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February 24, 2004

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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

Re: **Board of Zoning Adjustment Case No. 17122**
Prehearing Submission

Dear Board Members:

On behalf of the applicant in the above-referenced case, enclosed please find twenty copies of its prehearing submission in support of the above-referenced application for special exception and variance relief.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 663-7274.

Sincerely,

Whayne S. Quin, Esq.

Kyrus L. Freeman, Esq.*

Enclosure

cc: Maxine Brown-Roberts, Office of Planning (Via Hand Delivery; w/enclosure)
Charles A. Docter, Advisory Neighborhood Commission 6C (Via Hand Delivery; w/enclosure)

*Admitted only in Pennsylvania; supervision by principals of the firm who are members of the D.C. Bar

BZA
Case No. 17122
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17122
EXHIBIT NO. 26A1

BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF
THE FREEDOM FORUM

BZA APPLICATION NO. 17122

HEARING DATE: MARCH 9, 2004
ANC 6C09

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of The Freedom Forum (the "Applicant"), the owner of property located at 555 Pennsylvania Avenue, N.W., Lots 826 and 831 in Square 491 (the "Site") in support of the application to the Board of Zoning Adjustment for the following variance and special exception relief from the requirements of the Zoning Regulations pursuant to 11 DCMR §§ 3103.2 and 3104.1: (i) variance from the width of court requirements of Section 776; (ii) a variance from the arcade requirements of the Downtown Development District of Section 1701.6; (iii) a variance from the street wall requirements of the Downtown Development District of Section 1701.3; and (iv) a special exception from the roof structure requirements of Section 411. The relief is requested in order to permit the construction of a mixed-use building including the Newseum, retail, an apartment house with approximately 126 units, and office space for the Applicant.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant the variance and special exception relief requested herein pursuant to Sections 3103 and 3104 of the District of Columbia Municipal Regulations (the "Zoning Regulations"). 11 DCMR §§ 3103 and 3104.

III.
BACKGROUND

A. Description of the Site and Surrounding Area

The subject property is located at 555 Pennsylvania Avenue, N.W., the former site of the District's Department of Employment Services building. See Sanborn Atlas, attached hereto as Exhibit A, and Surveyor's Plat, attached hereto as Exhibit B. The site is the last vacant property on Pennsylvania Avenue between the Capitol and the White House that has yet to be redeveloped. The property also has frontage on 6th and C Streets, N.W., so it constitutes a corner lot fronting on three streets. The east side of the property abuts the existing Canadian Embassy. The property is currently used as a surface parking lot on an interim basis pending the commencement of construction of the proposed project. The Site is located in the DD/C-4 District. See Zoning Map, attached hereto as Exhibit C.

B. Project Description

The proposed development will be a mixed-use project consisting of the Newseum, including accessory retail, assembly and office uses; additional

independent retail uses on the ground floor; an apartment house with approximately 126 units; and office space for the Applicant. See Architectural Plans and Drawings, attached hereto as Exhibit D. The building will include approximately 260 parking spaces on two below-grade levels and five loading berths and service spaces. All parking and loading will be accessed from C Street.

C. Governmental Approvals

The Applicant has worked diligently to secure the necessary governmental approvals to proceed with this project. The Applicant has presented its proposal to numerous governmental agencies, and has received the support of each entity. For instance, the Applicant has briefed various agencies of the District of Columbia government, such as the District Department of Transportation and the Office of Planning, on issues associated with the Applicant's project. The Applicant also presented its plans to, and received the endorsement of, the General Services Administration, the National Park Service, the National Capitol Planning Commission, the Commission of Fine Arts, and Advisory Neighborhood Commission ("ANC") 6C, the ANC in which the Project is located.

D. Background and Architectural Design For the Newseum

The Newseum, which is the world's first interactive museum of news, opened in Arlington, Virginia in 1997. The Newseum's mission is to help the public and the news media understand one another better. Since its opening in 1997, the Newseum has become an internationally recognized attraction, drawing more than

2.25 million visitors and receiving critical acclaim, from both the press and the public, for its exhibits and programs.

The proposed new home of the Newseum will occupy one of few remaining open sites on Pennsylvania Avenue, approximately midway along the axis connecting the White House and the Capitol. This remarkable location is part of the dense urban fabric of Washington, D.C. and also relates to the assemblage of monumental institutional buildings of the Mall. These location characteristics will allow the Newseum to symbolize the contrast between the press as the "Fourth Estate" and the government, as well as the powerful bond between the press and the citizenry. While participating in the great tradition of monumental Washington institutions, the new Newseum will also engage in the street life of the neighborhood and the District.

The design challenge facing the proposed new Newseum was to interpret the mission of the institution, while simultaneously respecting its neighbors and creating a functionally cohesive and meaningful iconic form. A detailed examination of the larger urban context and an analysis of the unique conditions of the site, and the potential physical relationships to its immediate neighbors, led to the determination that the proposed building needed to address several specific aspects of the Site:

- The Site's location at the intersection of Pennsylvania and Constitution Avenues, establishes an axial relationship to

the Andrew Mellon Fountain and the National Gallery, which gives the site a monumental character as well.

- Maintaining the Pennsylvania Avenue street wall requires the proposed building to provide a transition between the deeply set-back Canadian Embassy and the buildings directly to the west of the Site across 6th Street.
- The corner of 6th Street and Pennsylvania Avenue "frames" the view of the National Gallery from the north, thus strongly defining the proposed building's corner and creating a balance between the proposed building mass along 6th Street and the existing structures on the west side of the street.
- The proposed building should address the diagonal geometry of Pennsylvania Avenue, reinforcing L'Enfant's plan, and adapt to the orthogonal street grid on the C Street portion of the Site.
- The proposed building must address and maintain the quality of excellence in architectural design represented by the Site's neighbors: in particular, the adjacent Canadian Embassy, the two wings of the National Gallery and the Federal Trade Commission building that begins the Federal Triangle.

- The Site's location at the boundary between the cultural and commercial areas of the District creates an opportunity to bridge the divide and encourage visitors to the Mall to cross the avenues and enter the downtown. Locating building program elements such as retail and food service so that they are accessible to pedestrians will encourage this possibility for interaction.

The careful analysis and subsequent understanding of both the Site opportunities and the programmatic necessities have established the building's form. Formally, the Newseum is composed of a series of three rectangular "bars" — a three-dimensional newspaper — parallel to the Pennsylvania Avenue street wall. These bars step away from Pennsylvania Avenue with the last bar nestling into the volume of the housing located on C Street. The bars vary in length and height and in their amount of transparency and relationship to the exterior. The three bars are separated from one another by 12-foot wide circulation zones and tied together by a series of interconnected bridges and open stairs that move the visitor between the exhibits and floor levels.

The first bar, which is parallel to Pennsylvania Avenue, is the lowest — its height established by the strong horizontals of the adjacent Canadian Embassy. This bar effects the transition in the street wall between the Embassy on the east and the buildings on the west side of 6th Street, recessing at street level to create a smooth transition from the wide sidewalk in front of the Canadian Embassy to the

narrower sidewalk at the corner. This bar is the most transparent, having a 4,500-square-foot clear glass window, which serves as a "Lens to the World." This bar also houses program elements that encourage the connection between the museum experience and the outside. An exterior public terrace at the top of the bar reinforces the important 80- and 95-foot horizontal building datums of the surrounding context, while affording spectacular 180-degree viewing opportunities, including an elevated view of the Capitol Building for Newseum visitors.

The middle bar contains program elements that require or allow for natural light but are more inward looking. The most contemplative aspects of the exhibit program are located in this area of the proposed building: the memorial to journalists killed in the line of duty; an examination of the fall of the Berlin Wall; and an exhibition dedicated to the news coverage of the tragic events of September 11, 2001. The middle bar is the physical, as well as the spiritual heart of the Newseum experience, containing an exhilarating 90-foot-high space around which the visitor moves throughout the exhibits.

Farthest back from Pennsylvania Avenue is the highest and most enclosed of the three bars. This portion of the proposed building will contain many of the core elements of the exhibit such as the News History Gallery, the Interactive Newsroom, the demonstration Broadcast Studio and the Forum Theater. The Forum Theater intersects the middle and the back bars, and is the largest formal gathering space in the proposed building.

This arrangement of bars, of varying purpose and architectural character, blends seamlessly with the exhibit sequence. Visitors to the Newseum will enter directly into the ground floor level of the atrium. From there they will begin the exhibit experience by going down one level to see an introductory film before taking large glass elevators up to the top of the atrium space. The exhibition sequence continues from the top down as the visitor moves from gallery to gallery, always orientated by views of and across the central open space of the atrium. At times the visitor's view is drawn to the exterior and the stunning views of the Capitol and the Mall, at times to views within the huge volume of the atrium of large video images of news in the making, and at times it is focused on text, an artifact or an interactive display. As visitors proceed through the building, they are at all times interacting, not only with the building and its exhibits, but with other museum visitors. Moreover, the experience of the integrated architecture and exhibitry underscores the unique role that a free press plays in a free society and the special benefits and responsibilities that accrue from it.

E. The Pennsylvania Avenue Plan

Within the Pennsylvania Avenue Development Corporation ("PADC") area, the Pennsylvania Avenue Plan of 1974, as amended, controls development. See Pennsylvania Avenue Plan, Plan Amendments and Square Guidelines for Square 491, attached hereto as Exhibit E. The Pennsylvania Avenue Plan's General Guidelines envision lively streets, improved streetscapes, buildings of high architectural quality, mixed uses, and complementary new buildings that create an

ensemble through uniform or compatible heights, setbacks, and build-to lines. These particular design elements are described both in block-by-block Development Plans that prescribe certain requirements, and in Square Guidelines that provide further guidance. Each square in the PADC area has a Development Plan. The Development Plan for Square 491 was amended in 1989 to take into account the presence of the Canadian Embassy, and was revised again in 1993 to ensure that the future building on the western portion of the square, the Site in this case, was to respect and respond to the adjacent Canadian Embassy building. A maximum height was established, as well as setbacks matching those of the embassy, build-to lines, building restriction lines, and other elements. The Plan was amended again in 2003 to enact various provisions specifically designed to permit the construction of the Newseum. The proposed Newseum building complies with each of the Plan's requirements.

IV.
THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCES

A. Standards for Granting Area Variances

Under D.C. Code §6-641.07(g)(3) and 11 DCMR §3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

(1) the property is unusual because of its size, shape or topography or other extraordinary or exceptional situation or condition;

(2) the owner would encounter practical difficulties 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 Project and the variances requested for the same meet all three prongs of this test.

B. Variance Relief from Court Width Requirement

The Applicant requests a variance from the court width requirements set forth in Section 776.1 of the Zoning Regulations. Although the Zoning Regulations do not require courts, in instances where they are provided, Section 776.1 of the Zoning Regulations requires the width of open courts to equal a minimum of three inches per foot of height for commercial buildings, and four inches per foot of height for residential buildings. In this instance, the minimum required court widths are as follows: 1) 18.89 feet; 2) 35.9 feet; and 3) 25.94 feet. However, the Project proposes the following court widths: 1) 12 feet (a decrease of 6.89 feet); 2) 22.33 feet (a decrease of 13.57 feet); and 3) 19.5 feet (a decrease of 6.44 feet). The Applicant, therefore, requests a variance from Section 776.1 to reduce the required court widths for the development.

1. Basis for Variance

The Site has several exceptional and extraordinary conditions that create a practical difficulty in developing this Project within the confines of the court width requirements set forth in Section 776.1 of the Zoning Regulations, while also complying with the various governmental approvals the Applicant worked diligently to secure.

The design of the building is a reflection of its context, particularly its relationship to the street pattern and to the Canadian Embassy building next door. The design also responds to the Pennsylvania Avenue Plan requirement to provide for a transition between the Canadian Embassy to the east, which is set back fifty feet from the Pennsylvania Avenue property line, and the building at 601 Pennsylvania Avenue to the west, which incorporates a historic façade built to the property line. Those influences, combined with the unique building design and the interior needs of the specific uses included, such as the Forum Balcony, result in a building which is unlike the typical office building or residential building. The significant variations in the exterior façade and in the plan of the various levels inside create a series of open and closed courts both at the ground and at higher levels of the building.

Three of the open courts do not meet the minimum width requirements. Court A is formed by the intersection of the first and second bars, which are parallel to Pennsylvania Avenue, and the right-of-way of 6th Street, to which Pennsylvania Avenue is skewed. The resulting more-or-less triangular space is a non-rectangular

court, the width of which is determined by the diameter of the largest circle which can be inscribed in the court. That dimension is twelve feet. Based on the height of the court, the minimum required width is 18.89 feet and a variance of 6.89 feet is required. The open side of Court A facing 6th Street is more than forty feet along the property line.

Court B likewise is formed by the intersection of the second and third bars and the residential bar with the right-of-way of 6th Street. The diameter of the largest circle which can be inscribed in this non-rectangular court is twenty-two feet, four inches. Based on the height of the court and using the standard for a residential court because the north side of this court abuts a wall of the apartment house, the minimum required width is 35.9. A variance of 13.57 feet is required. The open side of court B facing 6th Street is more than sixty feet along the property line.

Court C is an open space formed over the entrance to the parking garage to create a step-back from the front wall of the apartment house, which is on the property line, to the north wall of the Canadian Embassy, which is setback from the property line. Again, one side of this court abuts the apartment house. Using the higher standard for residential use, the minimum width of court is 25.94 feet. A width of nineteen feet, six inches is provided, requiring a variance of 6.44 feet. Court C adjoins the open sidewalk to the east for much of its depth.

2. A Strict Application of the Zoning Regulations Would Impose a Peculiar and Exceptional Practical Difficulty on the Applicant

A strict application of the Zoning Regulations would impose a peculiar and exceptional practical difficulty based on the exceptional conditions discussed above.

No courts are required under the Zoning Regulations. The courts which are provided result from the combination of the shape of the site and the prominence of the Pennsylvania Avenue diagonal, both of which force the creation of open spaces which would otherwise not be provided. The proposed building is designed in a manner such that the first three bars are parallel to Pennsylvania Avenue to reinforce its strong diagonal line; the residential bar is parallel to C Street to integrate the building into the orthogonal grid. However, because of the very unique shape of the Site, Courts A and B are created as a result of the 6th Street diagonal.

Although the Pennsylvania Avenue Plan permits construction to the property line along C Street, it also requires an appropriate transition back to the C Street façade of the Canadian Embassy, which is setback thirty feet from C Street. Court C serves an important function in helping to make such required transition from the proposed building to the Embassy's frontage on C Street. Further, enlarging Court C would have a negative impact on the interior building functions. Thus, strict application of the Zoning Regulations would either require the elimination of the courts in their entirety, which would compromise the unique exterior design, or expanding the size of the courts, which would adversely effect the interior building program.

3. Relief Can Be Granted Without Substantial Detriment to the Public and Without Substantially Impairing the Intent, Purpose and Integrity of the Zone Plan as Embodied in the Zoning Regulations and Map

The variances from the court width requirements can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zoning Regulations. First, since courts are not required under the Zoning Regulations, a reduction in the width of courts incidentally/fortuitously created as a result of the street configuration and building design would not substantially impair the public good.

Second, the Project is consistent with the goals of the Comprehensive Plan and the current planning initiatives of the Office of Planning and District of Columbia. The Site is designated on the Generalized Land Use Map in the mixed-use land use category for high density commercial and high density residential uses. This Project is within the permitted density and, as discussed above, is compatible with the buildings in the surrounding area.

Moreover, the proposed courts are in compliance with the "Build-to Line" requirement of Pennsylvania Avenue Plan and the Square Guidelines for Square 491. As amended in 2003, to specifically allow for the proposed development, the Plan and Guidelines provide that the build-to line along 6th Street is the building line, and that the building and site at the ground level must firmly delineate the 6th Street building line through streetscape features along the building line and in the open courts created by the entrances; must be lively and encourage pedestrian activity; and must be well integrated with the design of the building.

