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Board of Zoning Adjustment
District of Columbia
CASE NO. 17211
EXHIBIT NO. 24A2

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

* * * C O P Y * * *

PUBLIC HEARING--May 20, 1959

Appeal #5494

Mr. Clouser: I move that the following Order be entered:

ORDERED:

That the appeal of the National Broadcasting Corp. for a variance from the use provisions of the R-1-B District to permit establishment of accessory off-street parking for use of officials, employees, visitors and the general public having business at 4001 Nebraska Ave., N.W., parcels 33/87 and 34/78, square near 1722, be granted for the following reasons:

(1) This parking lot was approved by this Board under appeal #4159, dated June 1, 1955 for a period of two years subject to renewal. In the meantime the new zoning regulations were adopted effective May 12, 1958 prohibiting the establishment of parking lots in this R-1-B District and therefore appellant is required to file his appeal as a variance from the use provisions of that district to continue use of this parking area.

(2) We are of the opinion that appellant has proven a case of hardship within the meaning of the variance clause of the regulations, and that failure to grant relief in this instance will result in peculiar and exceptional practical difficulties to

or exceptional and undue hardship upon the owner of the property. The area included in this appeal is the same as approved by this Board under appeal #4159, dated June 1, 1955, and being a use variance is not limited as to time of operation.

Mr. McIntosh: I second the motion. Motion carried with Mr. Davis being absent.

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BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

* * * C O P Y * * *

PUBLIC HEARING--June 16, 1965

Appeal #8234 National Broadcasting Company, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Hatton Dissenting and Mr. Scrivener not voting the following Order was entered on June 22, 1965:

ORDERED:

That the appeal for a variance from the use provisions of the R-1 District to permit an addition to the existing National Broadcasting office building and to enlarge the parking facilities at 4001 Nebraska Avenue, N.W., parcel 33/87, square 1721, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property contains an area of 7.25 acres of land. It is bounded on the west, south and east by the U.S. Naval Reservation and the Grounds of the Washington City Orphan Asylum on the north. The only access to the property is through a narrow roadway leading from Nebraska Avenue.

(2) The existing use was established under a variance granted by this Board in Appeal #4159 on June 1, 1955 to establish studio and office facilities for the National Broadcasting Company to establish antenna tower and transmitting facilities and to establish temporary automobile parking lot.

(3) Appellant proposes to erect an addition to the existing building housing its studioes, transmission facilities and offices and to enlarge its parking facilities. This addition is required due to increased intensification of news activities required to keep abreast of the growth of Washington, D.C. as an increasing important new center which has necessitated expansion of news and information promotions for both radio and television. The proposed addition will be 50 feet in depth an 162.9 feet in width and will be located at the northeasterly end of the existing building.

(4) The existing building contains 91,370 square feet and the new addition will provide an additional 16,280 square feet or a total of 107,650 square feet. When the site was improved in 1958 NBC employed about 200 persons which has expanded to 365 persons who conduct its current operations at the Nebraska Avenue site.

(5) Additional off-street parking for 55 automobiles will be provided along the southeasterly side of the existing building. This will provide a total of 258 parking spaces.

(6) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board notes from the plans on file that appellant has conformed to the condition in the Board's order of June 1, 1955, appeal #4159 which requires that the north 125 feet of the parcel exclusive of driveway and access to the property shall not be used for automobile parking or for any other purpose requiring building construction, but shall be used entirely as a landscaped screening area. This has been done and appellant has remained well behind this line.

The Board is of the opinion, from an examination of the records and plans filed, that it would be a definite hardship to require appellant to conform to the strict application of the variance clause of the regulations, as the use was authorized by the Board after public hearing.

We are further of the opinion that a requirement to adhere to the regulations governing the R-1-B District would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. We are also of the opinion that this relief can be granted without substantial detriment to the public good and without substantially imparing the intent, purpose, and integrity of the zone regulations as the property in question is well isolated from any type of residential construction.

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Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13. 1969

Appeal No. 10120 National Broadcasting Company, Inc., appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered on September 23, 1969:

EFFECTIVE DATE OF ORDER - November 16, 1970

ORDERED:

That the appeal for a variance from the use provisions of the R-1-B District to permit second floor addition to radio and television studio and offices at 4001 Nebraska Avenue, N.W., Lot 1, Square 1722, be granted.

FINDINGS OF FACT:

1. Applicant's property consists of approximately 7.25 acres of land in an irregular panhandle-shaped lot. The property is bounded on the west, south and east by the United States Naval Reservation and on the north by the headquarters of the Presbyterian Church.

2. In B.Z.A. Appeal No. 8234, this Board granted a use variance for a one-story addition on the southern side of the existing building.

3. Applicant, in this appeal, proposes to add a second floor to the addition containing a floor area of approximately 8,140 square feet, as shown on site plan marked Exhibit No. 21.

