adjustment

BZA Application No. 16914
1444 Church Street and 1445 P Street, N.W.

Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP

September 17, 2002

I. Site location and description

A. Location

1. Through lot in the center of the block bounded by 14th, 15th, P and Church Streets, N.W.

2. North side of P Street and south side of Church Street, including a portion of a former east-west alley in the square, now closed

3. Project site consists of lots 901 and 903 in Square 209

B. Size

1. Total site area is approximately 23,130 square feet

2. Site has frontage of approximately 105 feet on P Street and approximately 130 feet on Church Street

3. Site also partially fronts on a ten foot wide alley to the west

C. Existing site condition:

1. Church Street side: vacant

2. P Street side: one story vacant building, formerly used as a food market

II. Description of surrounding area

A. 14th Street Corridor/Logan Circle/Lower Shaw area

B. Area contains broad mix of uses and building types

C. Remainder of Square 209

1. To the east along Church Street:

a. Three story building converted to apartment house and incorporated into six to seven story new residential development under construction at 1425 Church Street

b. Existing two and three story commercial buildings

2. To the east along P Street:

a. Two two-story commercial buildings (video rental and restaurant)

b. Seven story new residential development under construction at 1440 P Street

c. Existing two and three story commercial buildings

3. To the west:

a. Parking lot

b. Existing commercial buildings mostly devoted to automobile repair

c. One story Duron paint store on the east side of 15th Street

D. To the south (across P Street):

1. New Whole Foods/Fresh Fields grocery store

2. Existing one, two and three story commercial buildings

E. To the north (across Church Street):

1. Parking lots

2. Existing one, two and three story commercial buildings, many used for automobile repair

F. General area:

1. Many rowhouses, flats and apartments, along the east-west cross streets and 15th Street

2. Mixed commercial/industrial/arts uses along 14th Street, including the Studio Theater at the northeast corner of the intersection of 14th and P Streets

3. High-rise residential and hotels along Rhode Island Avenue

III. Existing zoning: Arts/C-3-A

A. C-3-A

1. Uses (§§741 – 744)

a. Commercial use permitted as a matter-of-right, including retail, service and office use

b. Hotel

c. Residential use permitted as carry-over from Special Purpose and Residential Districts

2. Height - maximum of 65 feet (§770.1)

3. Density - maximum of 4.0 FAR, with nonresidential uses limited to 2.5 FAR (§771.2)

4. Lot occupancy – residential uses limited to 75% (§772.1)

5. Rear yard – 2 1/2 inches per foot of height, but not less than 12 feet (§774.1)

6. Side yard - not required (§775.5)

7. Residential recreation space - minimum area equal to 15% of the gross floor area devoted to residential use (§773.3)

8. Parking (§2101.1)

   a. For apartment house use, minimum of 1 space for each 2 units

   b. For retail use, minimum of 1 space for each 300 square feet of gross floor area and cellar floor area in excess of 3,000 square feet

B. Uptown Arts (Arts) Overlay District

1. Applies to all new construction (§1900.4)

2. Height: 75 feet permitted, with roof structure limited to overall maximum of 83.5 feet (§1902.1)

3. Bonus density: 0.5 FAR of additional residential density granted for building that includes minimum of 3.0 FAR for housing (§1904.3)

IV. Proposed development

A. Construction of new apartment building with differing designs for the two sides of the site

1. Overall total of 119 units, approximately 113,000 square feet of gross floor area

2. Retail uses on the ground floor of P Street portion

3. Garage containing 103 underground parking spaces accessed from the garage of the adjoining building at 1425 P Street

B. P Street portion

1. Ground floor retail uses of approximately 7,100 square feet and 66 apartment units above

2. Height - 75 feet (7 stories)

3. Roof structure height: 18 feet, 6 inches (overall height of 93.5 feet)

C. Church Street portion

1. Forty-nine apartment units

2. Height - 70 feet (7 stories)

3. Roof structure height: 9 feet (overall height of 79 feet)

V. Relief required

A. Special exception for roof structures not meeting the 1:1 setback and with walls of unequal height

1. Height of roof structure on Church Street building: 9 feet

2. Proposed setback on Church Street building at three places is less than 9 feet (6 feet 4 inches, 8 feet and 6 feet, 5 inches)

B. Variance from the residential recreation space requirement

1. Required area is 15,914 square feet

2. Proposed area is 5,300 square feet

3. Variance required is 10,560 square feet

C. Variance from the height of roof structure requirement; or in the alternative, special exception to allow the roof structure height

1. Permitted maximum height of roof structure: 8 feet six inches above the maximum height of 75 feet

2. Proposed maximum height of roof structure: 18 feet six inches above the 75 foot height

3. Variance/special exception required is 10 feet

VI. Standards for the roof structure special exception (§411.11)

A. Where impractical because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area

B. that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable

C. the Board of Zoning Adjustment shall be empowered to approve the location, design, number and all other aspects of such [roof] structure ...

