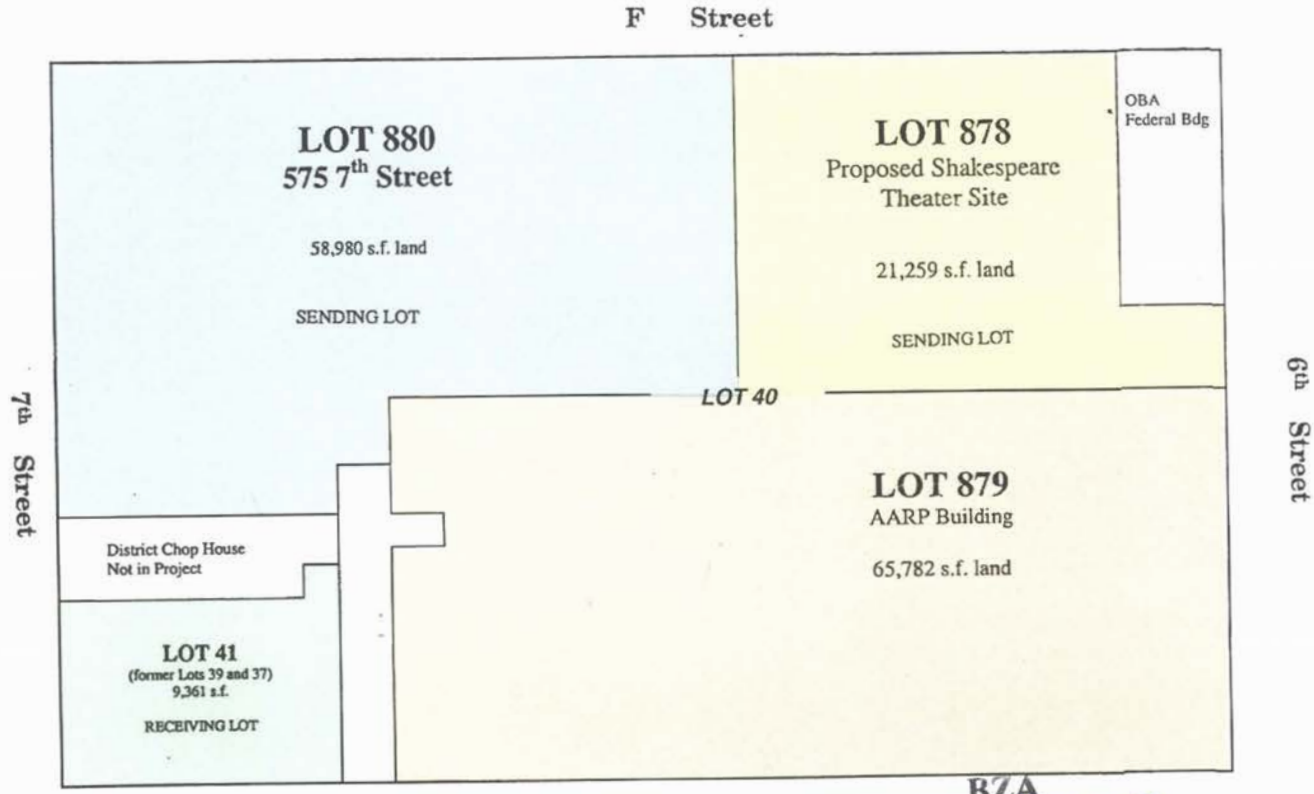


BZA
Case No. 16959
Exhibit No. 26

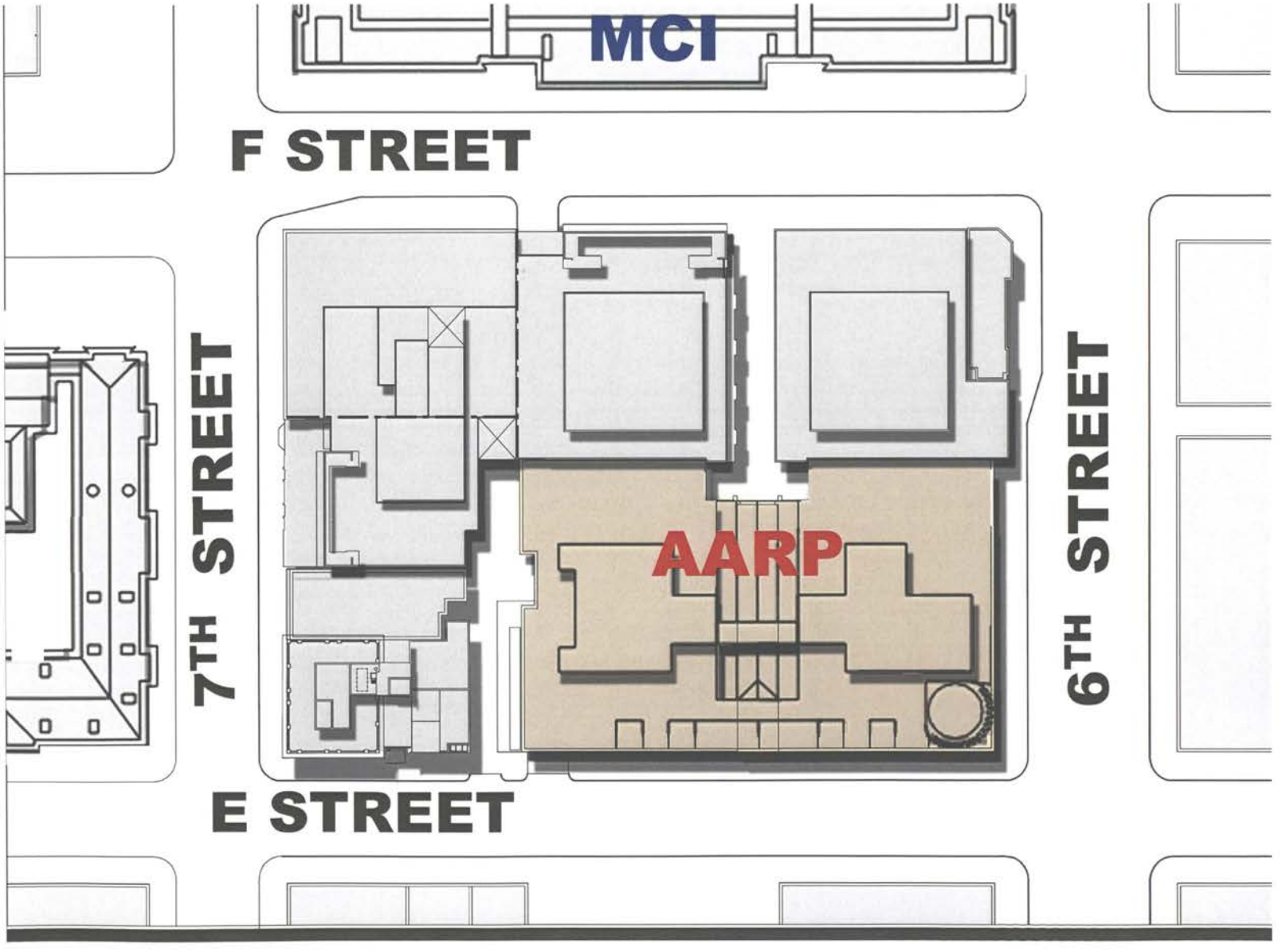
MCI

F STREET

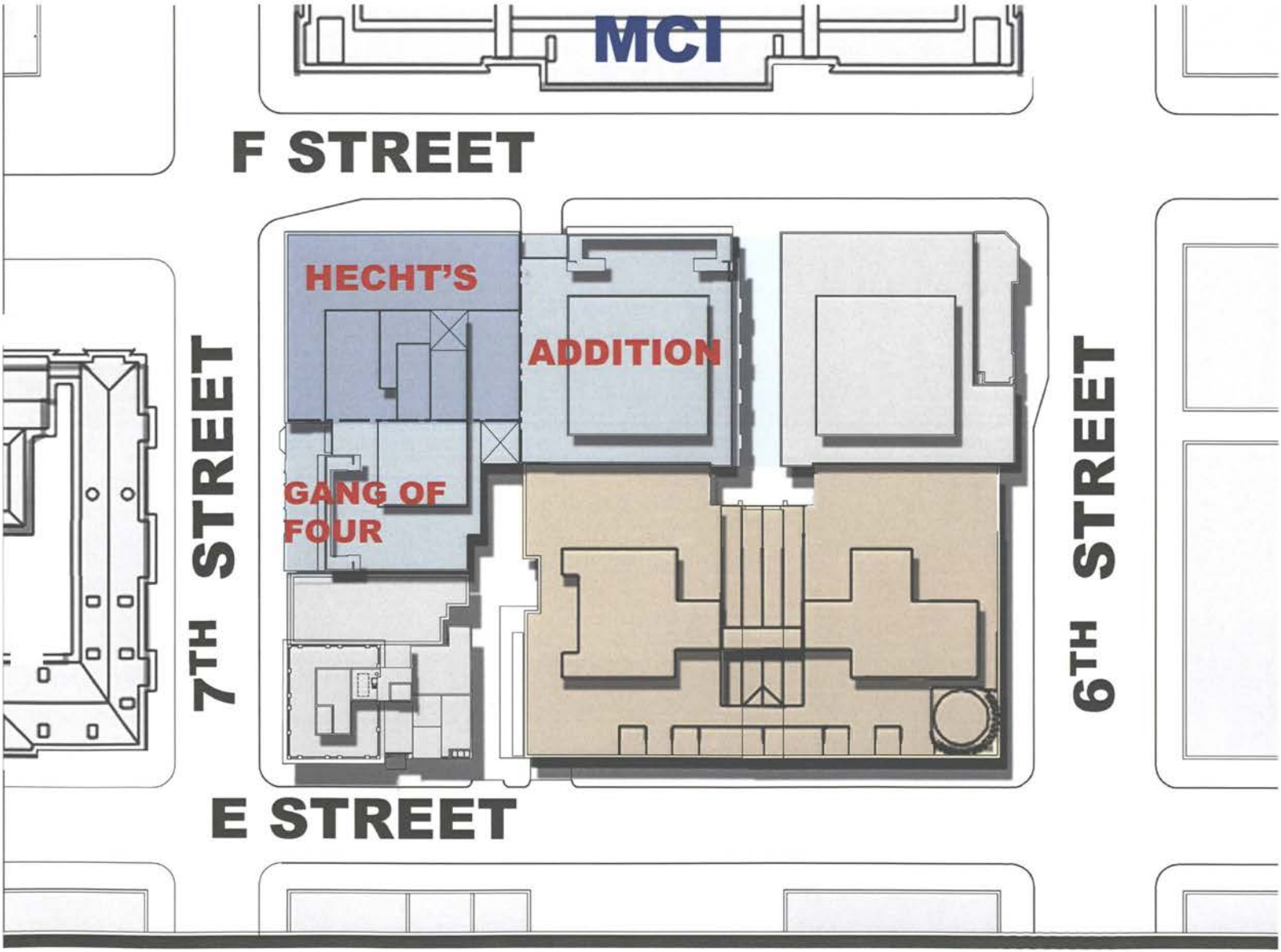
7TH STREET

6TH STREET

E STREET


MCI
F STREET