The proposed building is consistent with these guidelines, and the courts created will be parts of a lively streetscape. See Renderings of Streetscape, attached hereto as Exhibit F. For instance, Court B is located near the entry of the Freedom Forum's office building and the apartment house's entry and will thus be subject to significant foot traffic. The area surrounding this court will include stone benches, stone and brick pavers, and a reflecting pool. Likewise, there will also be stone benches in the area near Court A. Further, the building walls on the corners of 6th Street where Court A is located, and Pennsylvania Avenue will include the "Front Pages" exhibit, a daily display of headlines from various U.S. newspaper front pages, which will help bring that exterior area of the building to life. Moreover, the building will have various 24-hour security mechanisms in operation. These factors contribute to decreasing the appearance of unused or excess space on the first floor level of the building, and promote an active streetscape and safe and secure building.

The approvals granted by other agencies, cited above, further support the proposition that the proposed building design, requiring the minor zoning deviations requested in this application, would not cause any detriment to the public good and would not impair the intent, purpose and integrity of the zone plan.

C. Variance Relief from Arcade Requirement

Section 1701.2 of the Zoning Regulations states that an arcade, if provided, must either extend the length of an entire block frontage, or connect to an open arcade in an abutting building to provide a continuous walkway. A portion of the

site fronting on C Street includes a seven foot, four inch recess on the first floor which is adjacent to, and an extension of, the group lobby for entrance into the Newseum. The Interim Zoning Administrator concluded that such area is not an arcade, and the Applicant also believes the area is not an arcade. However, if it is later determined that the area is an arcade, then it does not meet the requirements of §1701.2 and a variance would be required.

1. Basis for Relief

The site includes a seven foot, four inch recess on the first floor of the building. This area, which the Interim Zoning Administrator determined is not an arcade, was designed as a lobby entrance for large groups entering the Newsuem from the C Street side of the building and also provides shelter in inclement weather. The Newseum's main entry is actually located on the Pennsylvania Avenue side of the building. The recessed area lies between a proposed restaurant and the loading area. Thus, it does not extend the length of the entire C Street frontage, nor does it connect to an open arcade in an abutting building, as the Canadian Embassy, which abuts the subject property, does not have any arcade to which the subject building could connect to provide a continuous walkway.

2. A Strict Application of the Zoning Regulations Would Impose a Peculiar and Exceptional Practical Difficulty on the Applicant

Section 1701.2 of the Zoning Regulations requires the arcade for the Project to extend the length of the entire block on C Street or to connect to an open arcade in an abutting building. However, any arcade on the C Street side of the building could not meet the requirements of §1701.2. First, the subject property does not

extend for the full length of the block frontage. Second, the Canadian Embassy, which abuts the site, does not have an arcade to which the subject building could connect. Thus, the Applicant cannot comply with the arcade requirement and faces a practical difficulty in enlarging the arcade.

3. Relief Can Be Granted Without Substantial Detriment to the Public and Without Substantially Impairing the Intent, Purpose and Integrity of the Zone Plan as Embodied in the Zoning Regulations and Map

The requested variance relief will not be detrimental to the public good and will not substantially impair the intent, purpose or integrity of the zone plan. Although the Applicant is not required to incorporate an arcade, the Applicant has done so to facilitate pedestrian flow into the Newseum for visitors arriving in large numbers by bus. Precluding that design could result in additional congestion on the sidewalk and would be contrary to the public interest in having clear, unblocked walkways and entrances into buildings.

D. Variance Relief from Street Wall Requirement

The Applicant requests a variance from the street wall requirement set forth in Section 1701.3 of the Zoning Regulations, which provides that not less than seventy-five percent of each street wall of new construction to a height of fifteen feet must be constructed to, or within four feet of, the property line. The proposed building does not meet that standard on any of the three streets.

1. Basis for Relief

Under the Downtown Development District area-wide design requirements (§1701.3), not less than seventy-five percent of the street wall to a height of fifteen

feet must be constructed to or within four feet of the property line. The proposed building does not meet that standard on any of the three streets. On Pennsylvania Avenue, none of the street wall at the ground level is on the street line. On 6th Street, thirty-five percent of the street wall is on the street line. On C Street, sixty-nine percent of the street wall is on the street line.

2. A Strict Application of the Zoning Regulations Would Impose a Peculiar and Exceptional Practical Difficulty on the Applicant

The requirements of the Pennsylvania Avenue Plan, the geometrics of the site and the program requirements for the specific uses proposed drive the design in a way that the building cannot comply with the street wall requirement.

The Pennsylvania Avenue Plan, as amended, requires the new building to "respect and respond to the adjacent Canadian Embassy building, especially to the plane of the Embassy's Pennsylvania Avenue façade," to "transition" at an "appropriate distance" from the Embassy, and to "provide an appropriate transition from the wider setback to the normal sidewalk width in public space." The frontage of the Canadian Embassy on Pennsylvania Avenue has a 50-foot set-back from its property line, and the Embassy has a 30-foot set-back on C Street, which it uses for its vehicular diplomatic entrance, loading dock, and parking garage. The block to the west, 601 Pennsylvania Avenue, is built to its building line, 50 feet forward of the Canadian Embassy. Thus, the proposed building is also designed as it is along Pennsylvania Avenue in order to provide the required transition between the Canadian Embassy and 601 Pennsylvania Avenue. Moreover, the requirement to orient the major façade parallel to Pennsylvania Avenue and have the interior

elements consistent with that design result in the west walls of the bars of the building meeting the 6th Street streetline at an angle that is not perpendicular. The bars all touch the lot line at one corner, but the remainder angle back to the point that most portions are not within four feet of the lot line. On the C Street side, the main façade of the building comes to the street line. However, at the first floor, portions are set back to provide for the expanded group entry and for the transition to the Canadian Embassy, which is also set back from the C Street street line.

3. Relief Can Be Granted Without Substantial Detriment to the Public and Without Substantially Impairing the Intent, Purpose and Integrity of the Zone Plan as Embodied in the Zoning Regulations and Map

The façade is consistent with the goal of strengthening the building line along Pennsylvania Avenue and more strongly defining the street wall at this wide juncture of Pennsylvania and Constitution Avenues. See Renderings of Streetscape, attached hereto as Exhibit F. For instance, portions of the street walls along Pennsylvania Avenue and 6th Street will include the "Front Pages" exhibit, a daily display of headlines from various U.S. newspaper front pages, which will invite people to explore the building. Moreover, on 6th Street, the variety of entrances created by the open courts will encourage street activity along 6th Street and will allow each entry to be differentiated by setting as well as by design. Strong landscape design, through softscape features, hardscape features such as sitting walls and distinctive entrance features will achieve a sufficiently delineated building line at the ground floor level, and will help define the view along 6th Street, particularly the view south toward the National Gallery of Art. Finally, on C

Street, the Applicant proposes to build to the building line in certain areas, thus creating a street wall, public ground floor uses, and activity on the sidewalk. The portion of the proposed building that does not extend to the street wall is where the group entry is located, and this area will create optimal conditions for the enhancement of ground floor and pedestrian activity, and enable the design of the C Street façade to incorporate appropriate screening and varied entry points, and also to articulate an elevation in a dynamic way. These factors also contribute to ensuring that the Newseum will provide a much-need public benefit in the area.

V.
THE APPLICANT MEETS THE TEST FOR SPECIAL EXCEPTION RELIEF TO ALLOW ADJUSTMENTS TO THE ROOF STRUCTURE REQUIREMENTS UNDER 11 DCMR § 411.

A. Standard for Approving Special Exception Relief

Due to the exceptional conditions of the Site, the Project cannot comply with various requirements relating to roof structures set forth in Sections 411 and 770.6(b) of the Zoning Regulations. The Project incorporates multiple roof structures on the various roof levels of the building; some of the roof structures are not setback from all exterior walls a distance equal to their height above the roofs on which they are located; and the roof structures are not all of the same height (although each roof structure has walls of equal height). Thus, the Applicant requests special exception relief to deviate from the strict compliance of those requirements as permitted under Sections 411.11 and 3104.1 of the Zoning Regulations.

Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception relief, "[t]he Board's discretion ... is limited to a determination of whether the exception sought meets the requirements of the regulations." *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 423 A.2d 695, 701 (D.C. 1981) (*quoting Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

B. Standard of Review for Roof Structure Special Exceptions

Under Section 411.11, the Board may grant special exception relief from the strict requirements for a roof structure where full compliance is "impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area" and would be "unduly restrictive, prohibitively costly, or unreasonable." 11 DCMR §411.11. The Board may approve deviations from the roof structure requirements provided the intent and purpose of Chapter 400 and the Zoning Regulations are not "materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely." *Id.*

C. Relief from Sections 411.2 and 770.6(b) to Deviate from Roof Structure Setback Requirement

The Applicant requests relief from Sections 411.2 and 770.6(b) of the Zoning Regulations. That section requires roof structures to be set back in accordance with

the provisions of the zone district in which the Project is located. 11 DCMR §411.2. The C-4 District requires a roof structure to be set back from the building's walls a distance at least equal to the roof structure's height. 11 DCMR §770.6(b).

All of the proposed roof structures are set back well in excess of 1:1 from the northern-most and southern-most exterior street walls of the building. However, the roof structure on the second bar, which has a height of 4' 9", has no set back from the south wall of the building. The roof structure on the third bar with a height of 4' 9" has no set back from the south wall of the building. The second roof structure on the third bar has a height of 8' 9" and no set back on the north wall of the building. Finally the three roof structures on the residential bar have heights of 15' 5", 12' 0" and 15' 5", from east to west, but have insufficient set backs along the south wall of the building.

The proposed roof structures do comply, however, with the spirit and intent of the roof structure provisions and the Zoning Regulations. The purpose of the setback requirement is to ensure adequate light and air to adjacent property and abutting streets. This purpose is achieved despite the requested special exception. Specifically, the roof structures comply with the setback requirement on all street faces and does not comply primarily along the internal bars of the building, which is a significant distance from any adjacent building. Accordingly, the proposed roof structures are in harmony with the purpose and intent of the Zoning Regulations and meet the test for special exception relief under Section 411.2.

D. Relief from Sections 411.3 and 411.5 to Deviate from Roof Structure Enclosure and Uniform Height Requirements

Section 411.3 requires that all penthouses and mechanical equipment be placed in one enclosure, and Section 411.5 of the Zoning Regulations requires all roof structures be of an equal height. The Project includes six enclosures: there is one roof structure on top of the second bar, two on top of the third bar and three on top of the residential bar. Although the roof structures vary in total height, each structure has walls of equal height. The roof structure on the second bar has a height of 4' 9". The roof structures on the third bar measure 4' 9" and 8' 9". The three roof structures on the residential bar have heights of 15' 5", 12' 0" and 15' 5" respectively.

A single enclosure, or roof structures all of equal height, cannot be provided because the proposed building is a multi-purpose facility specially designed to accommodate the uses to which it is to be devoted. First, the roof structures are integral parts of the design of the building. Second, the location and size of the structures result from the placement of interior components in the building below, the circulation patterns for the space within the building, and the particular use of each roof structure.

Moreover, the primary purpose of the various roof structures is to accommodate elevator overrides and stair towers. The mechanical equipment for the museum and office portions of the building is located on a lower roof adjacent to the solid wall of the Canadian Embassy and below the level of the parapet. The mechanical equipment for the residential building is on the roof of the C Street bar,

divided into three separate structures, which also include two elevator overrides, in order to lessen the mass on the roof and to create an overall harmonious architectural design.

The multiple roof structures of varying height will not adversely impact the light and air of adjacent buildings. The placement of the roof enclosures minimizes the visibility of the structures from any vantage point, and the overall mass of the roof structures has been reduced. Therefore, the intent and purposes of the Zoning Regulations will not be materially impaired and the light and air of adjacent buildings will not be adversely affected.

VI.
COMMUNITY SUPPORT

The Applicant has worked with the community and obtained support for the Project. Specifically, on February 4, 2004, the Applicant meet with the Zoning and Licensing Committee of Advisory Neighborhood Commission ("ANC") 6C, the ANC in which the Project is located, described the proposed project, and received the unanimous support of the Committee. Likewise, on February 11, 2004, the entire ANC 6C met and adopted a resolution to support the Project. See ANC 6C Resolution in Support of Project, attached hereto as Exhibit G.

VII.
EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A: Portion of the Sanborn Atlas showing the Site highlighted in yellow;

Exhibit B: Surveyor's Plat of the Subject Property;

Exhibit C: A portion of the Zoning Map showing the Site highlighted in yellow;

Exhibit D: Architectural Plans and Drawings;

Exhibit E: Pennsylvania Avenue Plan, Plan Amendments, and Square Guidelines for Square 491;

Exhibit F: Renderings of Streetscape;

Exhibit G: Advisory Neighborhood Commission 6C Resolution In Support of Project;

Exhibit H: Outline of Testimony of Peter Prichard of The Freedom Forum;

Exhibit I: Outline of Testimony of Joseph Fleischer of Polshek Partnership Architects, project architect; and

Exhibit J: Outline of Testimony of Steven E. Sher, Land Planner.

VIII.
WITNESSES

A. Peter Prichard of The Freedom Forum.

B. Joseph Fleischer of Polshek Partnership Architects, Project Architects.

C. Steven E. Sher, Land Planner.

IX.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for area variances and special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to grant

the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: _____
Whayne S. Quin, Esq.

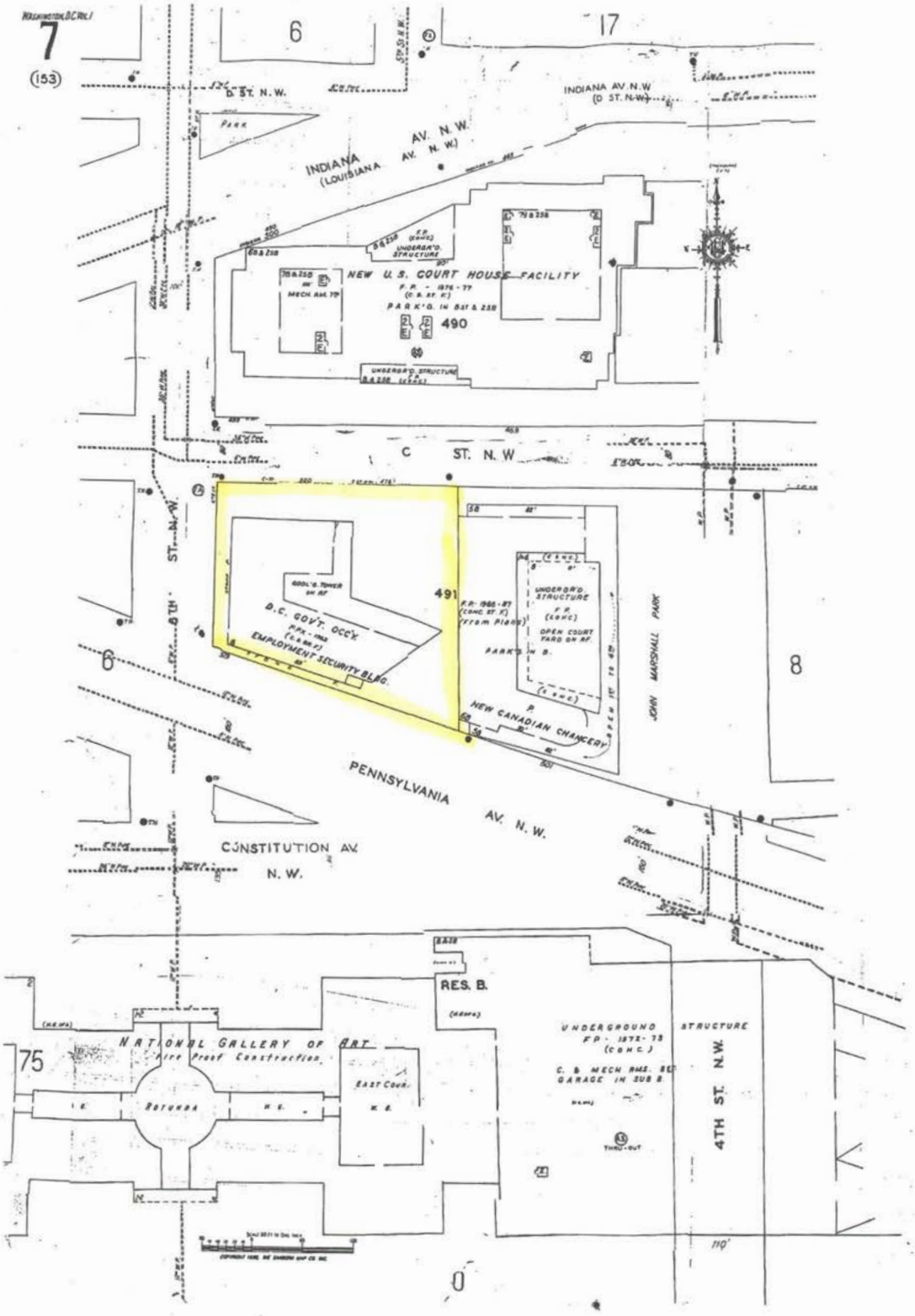
By: _____
Kyrus L. Freeman, Esq.*

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

1557223_v2

*Admitted only in Pennsylvania; supervision by principals of the firm who are members of the D.C. Bar