D. Provided that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.

VII. Compliance with the special exception standards for roof structure

A. Unequal height (P Street portion)

1. Operating difficulties

a. With residential recreation space on the roof, must have elevator access to the roof

b. Maximum height required only for elevator penthouse

2. Unduly restrictive and unreasonable

a. Requiring uniform height would increase overall height and mass on the roof for no functional reason

b. Unreasonable to require additional expenditure and increase bulk when not needed to meet requirements of the building

3. Impact on light and air of other buildings

a. Roof structure is set back more than 18 feet, 6 inches from all edges of the roof, even though most of the penthouse is only 13 feet, 9 inches

b. Line of sight is such that penthouse is not visible from the sidewalk on the opposite sides of P Street

B. Setback on Church Street portion

1. Other condition

a. Design of structure, with saw-tooth façade located at diagonal angles to the street and lot line

b. Orthogonal nature of construction (walls at right angles)

2. Unduly restrictive and unreasonable

   a. Penthouse is only nine feet high, so degree of relief is minor (2 feet 8 inches, 1 foot and 2 feet, 7 inches)

   b. Trade-off between bigger setbacks and roof design and roof terraces

   c. Design has been approved by HPRB

3. Impact on light and air of other buildings

   a. Overall setbacks from property line far exceed 1:1 (e.g., setback more than 25 feet from front property line)

   b. Height is less than the 18 foot, 6 inch maximum permitted

VIII. Standards for a variance (§3103.2)

A. Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property,

B. the strict application of any regulation adopted under D.C. Code §§5-413 to 4-432 (1981) would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship;

C. Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

IX. Compliance with the variance standards

A. Residential recreation space

1. Exceptional or extraordinary situation or condition

a. Through lot bisected by alley easement, restricting the amount of ground area available for recreation space

b. Setbacks restrict amount of roof area available

c. Subsurface conditions prevent going deeper excavation and limit amount of below grade space

d. Building contains greater proportion of residential use than expected under the Regulations (+93% proposed as compared to 37.5% if commercial use was maximized)

2. Practical difficulty

a. Would require substantial amount of interior space devoted to recreational use

b. Compliance would require reducing the size of the apartment building

c. Have used all the available roof areas, balconies, etc.

3. No detriment to the public good

a. Other nearby open spaces are available for recreation

b. Building has a significant amount of space available to residents, including private terraces and balconies on approximately 80% of the units on the Church Street side and approximately 50% of the units on the P Street side

B. Height of roof structure

1. Exceptional or extraordinary situation or condition

a. Regulations have provisions (one from the base zone requiring residential recreation space in contrast to one from the overlay restricting height of roof structures and thereby access to the roof) that go in opposite directions

b. Subsurface conditions prevent recreation space on lower levels, which are needed for parking

c. Use of roof for recreation not possible without elevator access

2. Practical difficulty

a. Increase in one requires reduction in the other

b. Loss of residential units adversely affects feasibility to proceed with split rental/condominium project

3. No detriment to the public good

a. Building has attempted to balance the competing regulations, rather than going all the way on one and having too little of the other

b. Building design was approved by HPRB

c. Roof structure meets all setback requirements

d. Sight lines are such that roof structure is not visible from the sidewalk on the opposite side of P Street

4. If the height relief is deemed to be a special exception under §1906:

a. The residential use resulting from the increased height of the roof structure is specifically encouraged in the Arts Overlay District (see §1900.2)

b. Exceptional circumstances are described above

c. Architectural design enhances the immediate vicinity, as reflected in the approval of the HPRB and the consistency with the new apartment buildings to the east, under construction

d. Vehicular access, not relevant to the increased height of the roof structure, will be through an existing curb cut in the new building on P Street

X. Conclusions

A. Subject property is affected by exceptional conditions, because of the configuration of the site, the subsurface conditions and the requirements of the Regulations as to recreation space and roof structure height

B. Strict application of the Regulations would create significant difficulties for the construction of a predominantly residential building with a retail component

C. The variances can be granted without substantial detriment to any surrounding properties

D. Roof structures as designed are appropriate for the building, and strict compliance with the Regulations would lead to loss of desired residential units in the building

E. The application should be granted