7TH STREET
AARP
6TH STREET
E STREET


1/27/1998


MCI
F STREET
HECHT'S
ADDITION
GANG OF
FOUR
7TH STREET
6TH STREET
E STREET

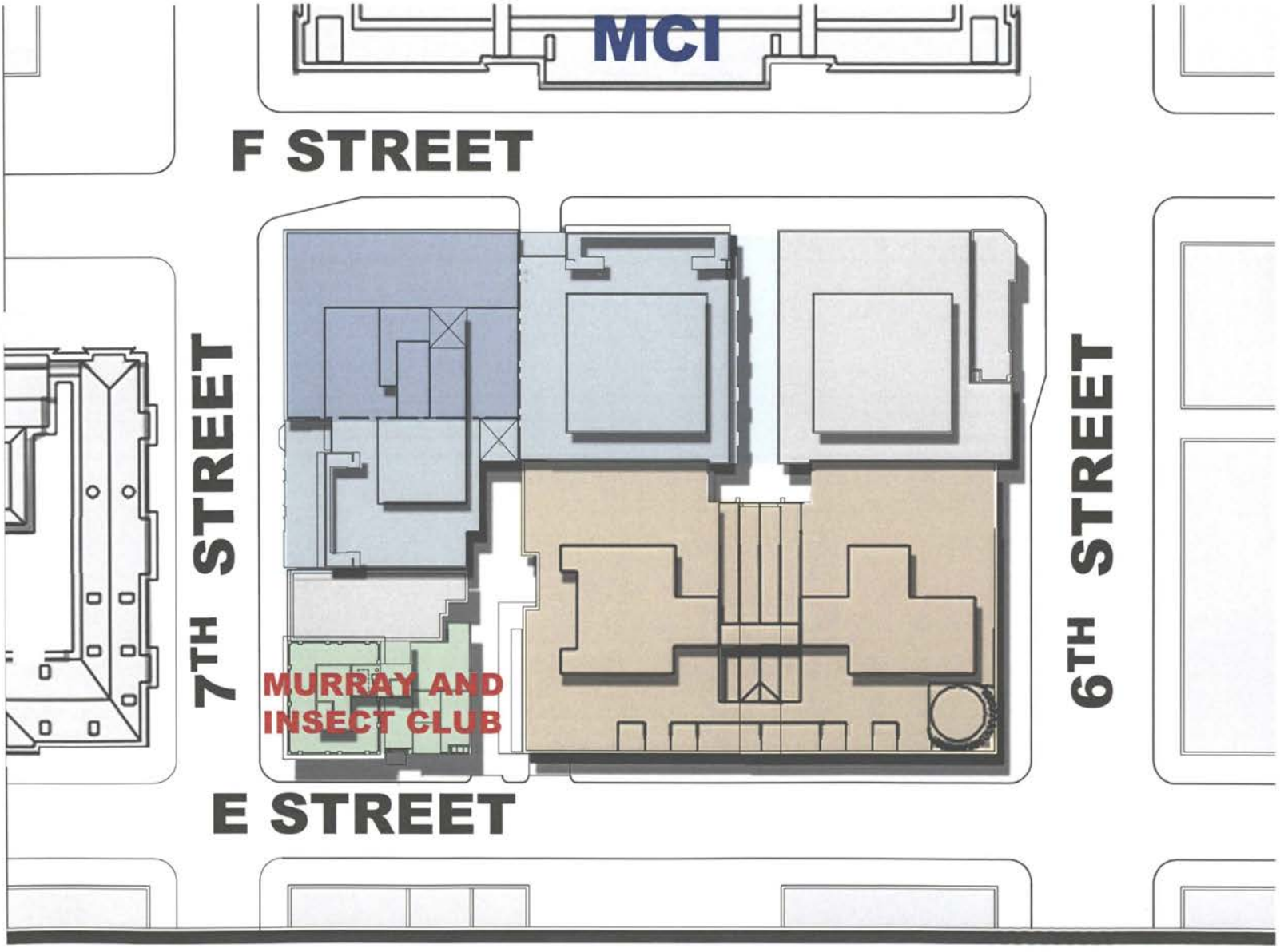


7TH STREET ELEVATION





F STREET ELEVATION


MCI
F STREET