A


WASHINGTON, D.C. (DIST.)
7
(153)
6
17
D ST. N.W.
INDIANA AV. N.W.
(D ST. N.W.)
PARK
INDIANA AV. N.W.
(LOUISIANA AV. N.W.)
NEW U.S. COURT HOUSE FACILITY
F.P. - 1876-77
(C.S. ST. N.W.)
PARK'G. IN SUB B & 238
490
MECH. RM. 7th
UNDERGR'D. STRUCTURE
C ST. N.W.
6TH ST. N.W.
491
D.C. GOVT. OCC'Y.
F.P.S. - 1962
(C.S. 6th ST.)
EMPLOYMENT SECURITY BLDG.
UNDERGR'D. STRUCTURE
F.P. (CONC.)
OPEN COURT YARD ON RF.
PARK'G IN B.
NEW CANADIAN CHANCERY
JOHN MARSHALL PARK
8
PENNSYLVANIA AV. N.W.
CONSTITUTION AV. N.W.
RES. B.
NATIONAL GALLERY OF ART
Fire Proof Construction
ROTUNDA
EAST COUR.
UNDERGROUND STRUCTURE
F.P. - 1972-73
(C.S.H.C.)
C.S. MECH. RMS. &
GARAGE IN SUB B.
THRU-OUT
4TH ST. N.W.
75
110'
0

B

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 24, 2003

Plat for Building Permit of SQUARE 491 LOTS 831 AND 826

Scale: 1 inch = 40 feet

Recorded in A & T Book Page 3473-C (LOT 831); A & T Book Page 3646-T (LOT 826)

Receipt No. 07072

Furnished to: HOLLAND & KNIGHT

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.)

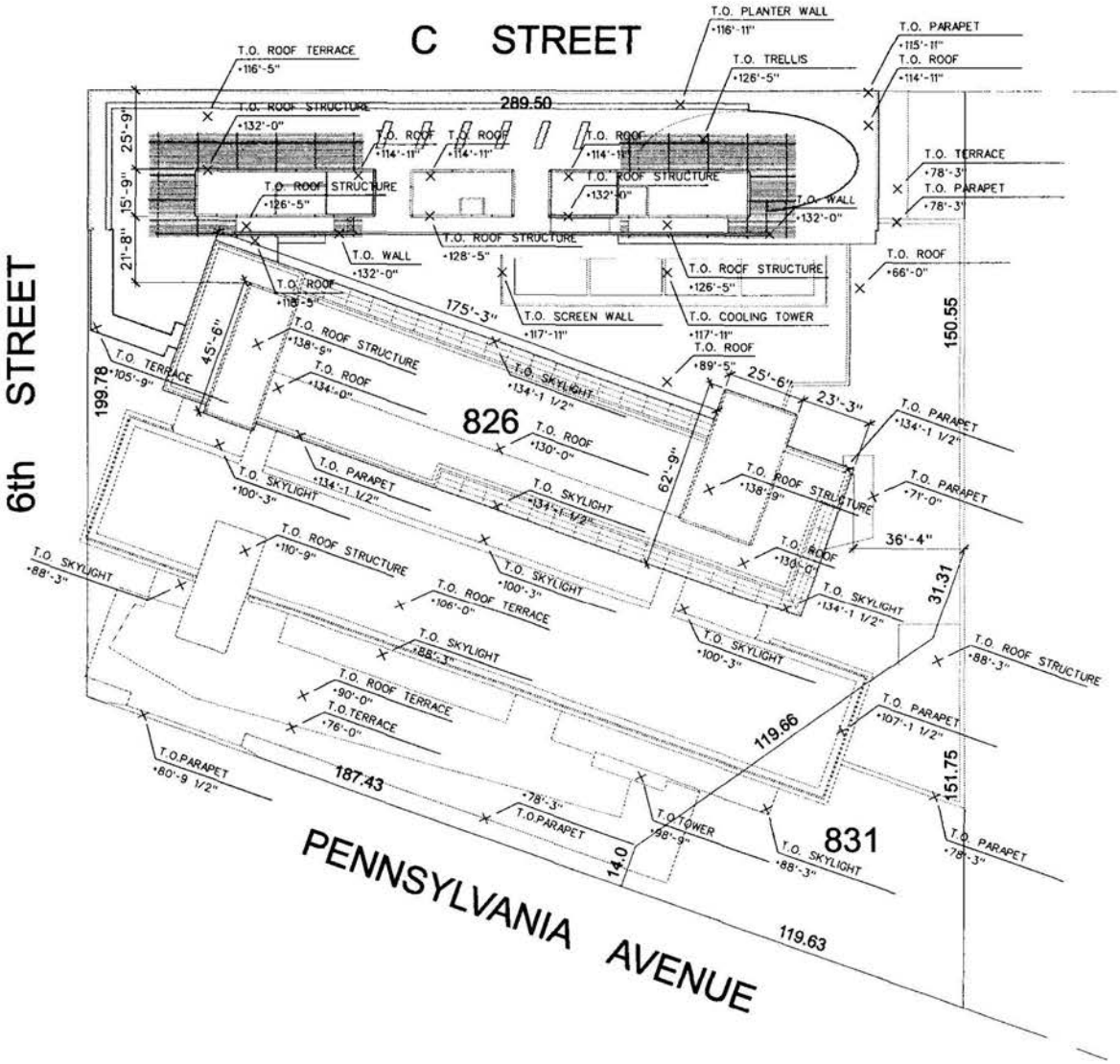
Surveyor, D.C.

Date: _____

By: L.E.S.

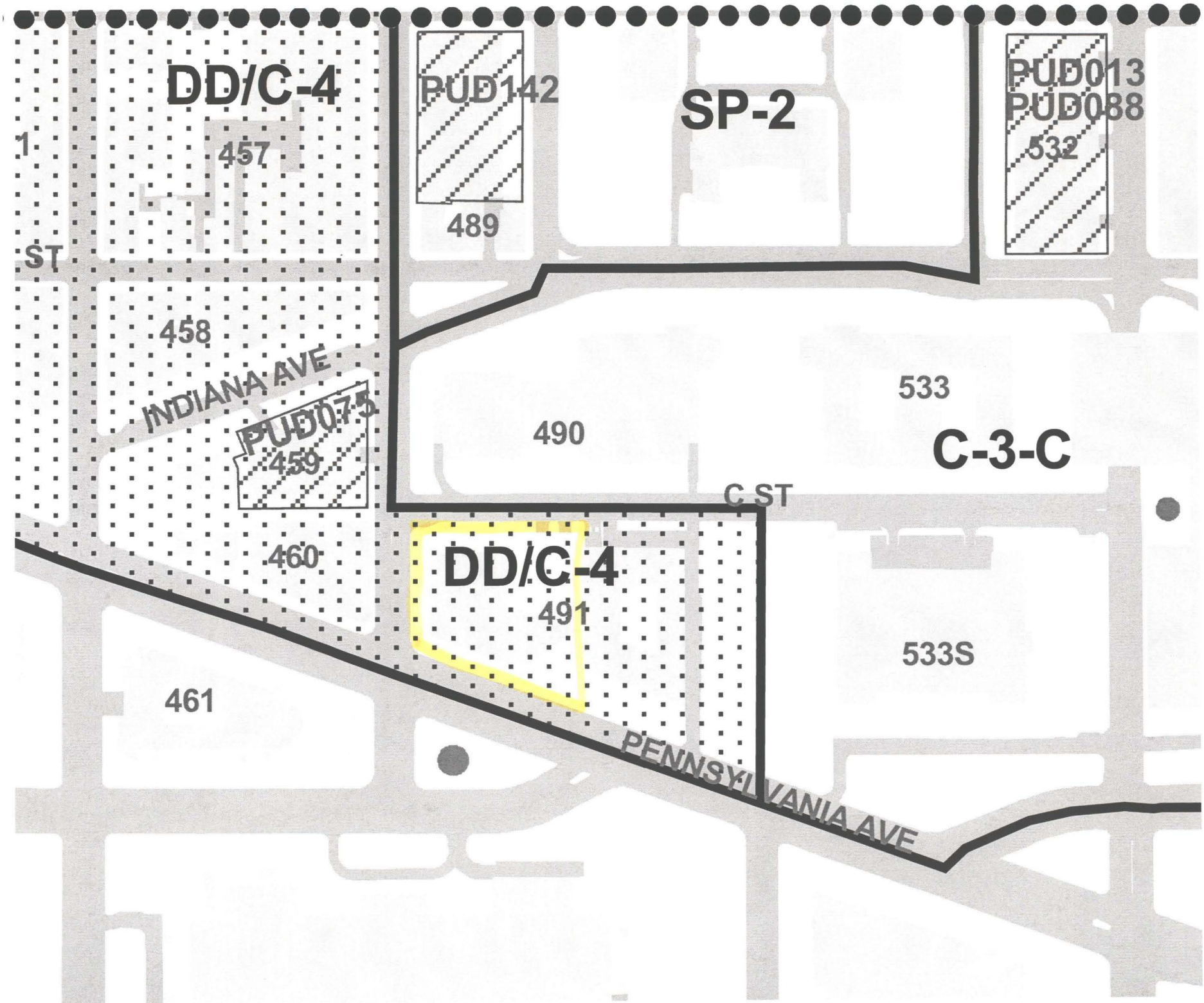
(Signature of owner or his authorized agent)

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.



SO-07072(2003)

C


DD/C-4
PUD142
SP-2
PUD013
PUD088
532
1
457
489
ST
458
INDIANA AVE
PUD075
459
490
533
C-3-C
C ST
460
DD/C-4
491
533S
461
PENNSYLVANIA AVE

D



Zoning Submission

12 November 2003

Newseum

555 Pennsylvania Avenue
Wahington, DC

Owner

The Freedom Forum World Center
1101 Wilson Boulevard
Arlington, VA
703.284.2810

Architect

Polshek Partnership Architects LLP
320 West 13th Street
New York, New York 10014
212.807.7171

Seal

Record

Issue	Date

Key Plan

Job No.
0025

Scale

Date
12 NOVEMBER 2003

Sheet Title
COVER SHEET

Sheet No.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 24, 2003

Plat for Building Permit of SQUARE 491 LOTS 831 AND 826

Scale: 1 inch = 40 feet

Recorded in A & T Book Page 3473-C (LOT 831); A & T Book Page 3646-T (LOT 826)

Receipt No. 07072

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

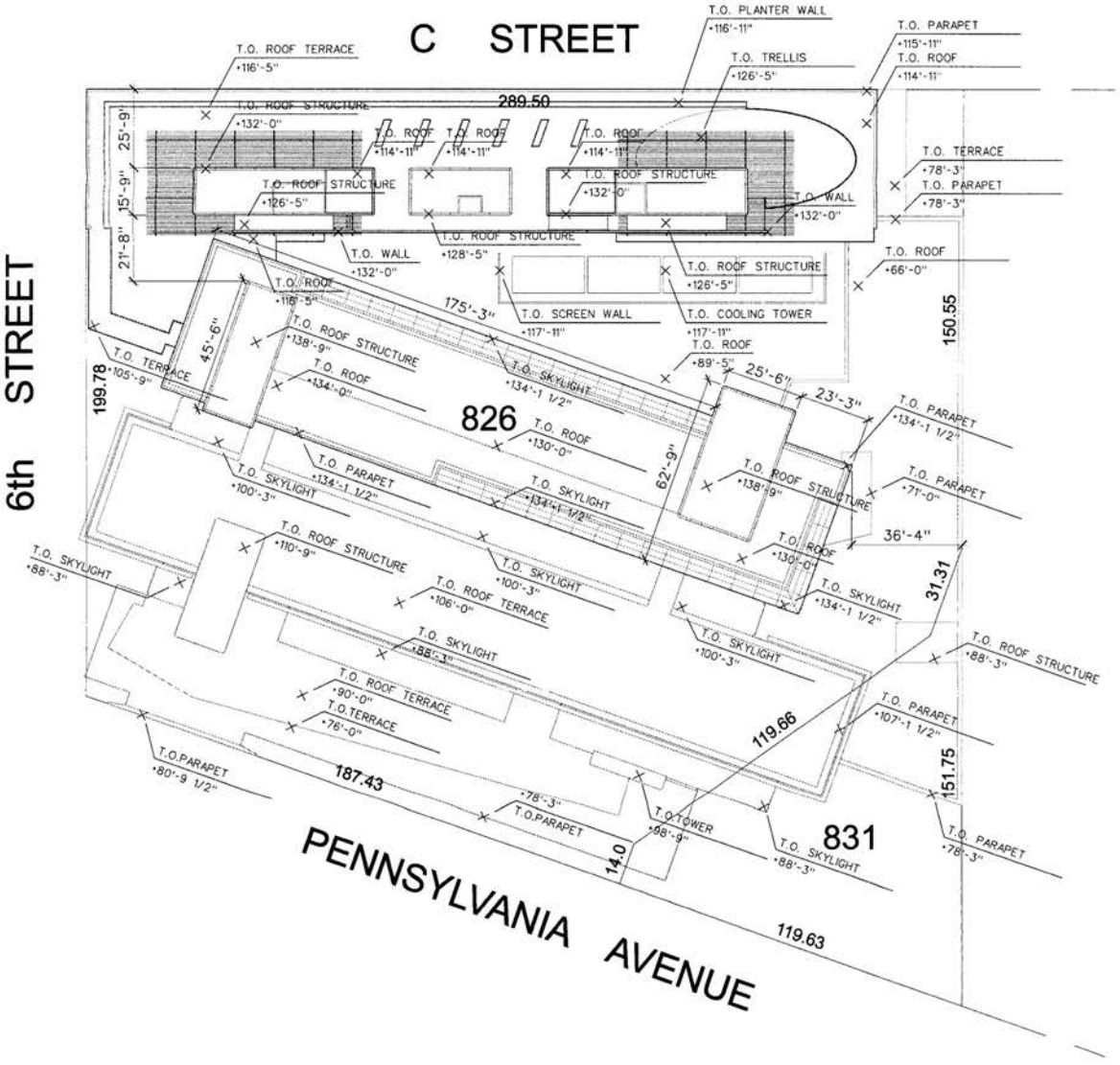
By: L.E.S.

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.