7TH STREET
6TH STREET
MURRAY AND
INSECT CLUB
E STREET

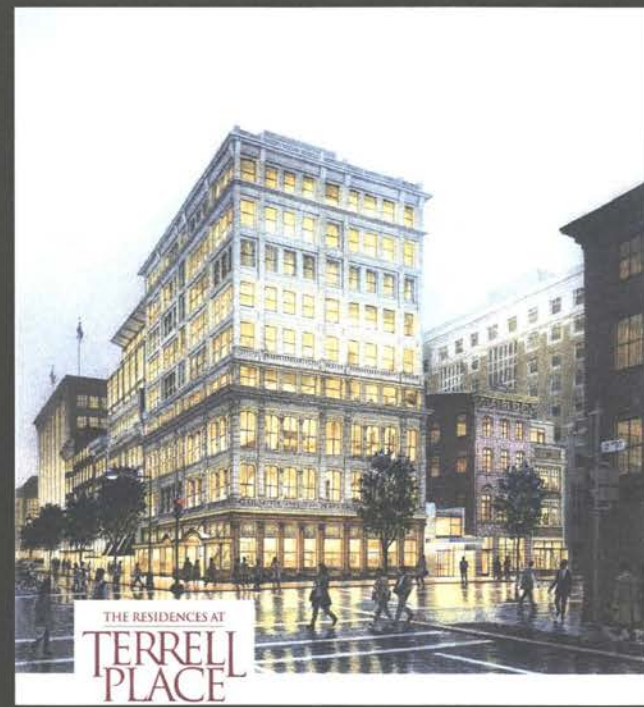


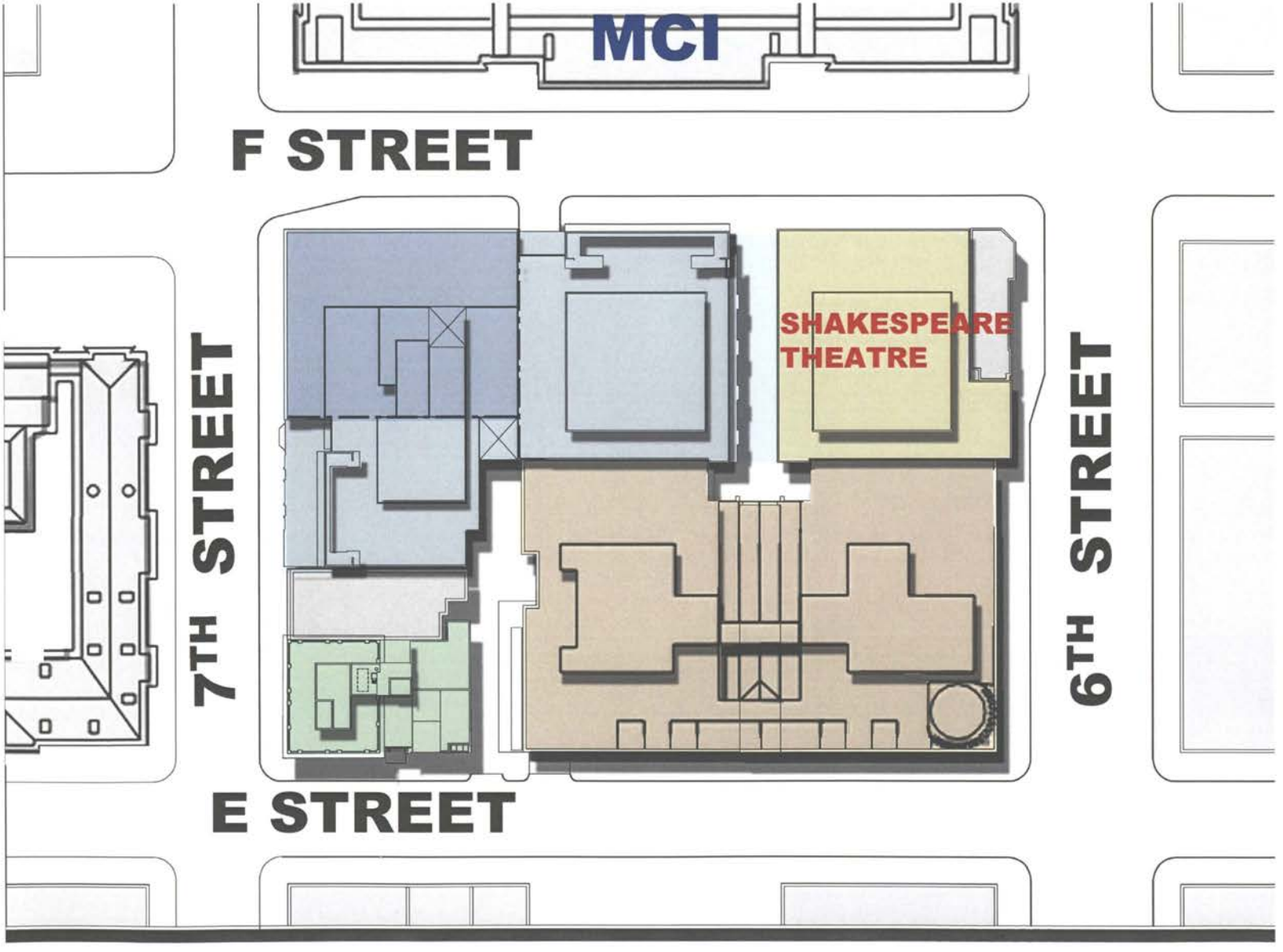


SQUARE 456
WASHINGTON, DC
Carr America

SQUARE 456
RESIDENTIAL BUILDING