SO-07072(2003)

DRAWING LIST

Z-0.00	DRAWING LIST
	BUILDING PLAT
Z-0.01	SURVEY
Z-0.02	ZONING CALCULATIONS
Z-0.03	SITE PLAN
Z-1.00-B3	B3 LEVEL PLAN
Z-1.00-B2	B2 LEVEL PLAN
Z-1.00-B1	B1 LEVEL PLAN
Z-1.00-B1M	B1 MEZZANINE LEVEL PLAN
Z-1.01	1ST LEVEL PLAN
Z-1.02	2ND LEVEL PLAN
Z-1.03	3RD LEVEL PLAN
Z-1.03-M	3RD LEVEL MEZZANINE PLAN
Z-1.04	4TH LEVEL PLAN
Z-1.104-M	4TH MEZZANINE LEVEL PLAN
Z-1.05	5TH LEVEL PLAN
Z-1.06	6TH LEVEL PLAN
Z-1.07	7TH LEVEL PLAN
Z-1.08	8TH LEVEL PLAN
Z-1.09	ROOF PLAN
Z-1.10	ROOF STRUCTURES SETBACK PLAN
Z-2.01	BUILDING ELEVATION
Z-2.02	BUILDING ELEVATION
Z-2.03	BUILDING ELEVATION
Z-2.04	BUILDING ELEVATION
Z-2.51	BUILDING SECTION
Z-2.52	BUILDING SECTION

Newseum

555 Pennsylvania Avenue
Washington, DC

Owner

The Freedom Forum World Center
1101 Wilson Boulevard
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703.284.2810

Architect

Polshek Partnership Architects LLP
320 West 13th Street
New York, New York 10014
212.807.7171

Seal

Record

Issue	Date

Key Plan

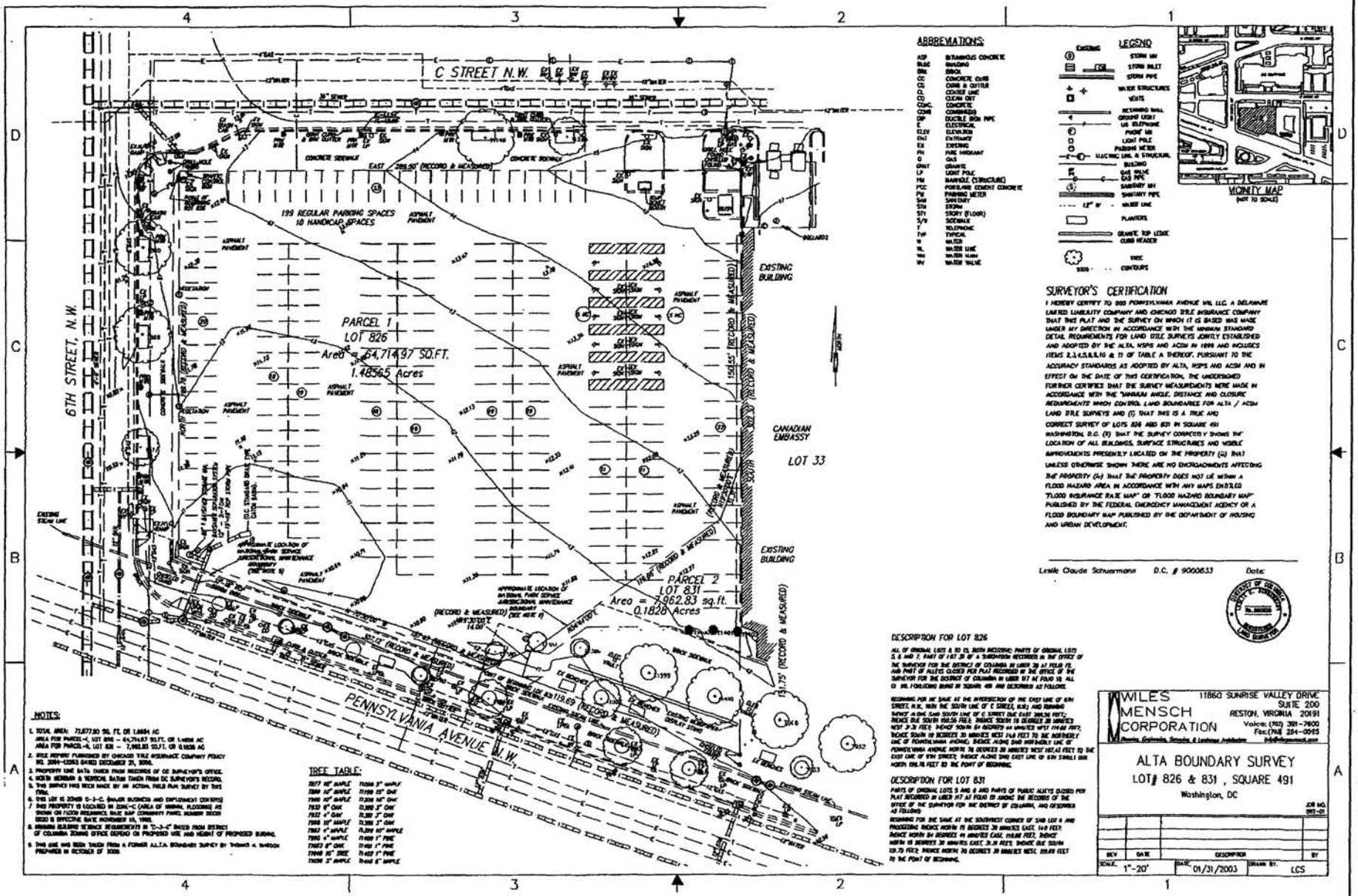
Job No.
0025

Scale

Date
12 NOVEMBER 2003

Sheet Title
DRAWING LIST

Sheet No.
Z-0.00



ABBREVIATIONS:

ASP	BITUMINOUS CONCRETE
BLDG	BUILDING
BRK	BRICK
CC	CONCRETE CURB
CG	CURB & GUTTER
CL	CENTER LINE
CO	CLEAN OUT
CONC.	CONCRETE
COMB	COMBINED
DIP	DUCTILE IRON PIPE
E	ELECTRICAL
ELEV	ELEVATION
ENT	ENTRANCE
EX	EXISTING
FH	FIRE HYDRANT
G	GAS
GRNT	GRANITE
LP	LIGHT POLE
MH	MANHOLE (STRUCTURE)
PCC	PORTLAND CEMENT CONCRETE
PM	PARKING METER
SAN	SANITARY
STM	STORM
STY	STORY (FLOOR)
S/W	SIDEWALK
T	TELEPHONE
TYP	TYPICAL
W	WATER
WL	WATER LINE
WM	WATER MAIN
WV	WATER VALVE

LEGEND

Existing
- STORM MH
- STORM INLET
- STORM PIPE
- WATER STRUCTURES
- VENTS
- RETAINING WALL
- GROUND LIGHT
- GAS VALVE
- GAS MH
- SANITARY MH
- SANITARY PIPE
- 12" W — WATER LINE
- PLANTERS
- GRANITE TOP EDGE
- CURB HEADER
- TREE
- 5200 — CONTOURS

VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO 555 PENNSYLVANIA AVENUE NW, LLC A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA, NSPS AND ACSM IN 1999 AND INCLUDES ITEMS 2,3,4,5,8,9,10 & 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA / ACSM LAND TITLE SURVEYS AND (I) THAT THIS IS A TRUE AND CORRECT SURVEY OF LOTS 826 AND 831 IN SQUARE 491 WASHINGTON, D.C. (II) THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, SURFACE STRUCTURES AND VISIBLE IMPROVEMENTS PRESENTLY LOCATED ON THE PROPERTY (iii) THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS AFFECTING THE PROPERTY (iv) THAT THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD BOUNDARY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD BOUNDARY MAP PUBLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Leslie Claude Schuermann D.C. # 9000633 Date:

DISTRICT OF COLUMBIA — LESLIE C. SCHUERMANN — No. 900033 — REGISTERED LAND SURVEYOR

NOTES:

1. TOTAL AREA: 71,877.80 SQ. FT. OR 1.6504 AC
AREA FOR PARCEL-1, LOT 826 — 64,714.97 SQ.FT. OR 1.4856 AC
AREA FOR PARCEL-2, LOT 831 — 7,962.83 SQ.FT. OR 0.1828 AC
2. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY POLICY NO. 2004-120163 DATED DECEMBER 21, 2004.
3. PROPERTY LINE DATA TAKEN FROM RECORDS OF DC SURVEYOR'S OFFICE.
4. NORTH REFERRED TO NORTH(M), DATUM TAKEN FROM DC SURVEYOR'S RECORD.
5. THIS SURVEY HAS BEEN MADE BY AN ACTUAL FIELD RUN SURVEY BY THIS FIRM.
6. THIS LOT IS ZONED C-3-C, (MAJOR BUSINESS AND EMPLOYMENT CENTERS)
7. THIS PROPERTY IS LOCATED IN ZONE-C (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 110031 0020 E EFFECTIVE DATE NOVEMBER 16, 1990.
8. MINIMUM BUILDING SETBACK REQUIREMENTS IN "C-3-C" BASED FROM DISTRICT OF COLUMBIA ZONING OFFICE DEPEND ON PROPOSED USE AND HEIGHT OF PROPOSED BUILDING.
9. THIS SURVEY HAS BEEN TAKEN FROM A FORMER ALTA BOUNDARY SURVEY BY THOMAS A. BARBOUR PREPARED IN OCTOBER OF 2000.

TREE TABLE:

21877 30" MAPLE	71086 3" MAPLE
71889 30" MAPLE	71199 15" OAK
71890 30" MAPLE	71200 30" OAK
71891 6" OAK	71201 3" OAK
71892 4" OAK	71202 3" OAK
71893 4" MAPLE	71203 10" MAPLE
71894 4" MAPLE	71204 10" MAPLE
71895 6" OAK	71205 11" PINE
71896 30" TREE	71206 3" MAPLE

DESCRIPTION FOR LOT 826

ALL OF ORIGINAL LOTS 8 AND 10, BOTH INCLUDING PARTS OF ORIGINAL LOTS 5, 6 AND 7, PART OF LOT 39 OF A SUBDIVISION RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 39 AT FOLIO 72, AND PART OF ALLEYS CLOSED PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 917 AT FOLIO 10, ALL IN WA, FOLLOWING BOUND IN SQUARE 491 AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE EAST LINE OF 6TH STREET N.W., WITH THE SOUTH LINE OF C STREET, N.W.; AND RUNNING THENCE ALONG SAID SOUTH LINE OF C STREET DUE EAST 299.50 FEET; THENCE DUE SOUTH 150.55 FEET; THENCE SOUTH 19 DEGREES 30 MINUTES WEST 31.75 FEET; THENCE SOUTH 84 DEGREES 44 MINUTES WEST 119.69 FEET; THENCE SOUTH 19 DEGREES 30 MINUTES WEST 144 FEET TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE, NORTH 70 DEGREES 30 MINUTES WEST 187.43 FEET TO THE EAST LINE OF 6TH STREET; THENCE ALONG SAID EAST LINE OF 6TH STREET DUE NORTH 298.76 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR LOT 831

PARTS OF ORIGINAL LOTS 5 AND 6 AND PARTS OF PUBLIC ALLEYS CLOSED PER PLAT RECORDED IN LIBER 917 AT FOLIO 10 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA, AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE SOUTHWEST CORNER OF SAID LOT 6 AND PROCEEDING THENCE NORTH 19 DEGREES 30 MINUTES EAST, 144 FEET; THENCE NORTH 84 DEGREES 44 MINUTES EAST, 119.69 FEET; THENCE NORTH 19 DEGREES 30 MINUTES EAST, 31.75 FEET; THENCE DUE SOUTH 131.75 FEET; THENCE NORTH 70 DEGREES 30 MINUTES WEST, 119.69 FEET TO THE POINT OF BEGINNING.

WILES MENSCH CORPORATION
11860 SUNRISE VALLEY DRIVE
SUITE 200
RESTON, VIRGINIA 20191
Voice: (703) 391-7900
Fax: (703) 264-0594

ALTA BOUNDARY SURVEY
LOT# 826 & 831 , SQUARE 491
Washington, DC

JOB NO. 092-01

REV	DATE	DESCRIPTION	BY

SCALE: 1"-20' DATE: 01/31/2003 DRAWN BY: LCS

Newseum

555 Pennsylvania Avenue
Washington, DC

Owner
The Freedom Forum World Center
1101 Wilson Boulevard
Arlington, VA
703.284.2810

Architect
Polshek Partnership Architects LLP
320 West 13th Street
New York, New York 10014
212.807.7171

Seal

Record

Items	Date

Key Plan

Job No. 0021

Scale 1" = 60'-0

Date 07 NOVEMBER 2003

Sheet Title
SURVEY

Sheet No.
Z-0.01

NEWSEUM ZONING CALCULATIONS

SQUARE 492 (LOT 826,831)

TOTAL SITE AREA 72,677.80 SF

APPLICABLE SECTION	ZONING REGULATION	ALLOWED/REQUIRED	PROVIDED
411	ROOF STRUCTURES		
	FLOOR AREA RATIO	0.37	0.07
	GROSS FLOOR AREA	72,677.80 SF x .37 FAR (26,890.79 SF)	5,105 SF
	HEIGHT	18'-6"	17'-0" (MAXIMUM)
770.4	MAXIMUM HEIGHT	160'	134'-1 1/2" (TAKEN FROM T.O. CURB MID-POINT OF C STREET)
771.5	FLOOR AREA RATIO	10	5.66
	GROSS FLOOR AREA	72,677.80 SF x 10 FAR (726,778 SF)	411,413 SF (EXCLUDES LEVELS B3, B2, B1m)
	MUSEUM		172,342 SF
	OFFICE		82,094 SF
	RETAIL/SERVICE		9,564 SF
	RESIDENTIAL		147,413 SF
	RESIDENTIAL OCCUPANCY FAR	2	2
	GROSS FLOOR AREA (RESIDENTIAL)	72,677.80 SF x 2 FAR (145,355.60 SF)	147,413 SF
772.1	LOT OCCUPANCY PERCENTAGE	100%	88.2%
773.3	RESIDENTIAL RECREATION SPACE		
	(5% OF RESIDENTIAL GROSS FLOOR AREA)	145,750 SF x .05 (7,288 SF)	2,303 SF INTERIOR
	(50% OF RECREATION SPACE OUTDOORS)	7,288 SF x .5 (3,644 SF)	6,256 SF ROOF TERRACE
			8,559 SF
774.1	REAR YARD (ASSUMED C STREET)	28'	40'
775.5	SIDE YARD	NONE REQUIRED	NONE PROVIDED
776.5	COURT(S) RESIDENTIAL COURT/TERRACE	WIDTH NOT LESS THAN 15'	3
1701.3	BUILDING LINE		
	PENNSYLVANIA AVENUE	75% MIN	0%
	C STREET	75% MIN	0.69%
	6TH STREET	75% MIN	0.35%
1706.6	RESIDENTIAL AND MIXED USE PROVISIONS		
	FAR	2.0 FAR OF RESIDENTIAL USE (MINIMUM)	147,413 SF (2.03 FAR)
2101.1	PARKING		260 SPACES
	PLACES OF PUBLIC ASSEMBLY	NONE REQUIRED	NONE PROVIDED
	ACCESSORY OFFICE SPACE	NONE REQUIRED	NONE PROVIDED
	OFFICE SPACE	9 SPACES	9 SPACES
	RESIDENTIAL (126 UNITS)	1 FOR EACH 4 DWELLING UNITS = 32 SPACES	32 SPACES
	RETAIL/SERVICE	NONE REQUIRED IF <30,000 SF	NONE PROVIDED
2201.1	LOADING		2 @ 55' DEEP, 2 @ 30' DEEP, 1 @ 20' DEEP
	MULTIPLE DWELLING (>50 UNITS)	1 @ 55' DEEP, 1 @ 20' DEEP	SEE ABOVE
	RETAIL/SERVICES (<8,000 GSF)	NONE REQUIRED	NONE PROVIDED
	OTHER USES (>100,000 GSF)	1 @ 55' DEEP, 1 @ 30' DEEP, 1 @ 20' DEEP	SEE ABOVE
	OFFICE SPACE (<30,000 GSF)	NONE REQUIRED	NONE PROVIDED

Newseum

555 Pennsylvania Avenue
Wahington, DC

Owner

The Freedom Forum World Center
1101 Wilson Boulevard
Arlington, VA
703.284.2810

Architect

Polshek Partnership Architects LLP
320 West 13th Street
New York, New York 10014
212.807.7171

Seal

Record

Issue	Date

Key Plan

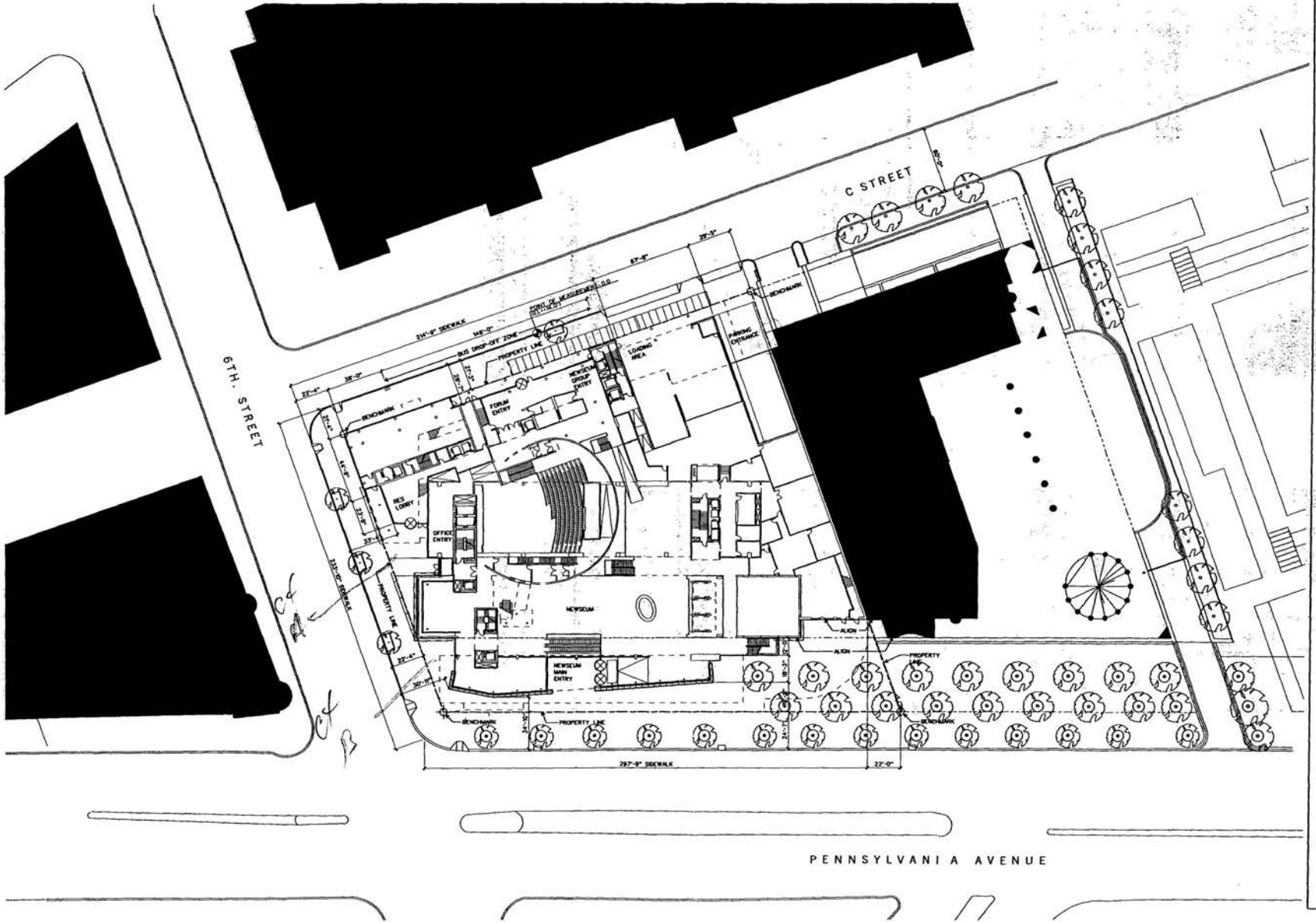
Job No. 0025

Scale

Date 12 NOVEMBER 2003

Sheet Title
ZONING CALCULATIONS

Sheet No.
Z-0.02



Newseum

555 Pennsylvania Avenue
Wahington, DC

Owner

The Freedom Forum World Center
1101 Wilson Boulevard
Arlington, VA
703.284.2810

Architect

Polshek Partnership Architects LLP
320 West 13th Street
New York, New York 10014
212.807.7171

Seal

Record

Issue	Date

Key Plan

Job No. 0025

Scale 1" = 60'-0"

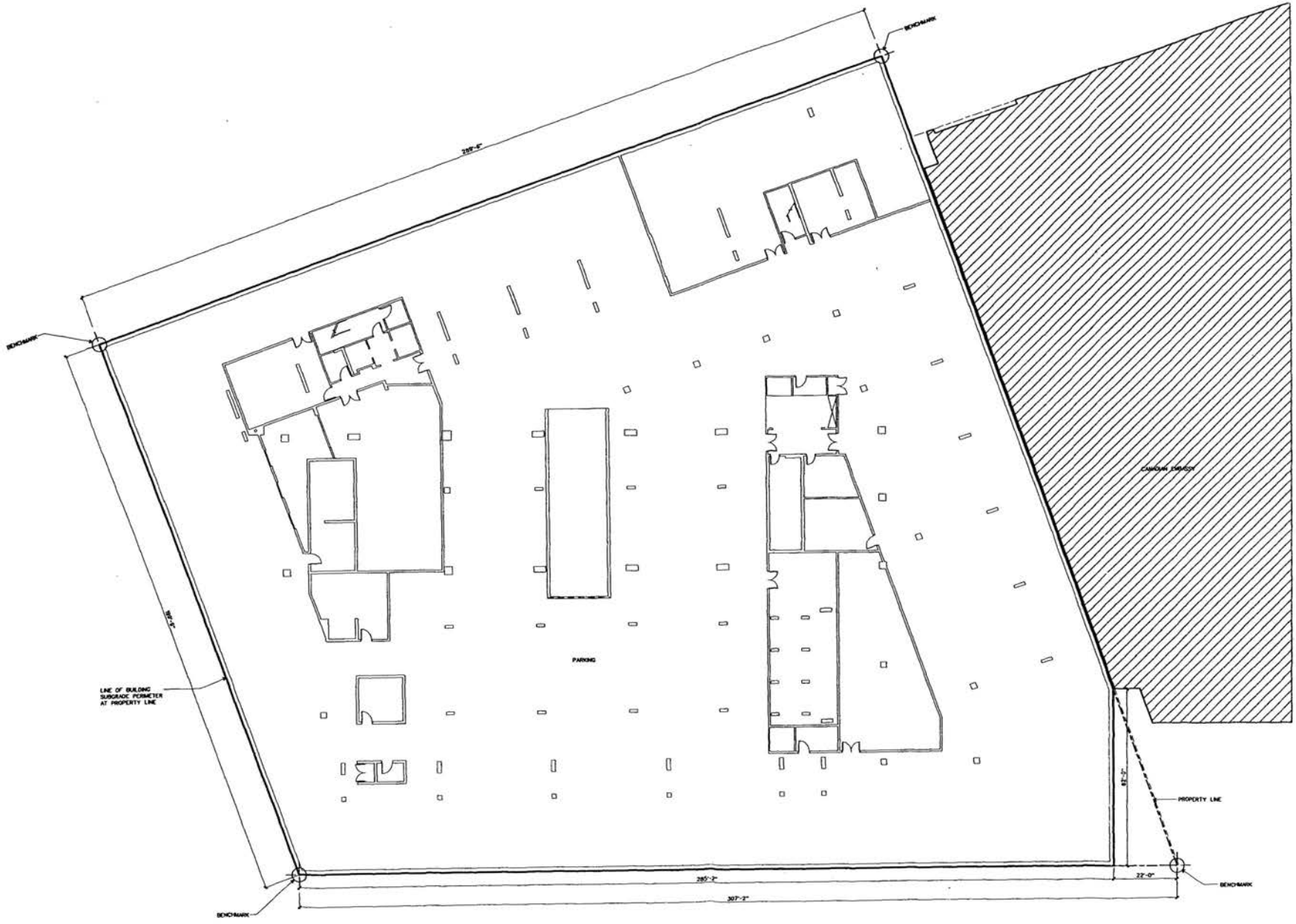
Date 12 NOVEMBER 2003

Sheet Title

SITE PLAN

Sheet No.

Z-0.03



Newseum

555 Pennsylvania Avenue
Wahington, DC

Owner

The Freedom Forum World Center
1101 Wilson Boulevard
Arlington, VA
703.284.2810

Architect

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320 West 13th Street
New York, New York 10014
212.807.7171

Seal

Record

Issue	Date

Key Plan

Job No. 0025

Scale 1/32" = 1'-0"

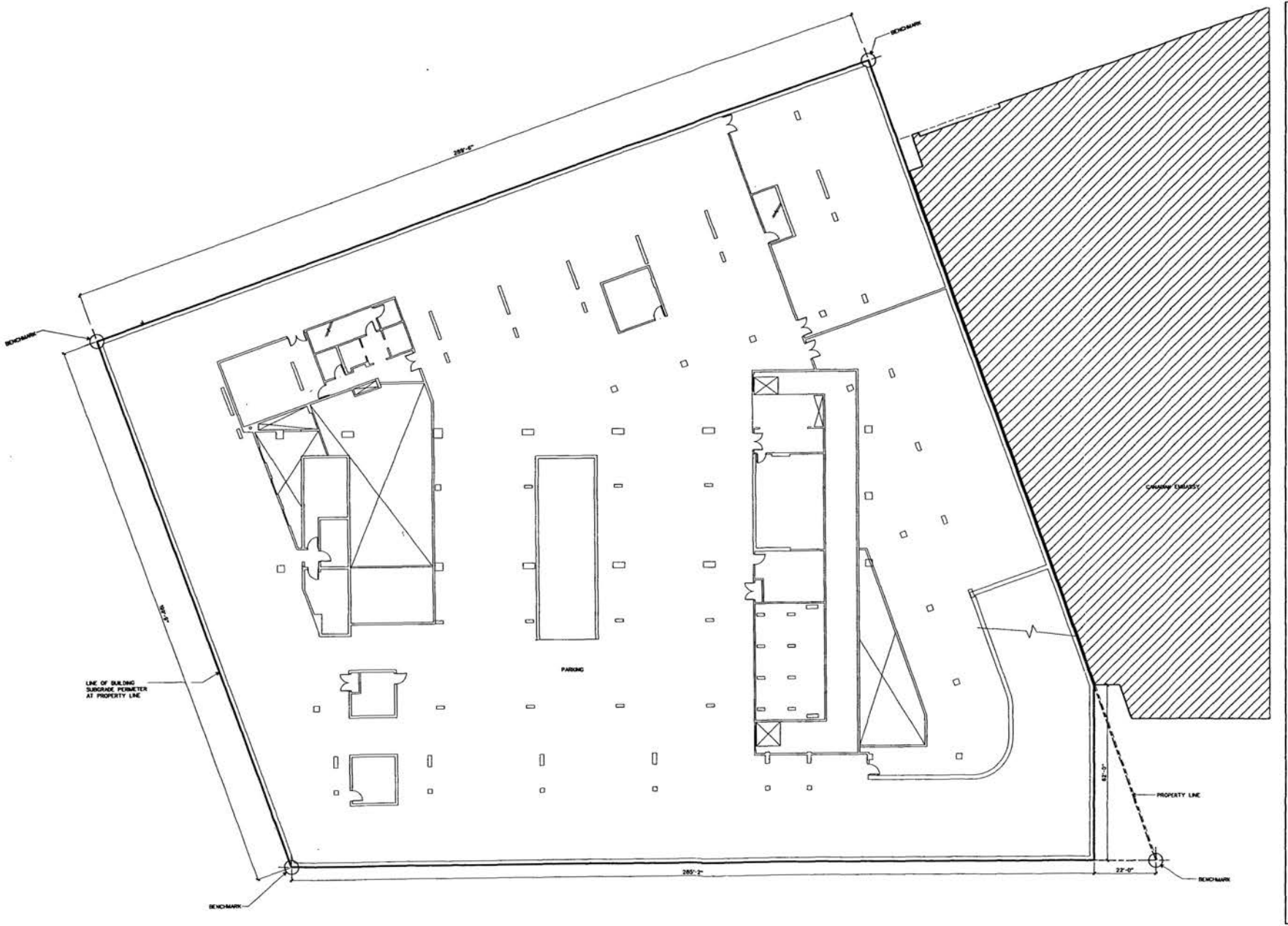
Date 12 NOVEMBER 2003

Sheet Title

B3 LEVEL PLAN

Sheet No.

Z-1.00-B3



Newseum

555 Pennsylvania Avenue
Wahington, DC

Owner

The Freedom Forum World Center
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Arlington, VA
703.284.2810

Architect

Polshek Partnership Architects LLP
320 West 13th Street
New York, New York 10014
212.807.7171

Seal

Record

Issue	Date

Key Plan

Job No. 0025

Scale 1/32" = 1'-0"

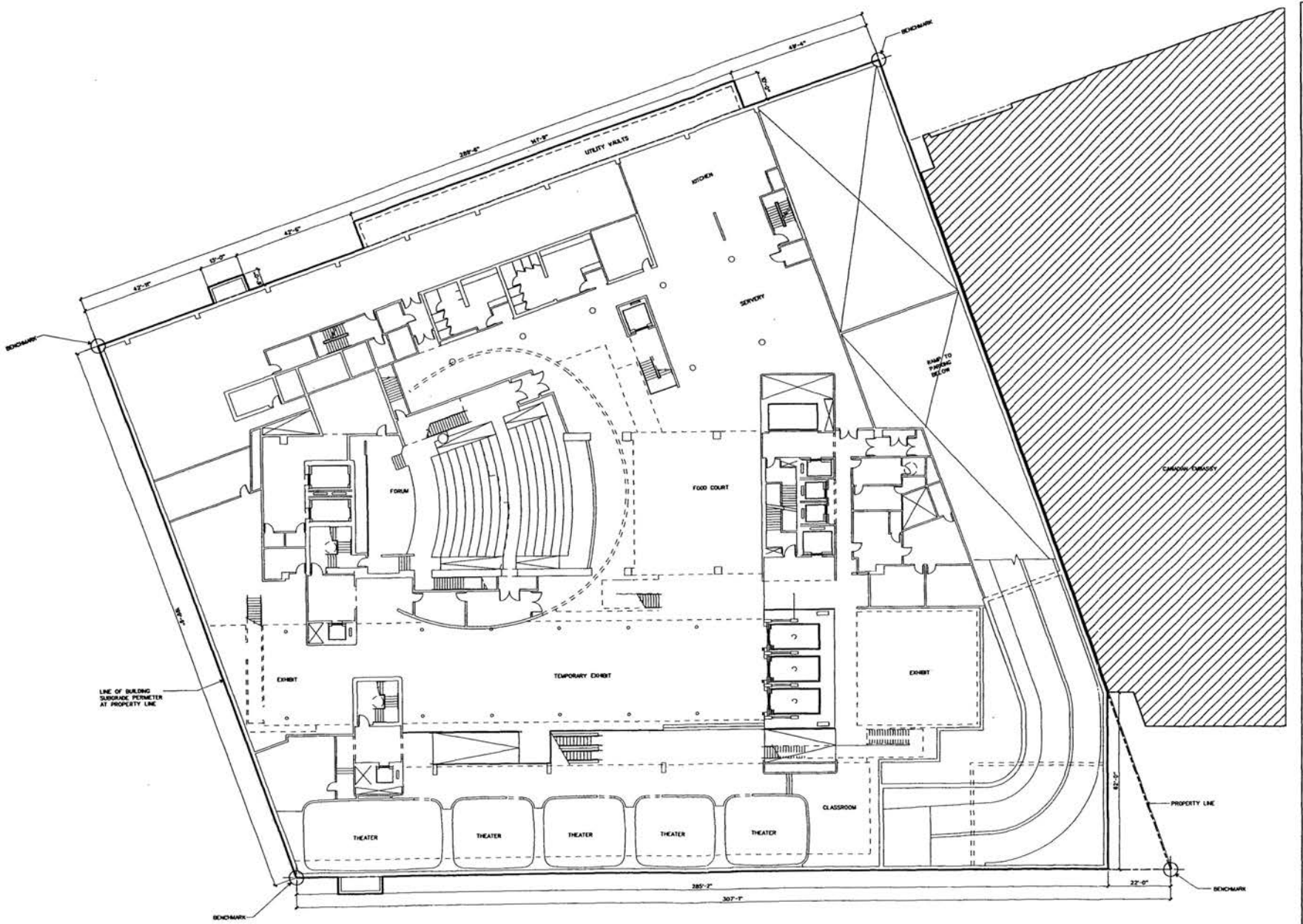
Date 12 NOVEMBER 2003

Sheet Title

B2 LEVEL PLAN

Sheet No.