675 E STREET, NW

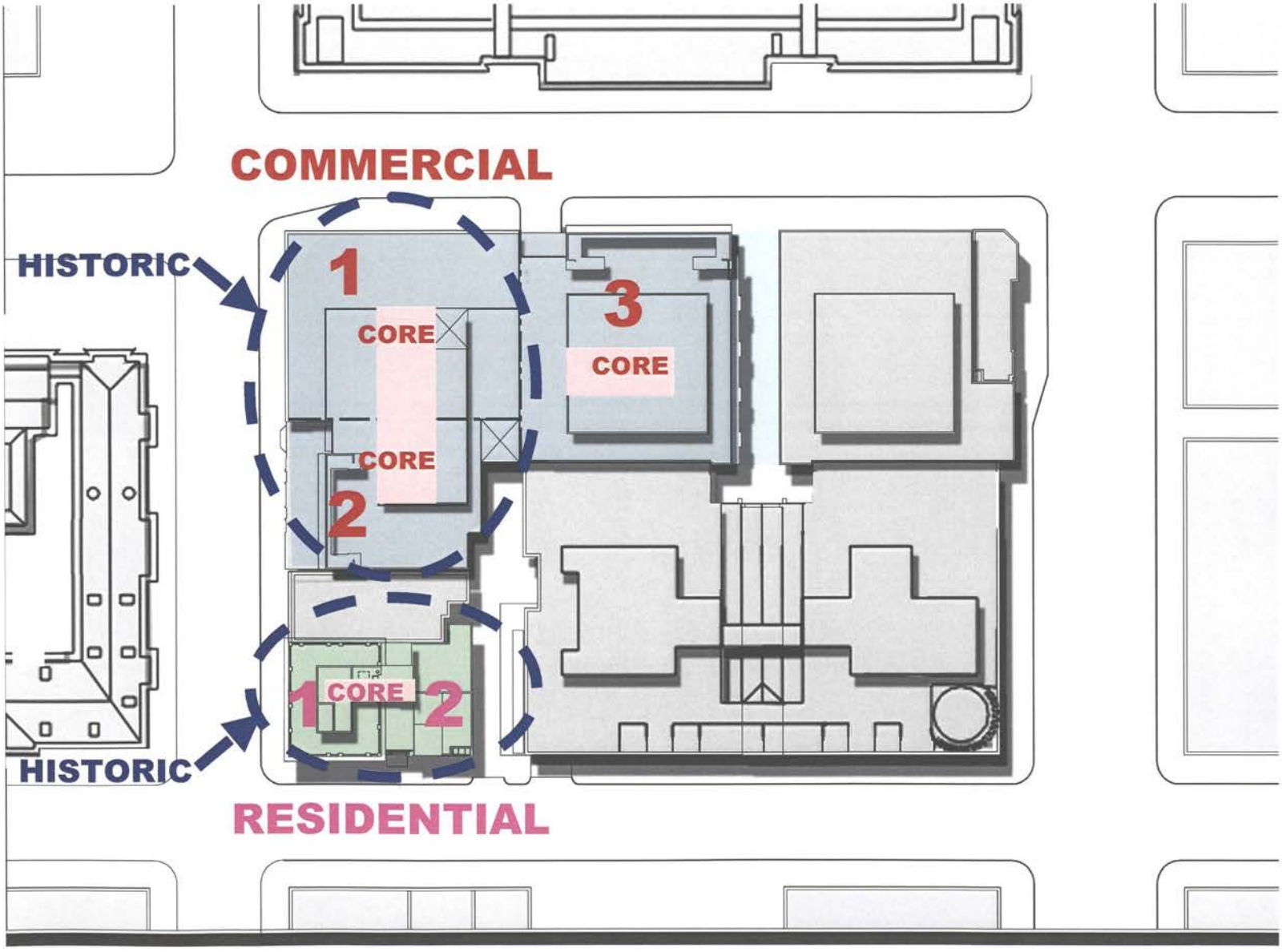
SmithGroup

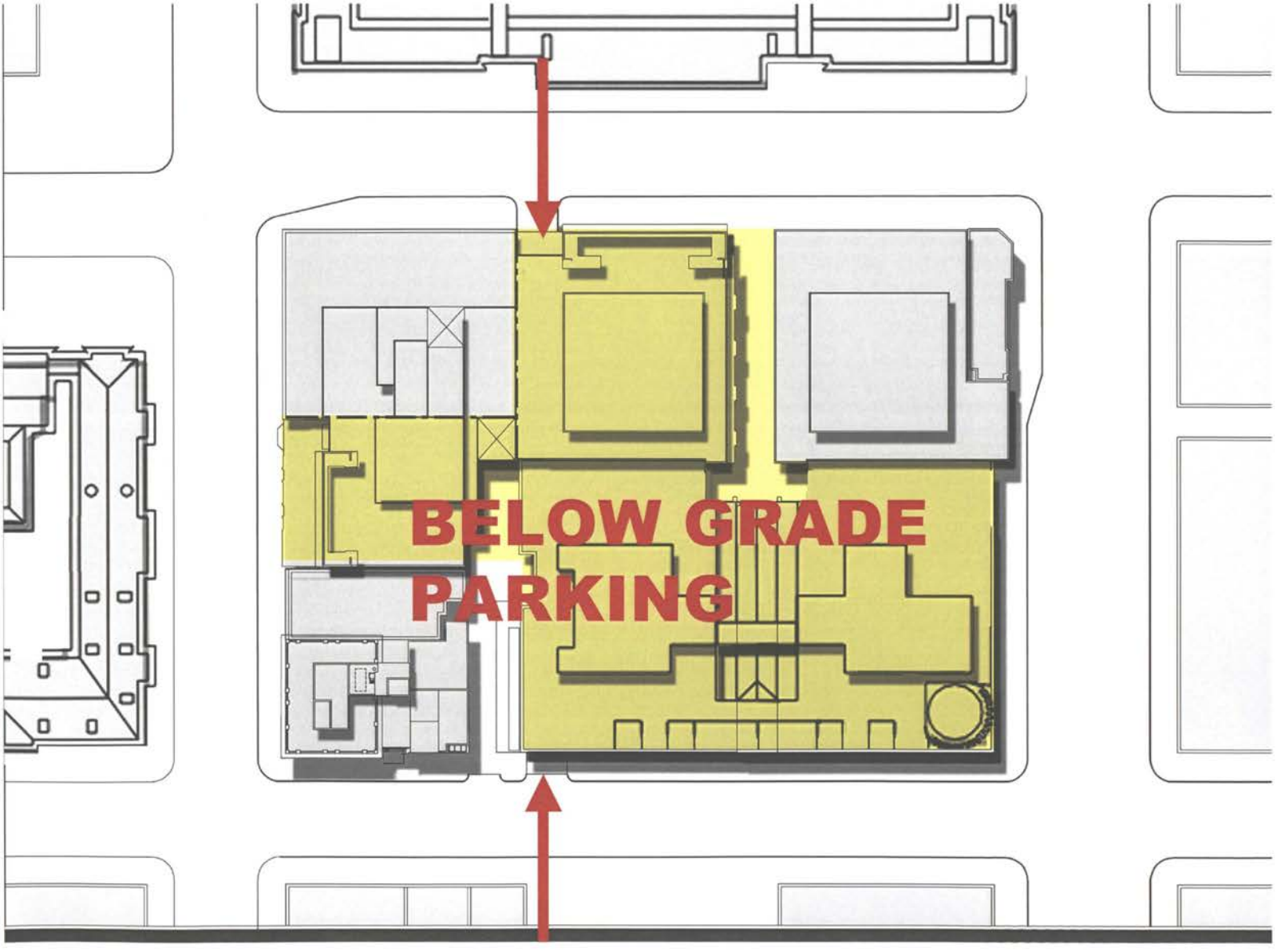



MCI
F STREET
SHAKESPEARE
THEATRE
7TH STREET
6TH STREET
E STREET

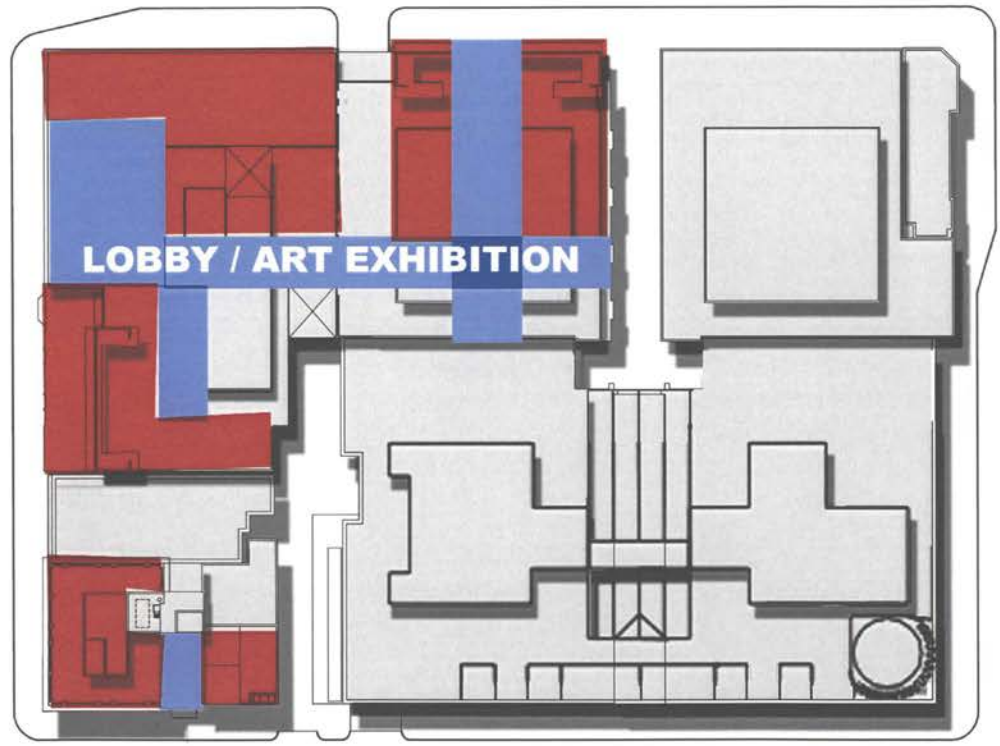