Z-1.00-B2



Newseum

555 Pennsylvania Avenue
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Owner

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Architect

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New York, New York 10014
212.807.7171

Seal

Record

Issue	Date

Key Plan

Job No. 0025

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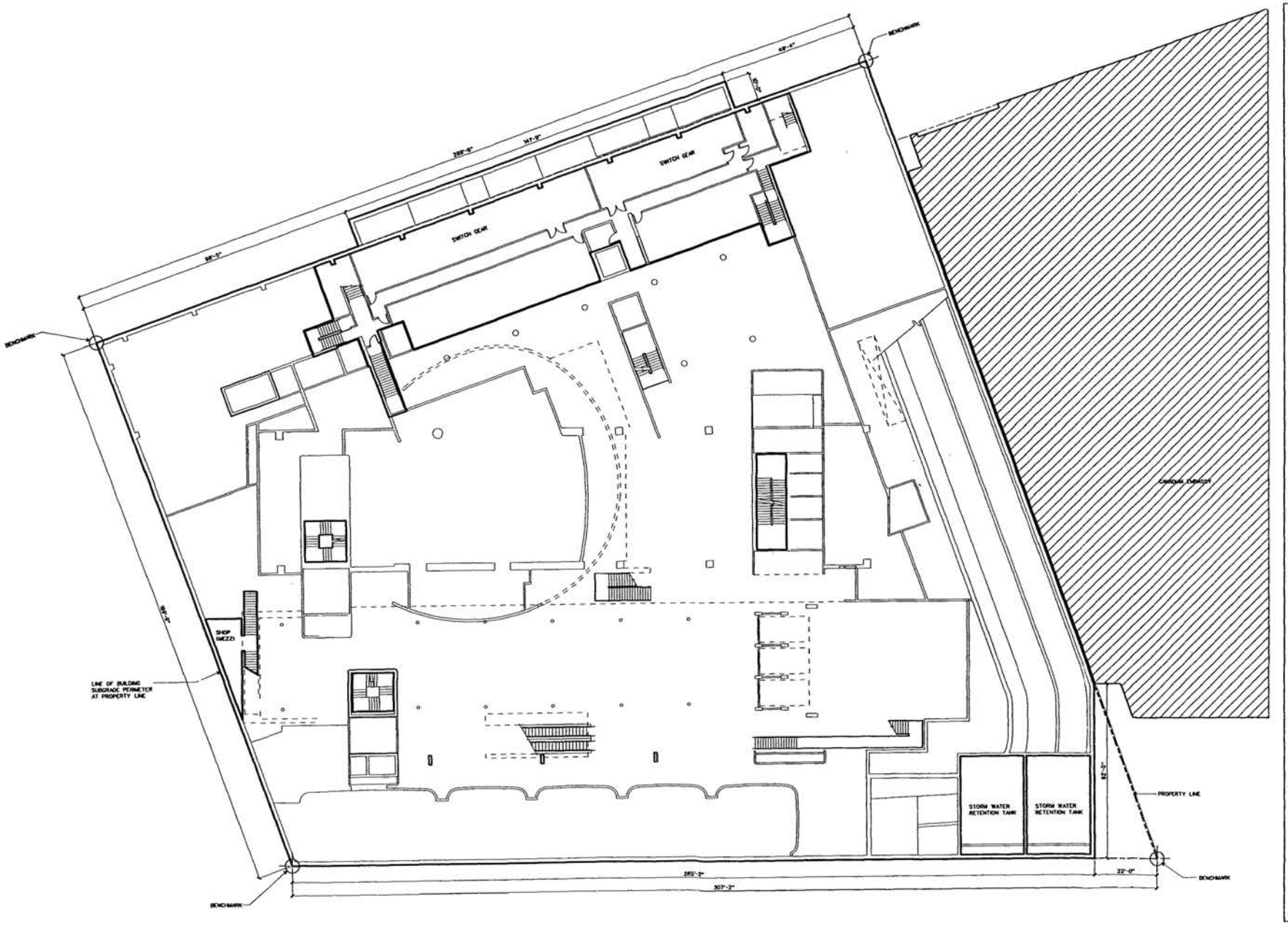
Date 12 NOVEMBER 2003

Sheet Title

B1 LEVEL PLAN

Sheet No.

Z-1.00-B1



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Key Plan

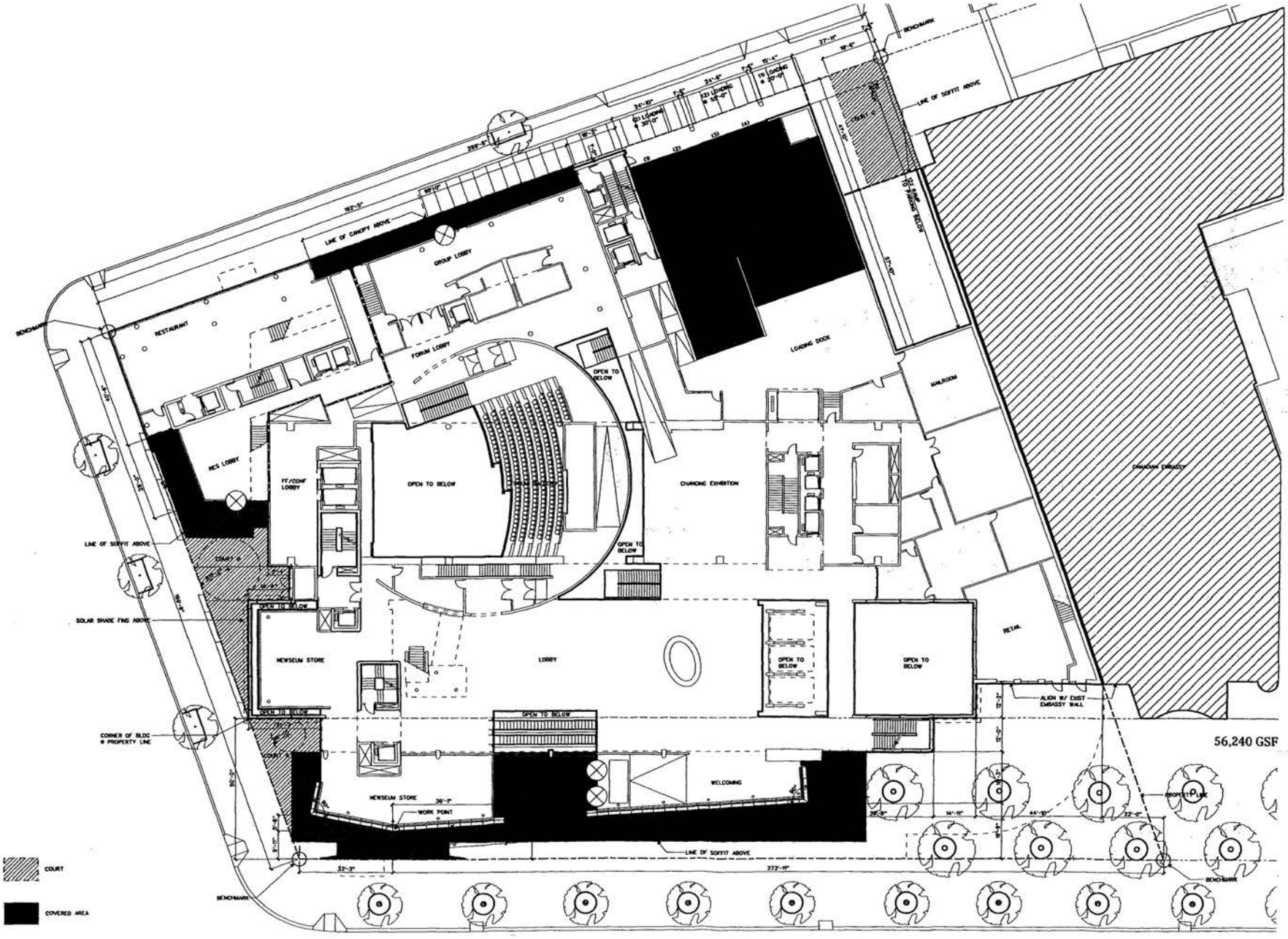
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Sheet Title
B1 MEZZANINE LEVEL PLAN

Sheet No.
Z-1.00-B1M



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Job No. 0025

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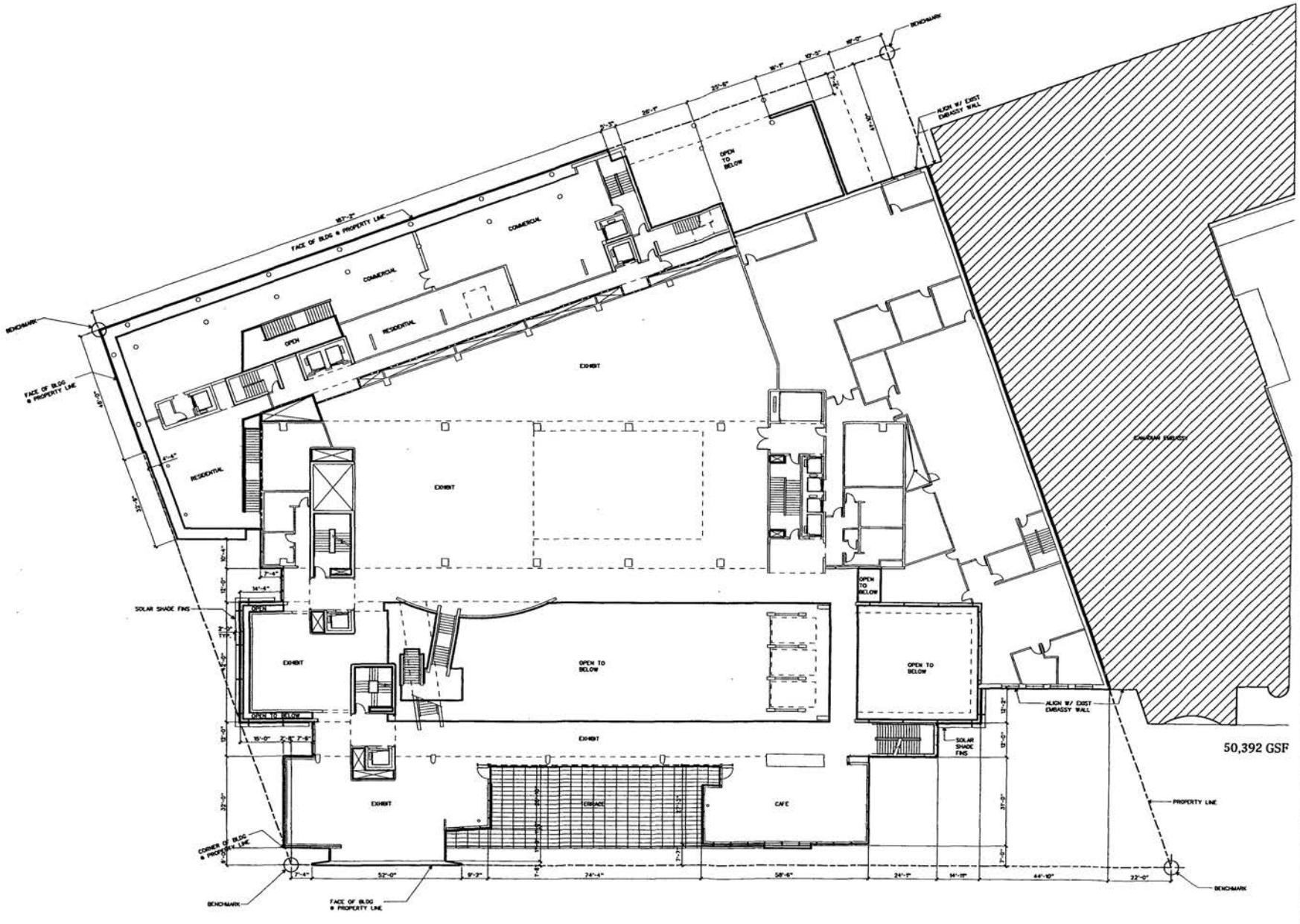
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1ST LEVEL PLAN

Sheet No.

Z-1.01



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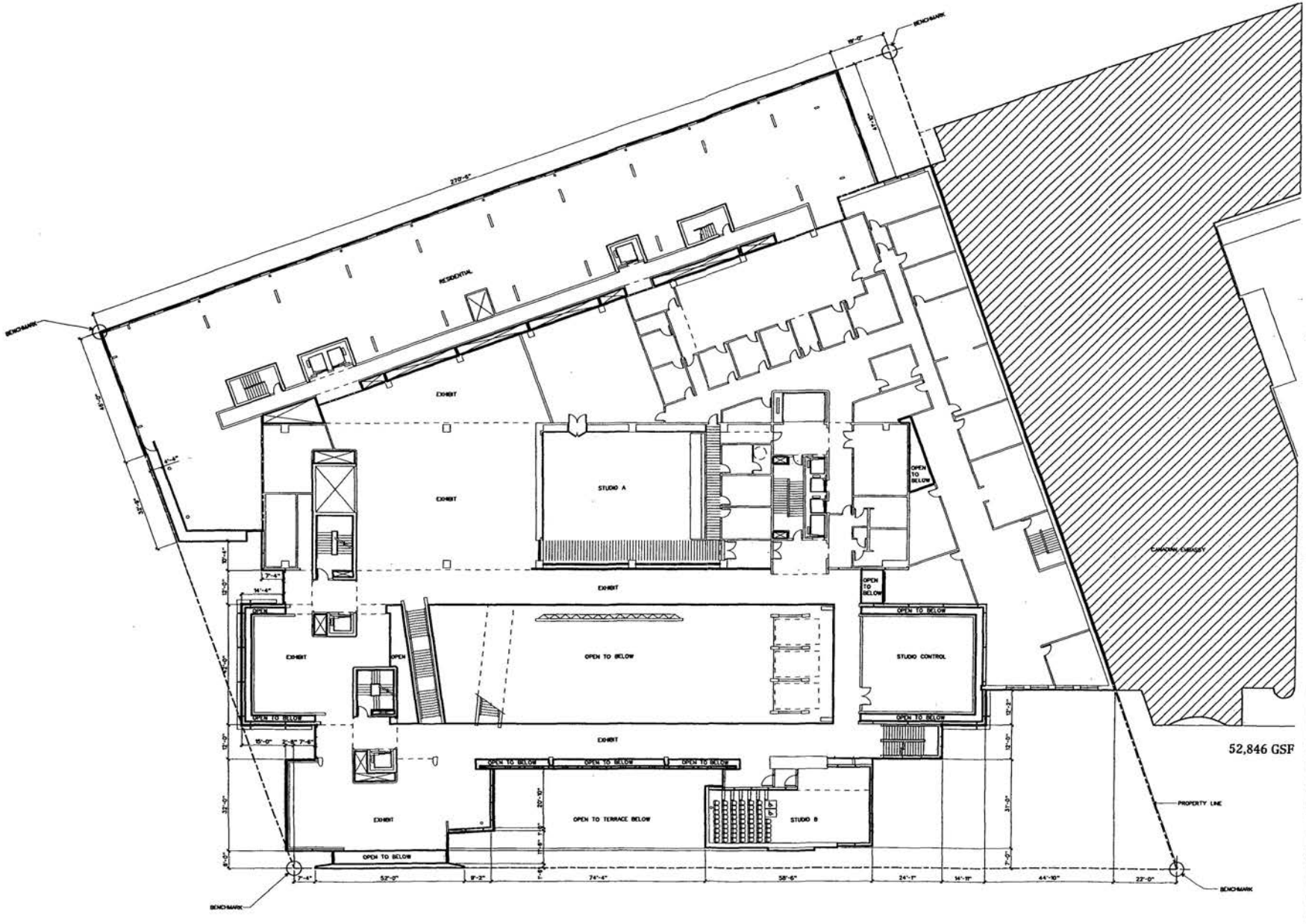
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2ND LEVEL PLAN

Sheet No.

Z-1.02



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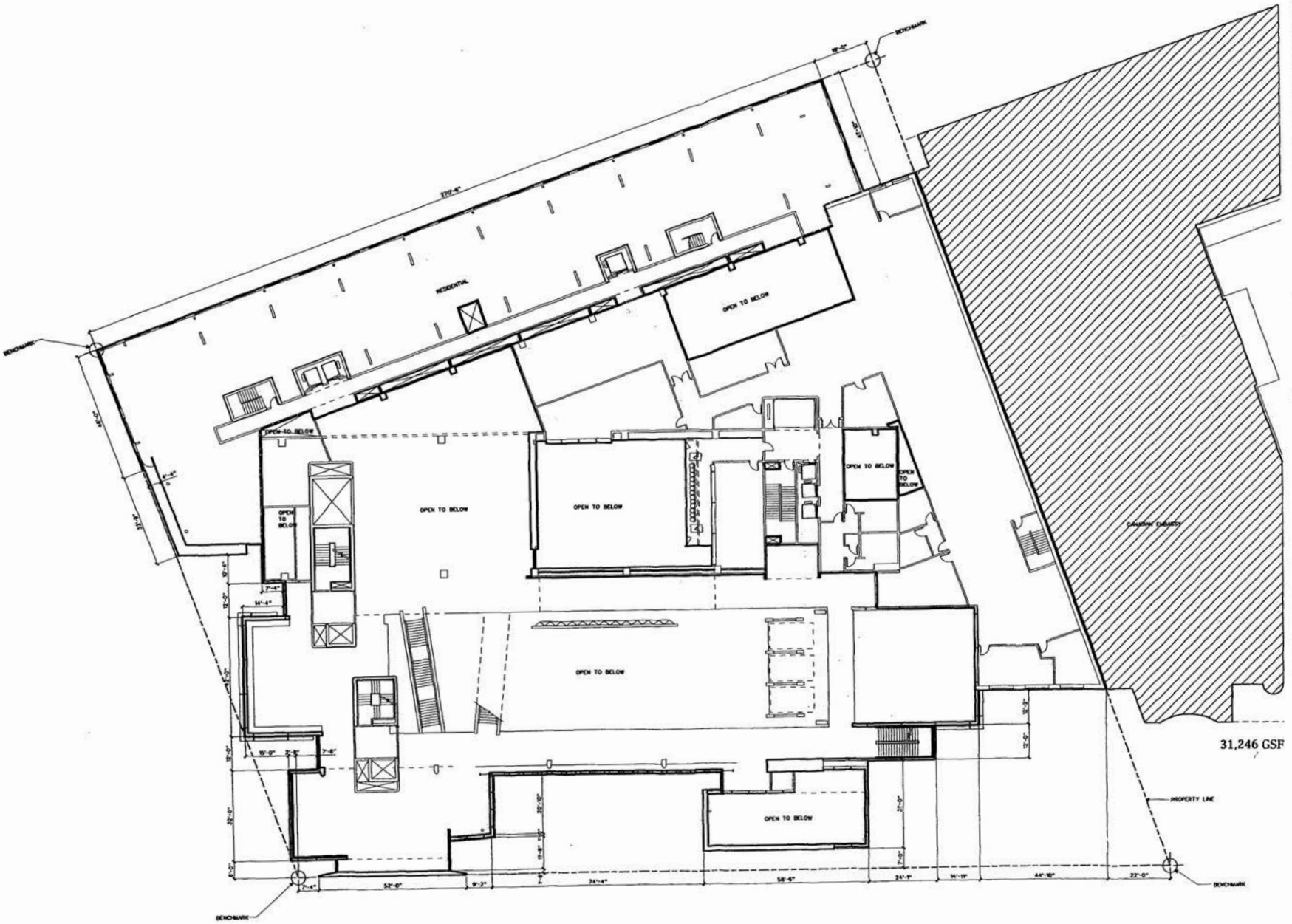
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Sheet Title

3RD LEVEL PLAN

Sheet No.

Z-1.03



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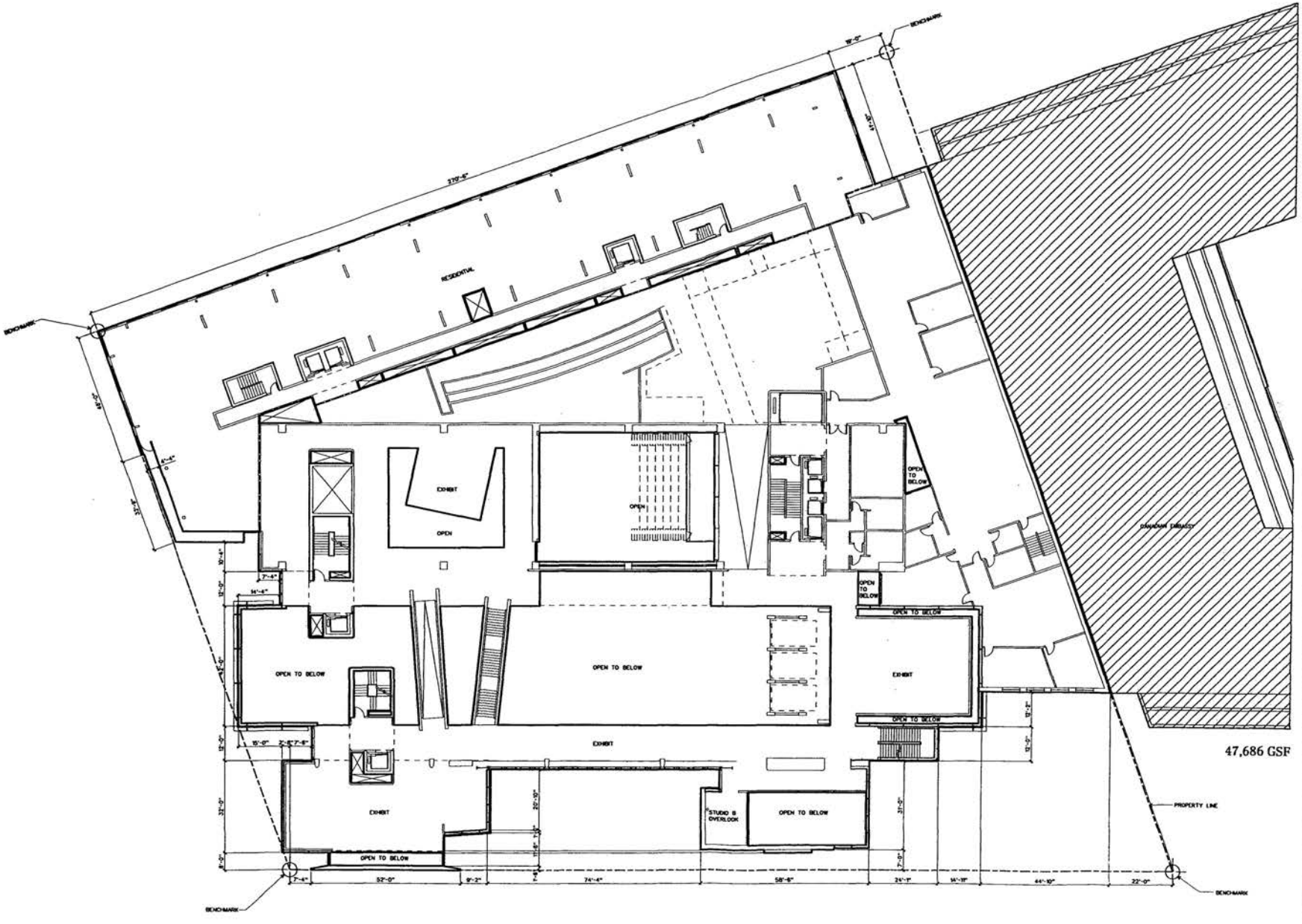
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Sheet Title

3RD LEVEL
MEZZANINE PLAN

Sheet No.

Z-1.03M



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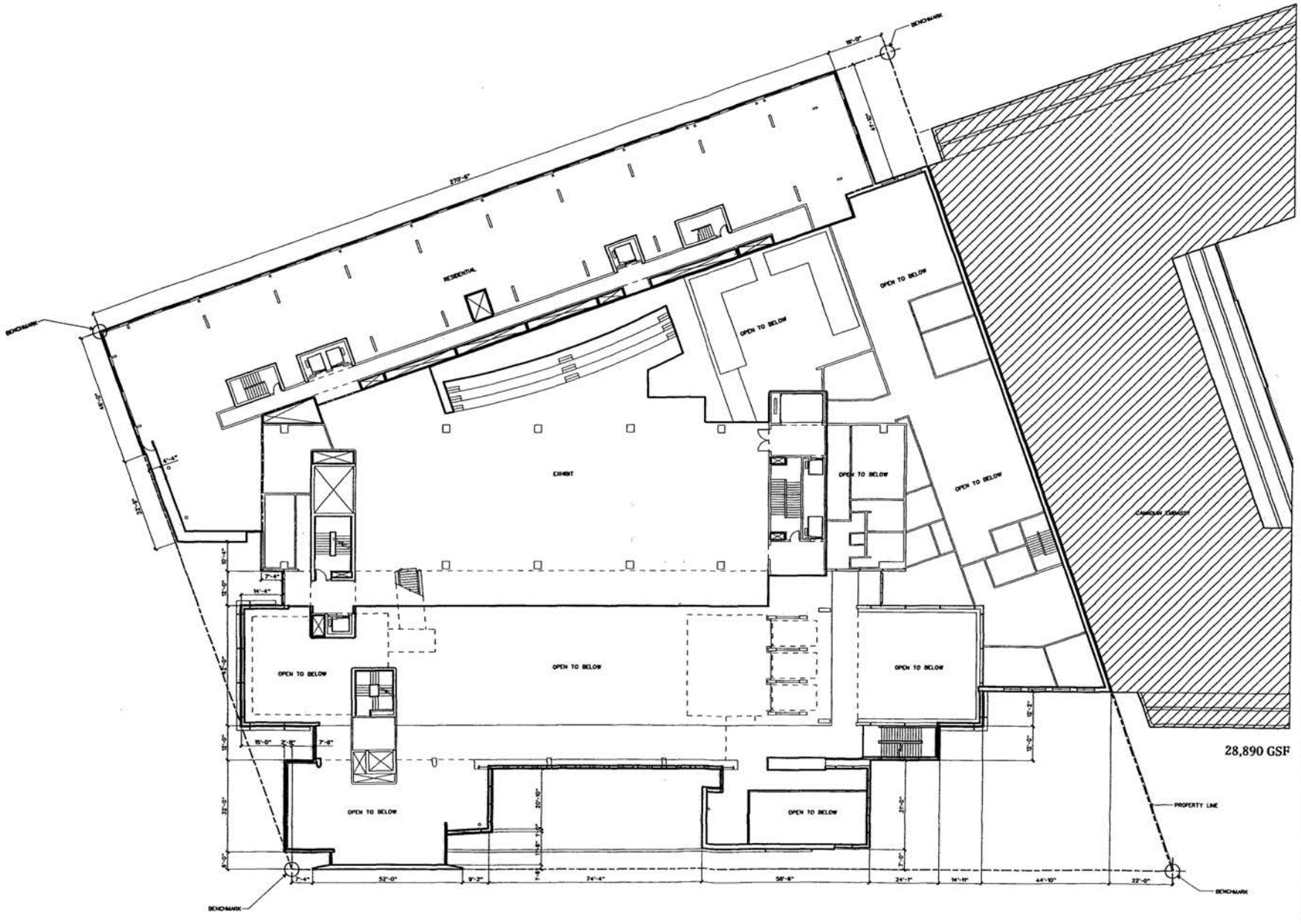
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4TH LEVEL PLAN

Sheet No.

Z-1.04



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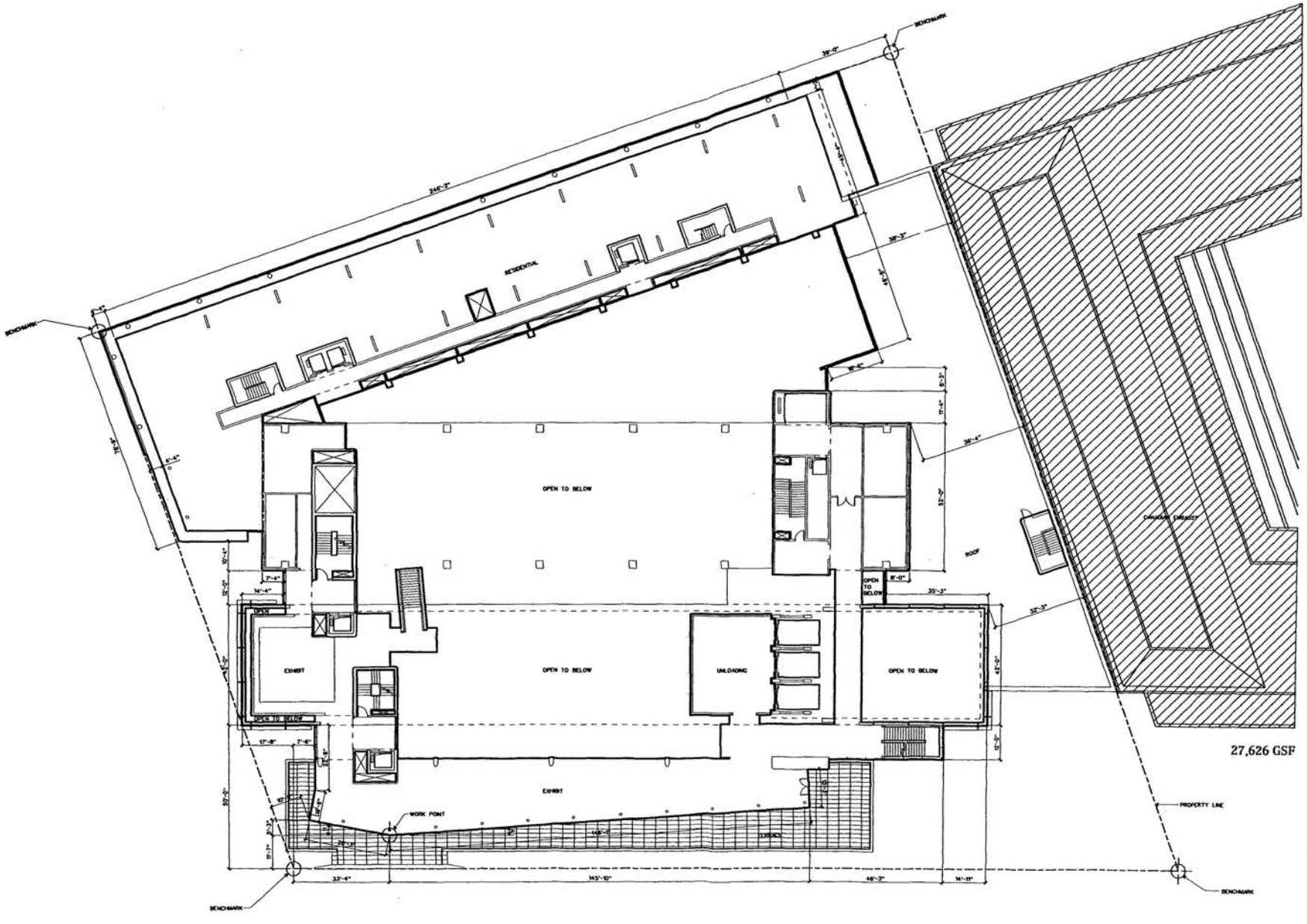
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Sheet Title

4TH LEVEL
MEZZANINE PLAN

Sheet No.