The Theatre Center

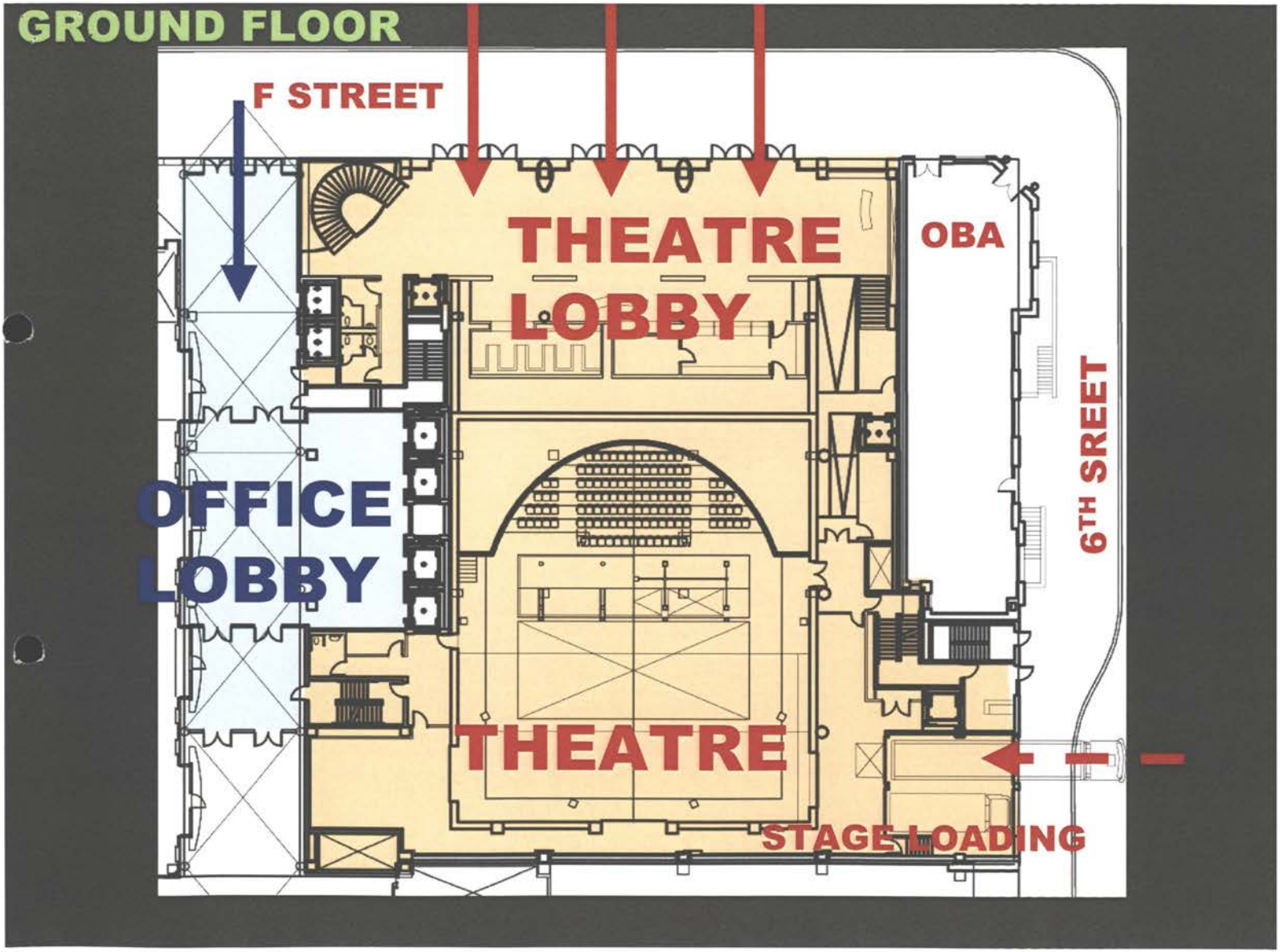



COMMERCIAL
HISTORIC
1
CORE
CORE
2
3
CORE
1
CORE
2
HISTORIC
RESIDENTIAL

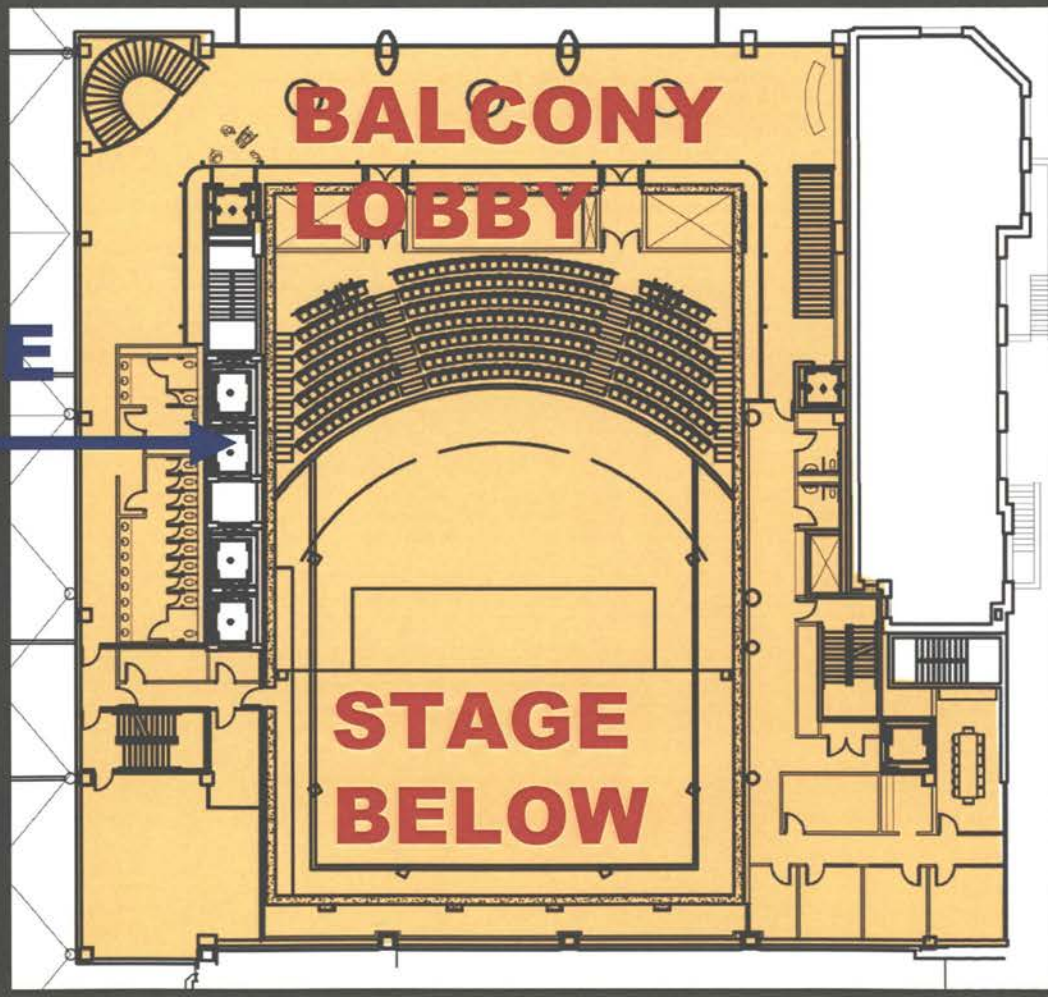

BELOW GRADE
PARKING

ARTS AND RETAIL USES