Z-1.04M



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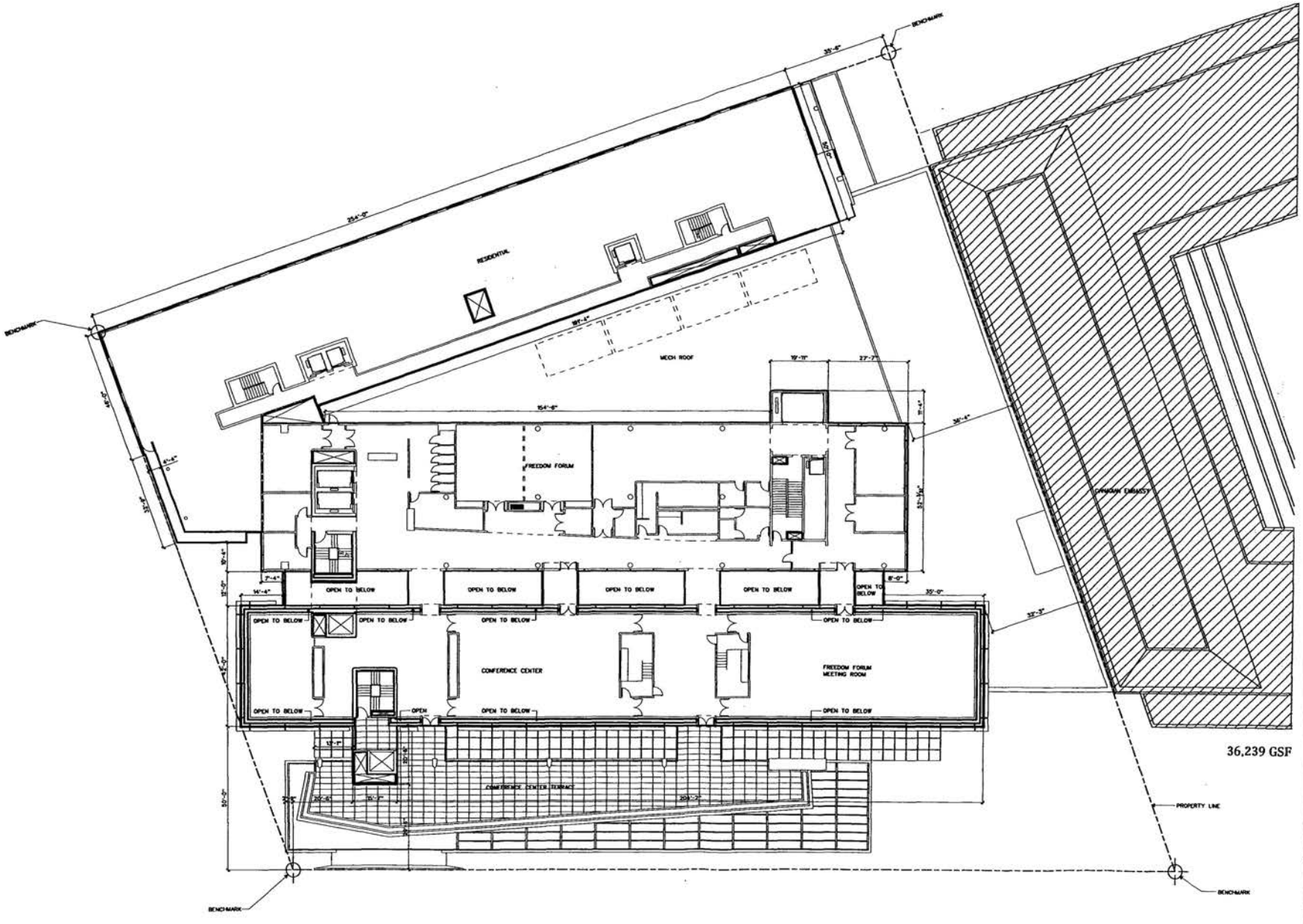
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5TH LEVEL PLAN

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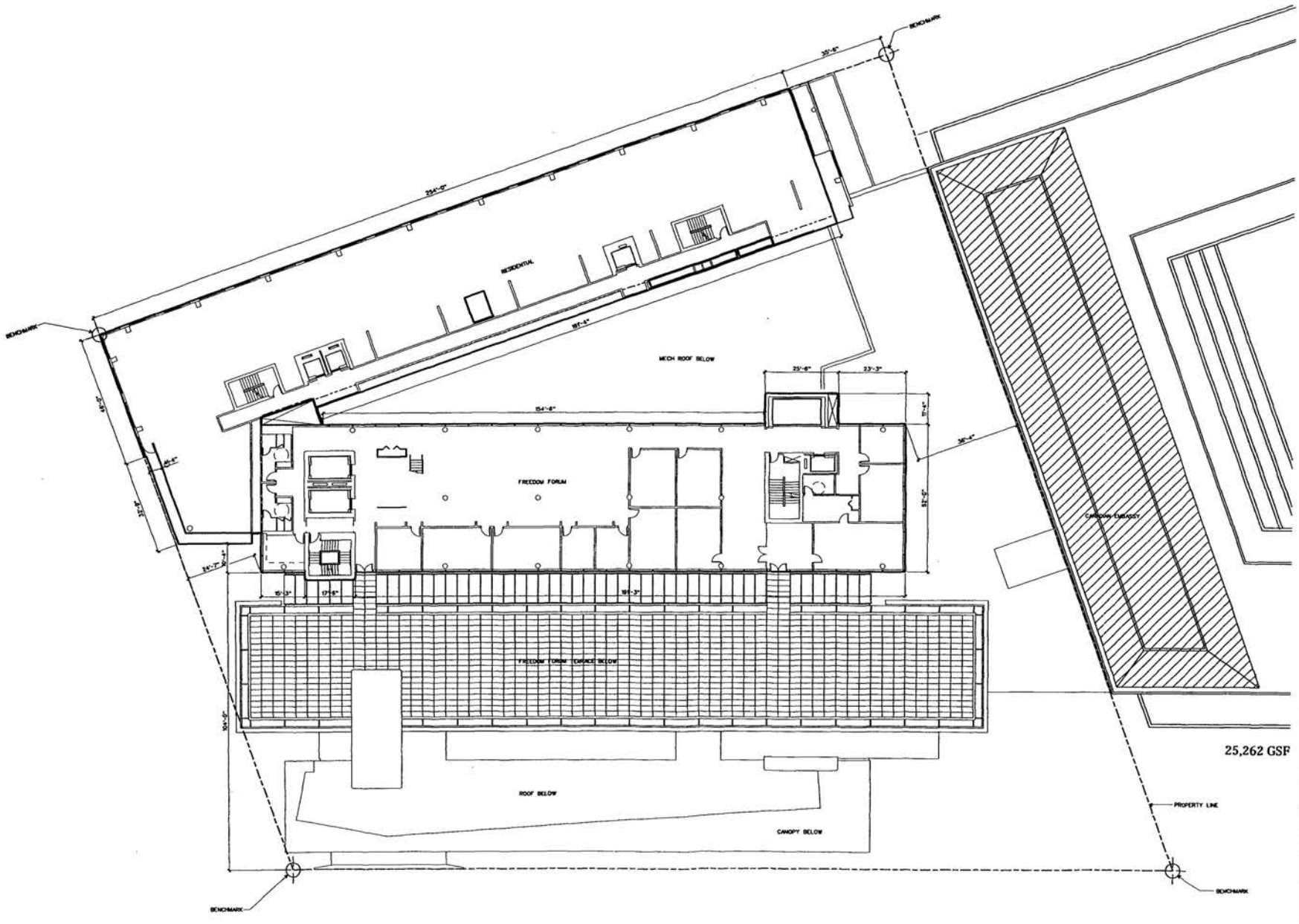
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Sheet Title

6TH LEVEL PLAN

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Z-1.06



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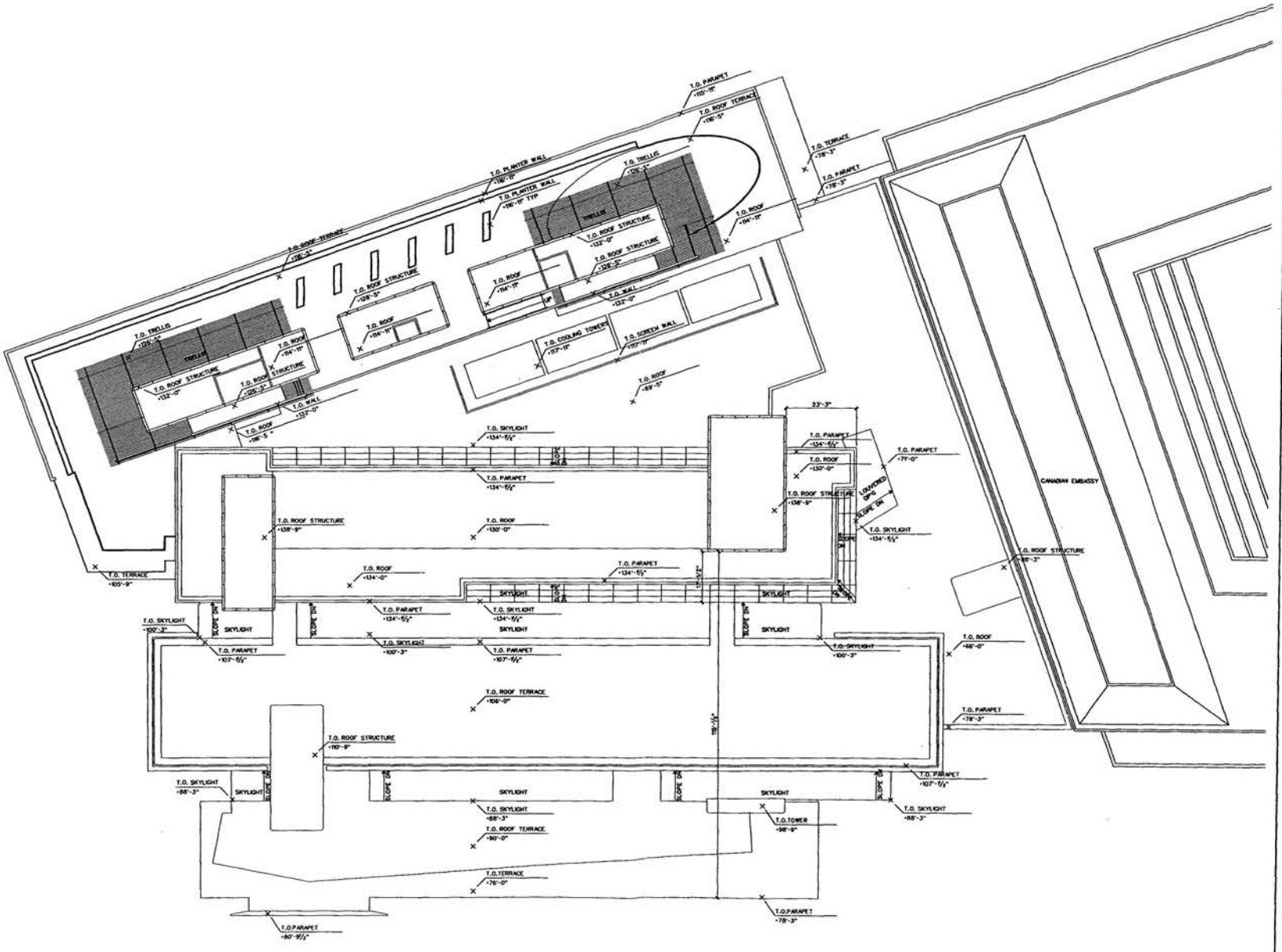
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7TH LEVEL PLAN

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Z-1.07



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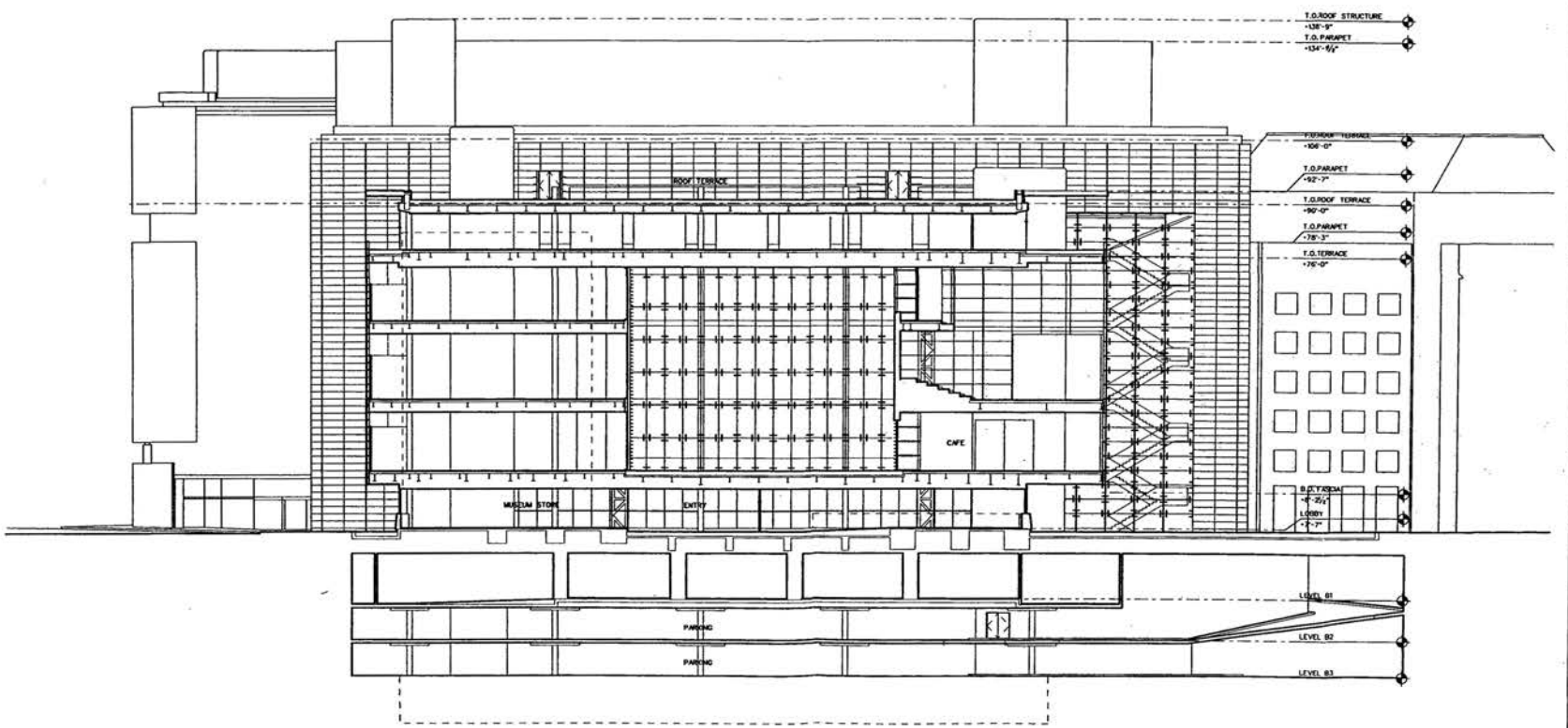
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Sheet Title

ROOF PLAN

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Z-1.09



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Job No. 0025

Scale 1/32" = 1'-0"

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Sheet Title
SECTION LOOKING NORTH

Sheet No.
Z-2.52