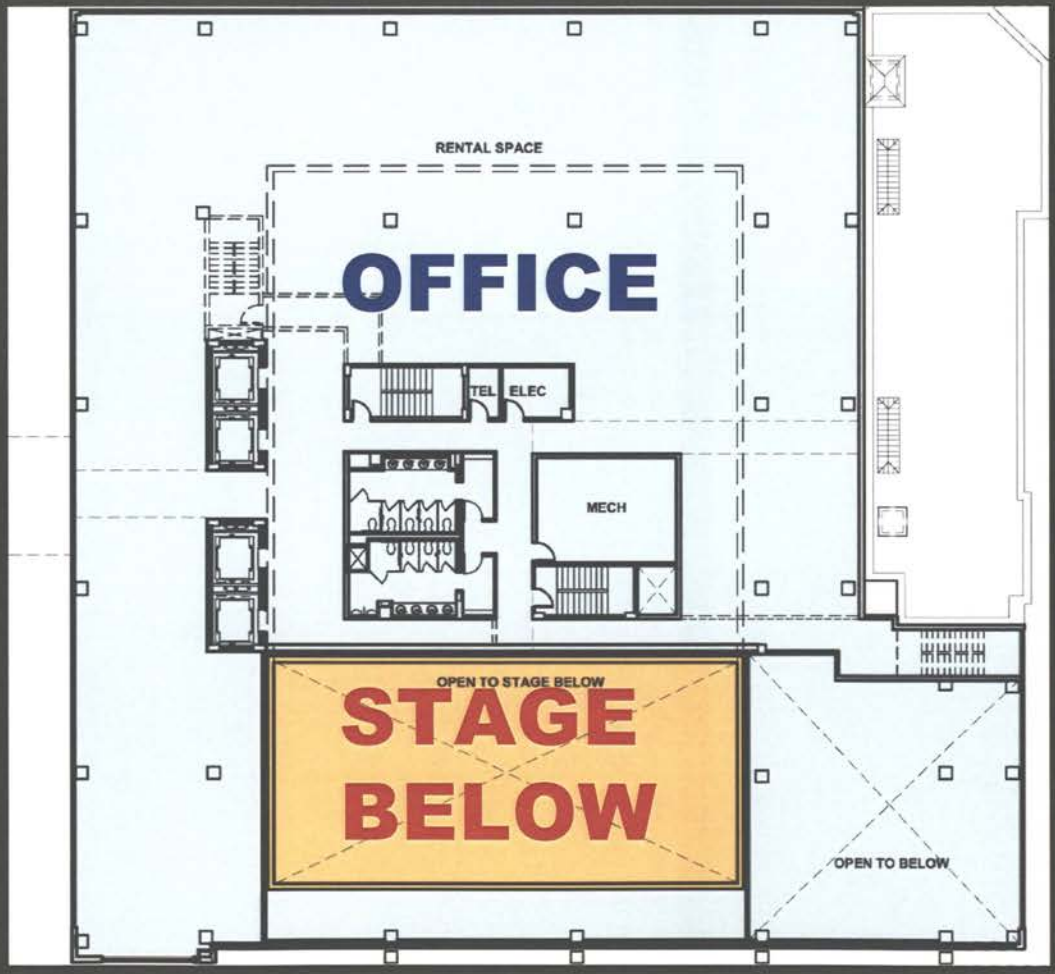



GROUND FLOOR
F STREET
THEATRE LOBBY
OBA
6TH SREET
OFFICE LOBBY
THEATRE
STAGE LOADING

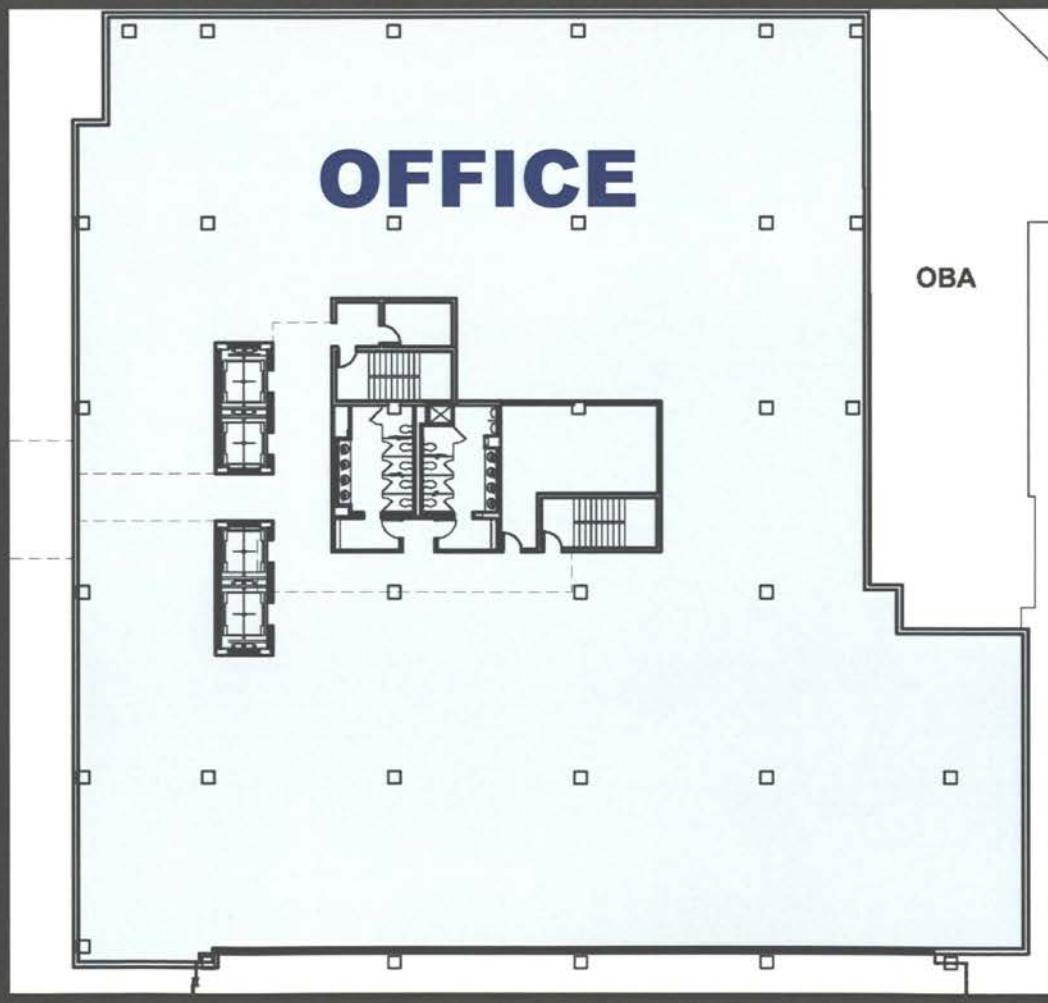
BALCONY LEVEL



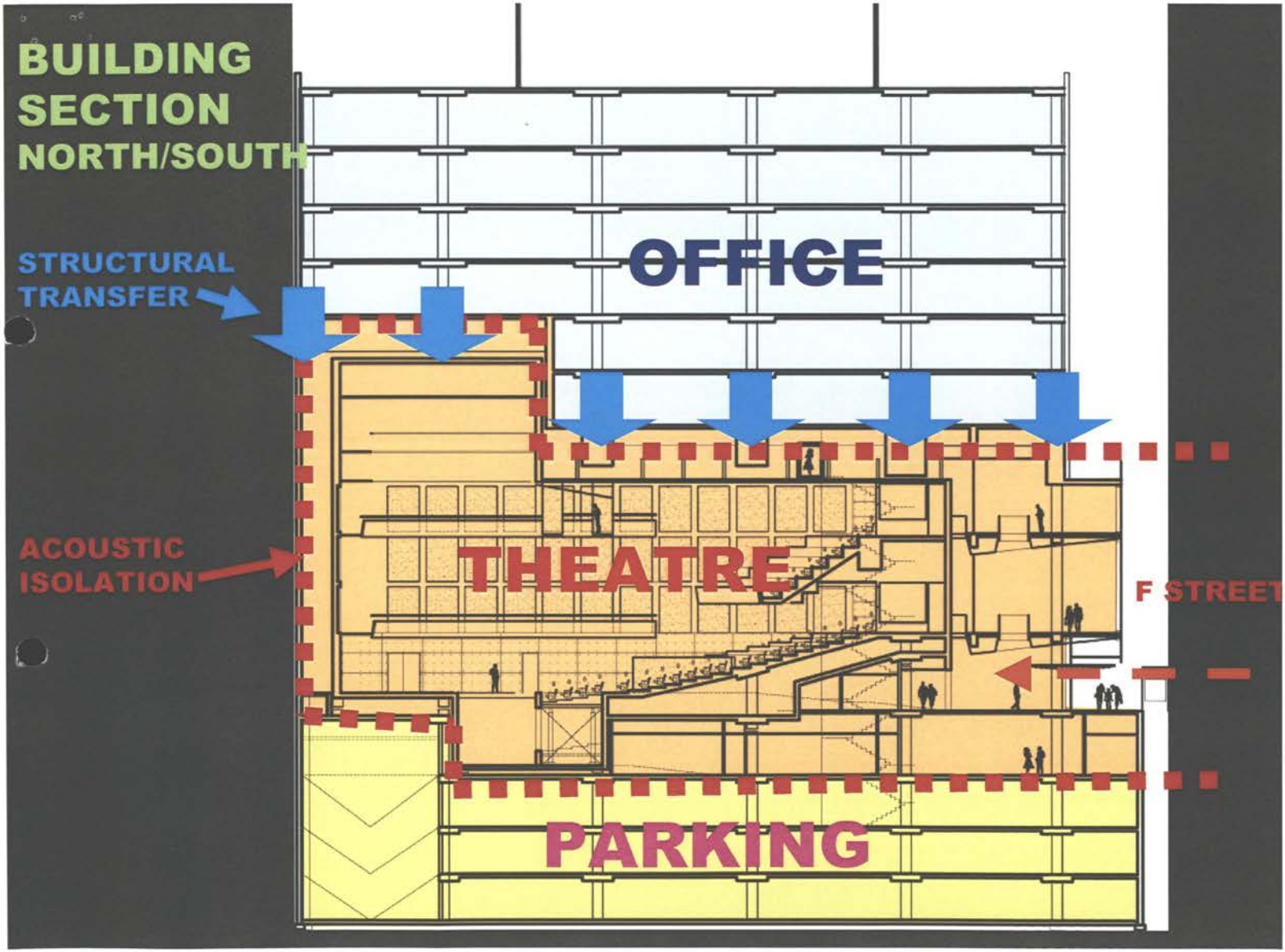
6TH - 7TH FLOOR PLAN



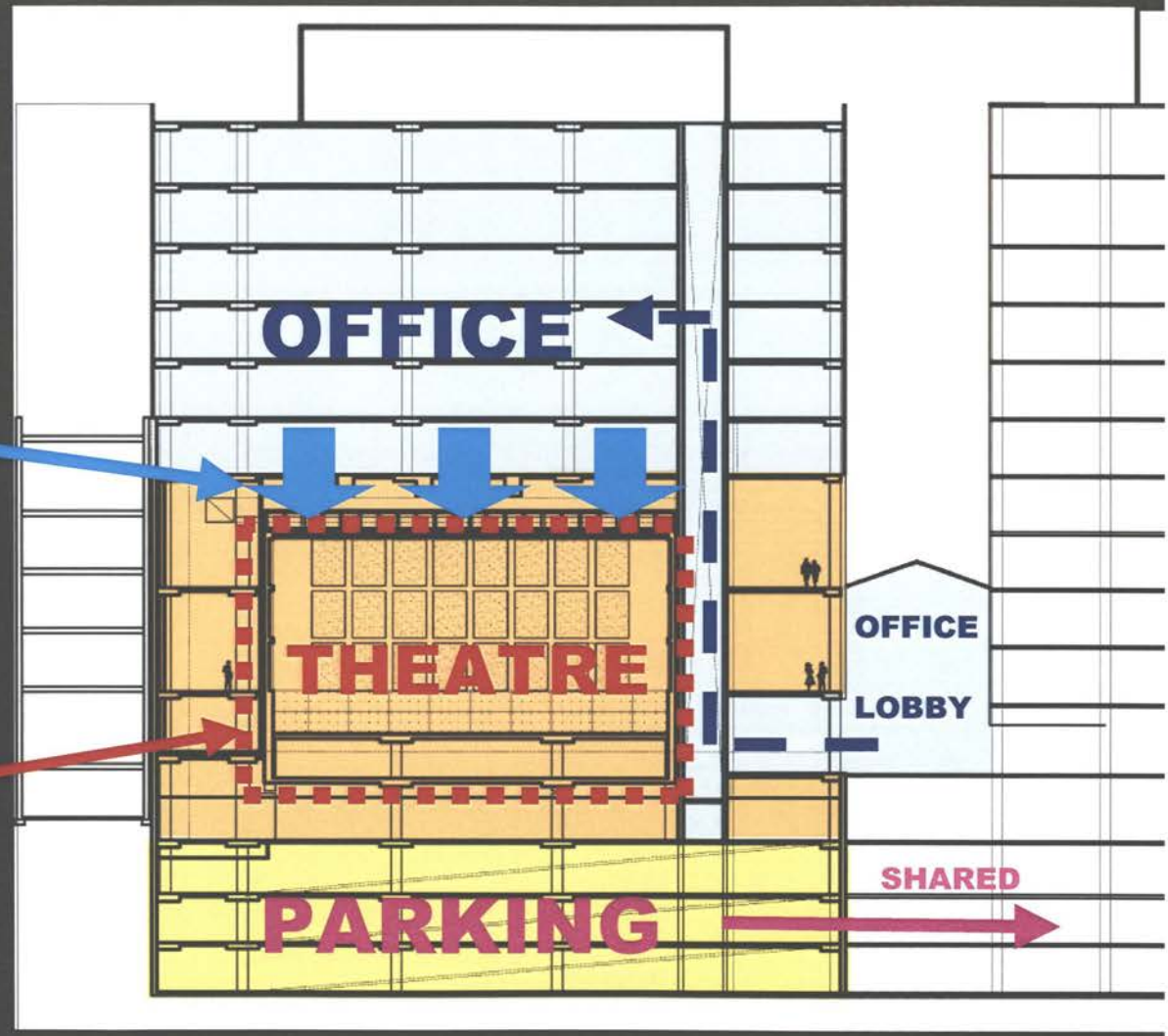
8TH – 11TH FLOOR PLAN



BUILDING SECTION
NORTH/SOUTH



BUILDING SECTION EAST/WEST




•Matter of Right Development
•Satisfies Arts Requirement for Entire Square 456
•Unique Opportunity within Downtown Development District
•Structural and Acoustical Engineering Challenges
•Ability to Utilize Site Constraints to Theatre / Office Building Advantage
SHAKESPEARE THEATRE
The Theatre Center