4. The Board originally granted a variance to permit the studio transmission and office facilities on the subject property in Appeal No. 4159 and in Appeal No. 5494 granted a variance to permit continuation and enlargement of off-street parking facilities.

5. Applicant states that the existing facilities must be expanded to accommodate activities needed to serve the public.

6. Applicant bases the hardship in this case upon the unusual and peculiar shape of the lot and the fact that it is almost land-locked by institutional-type uses. Its sole access is through a narrow, 20-foot wide driveway to Nebraska Avenue which extends a distance of over 300 feet.

7. The Board has found in the three cases referenced above that the subject site may not be feasibly developed in accordance with the R-1-B Zoning Regulations.

8. Applicant submits that by reason of the isolation of the site and the surrounding uses, no adverse effect will result to the surrounding area.

9. The new floor will provide offices for a total of approximately 55 employees.

10. No opposition was registered at the Public Hearing to the granting of the appeal.

OPINION:

The Board finds that applicant has established a hardship within the meaning of the Regulations by reason of the peculiar shape and size of the lot. Additionally, by reason of the isolation of the site and surrounding uses, the Board is of the opinion that the relief can be granted without detriment to the public good and without impairing the intent, purpose and integrity of the Zone Plan as imbodied in the Zoning Regulations and Maps.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:_____

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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Application No. 12011 of WRC-TV National Broadcasting Company, Inc., pursuant to Section 8207.1 of the Zoning Regulations for a variance from the use provisions of Section 3101.2 of the Zoning Regulations to permit a second story addition to the existing broadcasting studio and office and to permit a temporary office building for a period of two (2) years during the period of construction, as provided for by Section 8207.11 of the Zoning Regulations at premises 4001 Nebraska Avenue, N.W., Lot 1, Square 1722

HEARING DATE: October 22, 1975
EXECUTIVE SESSION: Granted From The Bench, October 22, 1975

FINDINGS OF FACT:

1. The subject property is located in an R-1-B district. This Board first granted the National Broadcasting Company a use variance to establish an office building and special exceptions to establish a television tower and accessory parking in Appeal No. 4159, public hearing June 1, 1955. In Appeal No. 5494, this Board granted a use variance to permit continuation and enlargement of accessory parking facilities after a change in the Zoning Regulations.

2. In BZA Appeal No. 8234, this Board granted a use variance to permit an addition to the office building established under Appeal No. 4159. The existing building then contained 91,370 square feet and the new addition provided an additional 16,280 square feet.

3. In Appeal No. 10120, this Board granted the applicant a use variance to permit a second floor addition to the addition permitted under Appeal No. 8234. That addition would contain a floor area of approximately 8,140 square feet. Economic conditions existing at the time that Appeal No. 10120 was approved then made it unwise to proceed with construction. Consequently, that approval expired.

4. Applicant is seeking a reinstatement of Order No. 10120 herein, and additionally permission to locate a temporary office structure upon the subject property for a period of two (2) years during the period of construction of the proposed second floor addition. The location of the temporary office structure is indicated on drawing T-1 submitted as an exhibit with this application.

5. The increasing origination of news reports and programs from the Nation's Capitol over the years has made it necessary to increase the personnel of the news' staff servicing both the NBC television and radio networks and the local stations WRC, WKYS (FM), and WRC-TV. This personnel, of course, requires additional office space. There are also space requirements associated with the bicentennial and with the Presidential Inauguration for 1976.

6. The NBC technical facilities have been expanded to accommodate the increased news and local program origination, which requires additional technicians to operate the equipment. Additional floor space is required in the proposed new structure for the equipment and for the technicians.

The expansion is required at this location because this is where the studios are located from which the programs are broadcasted. Program personnel must work in the studio or adjacent to it. They cannot be located elsewhere.

7. The new office space will provide offices for thirty-five (35) employees immediately with sufficient space for fifteen to twenty future employees.

8. In Appeal No. 8234, which approved a one-story addition with a cellar, the applicant advised the Board that that addition was designed to accommodate an additional floor at some future time.

9. The need for additional spece for offices, equipment, and technicians is so acute that the applicant requires permission to establish a temporary office building on its property during the construction of the proposed second story addition. This temporary office building will be constructed for a period not to exceed two (2) years.

10. There is no evidence of any change in relevant conditions or circumstances, since the Board first granted permission to establish this second story addition in Application No. 10120.

CONCLUSIONS OF LAW:

The applicant has established in its prior cases before this Board that the strict application of the Zoning Regulations result in exceptional and undue hardship upon the property owner by virtue of the extraordinary and exceptional condition of the subject property. The Orders in those prior cases are incorporated herein. This Board first granted a use variance to permit the establishment of the original NBC Office building in 1955. In Appeal No. 4159, the Board stated:

> "It is patently clear that the hardship contemplated by the statute must, in all cases, go back to exceptional and unusual conditions which are inherent in the land, and that by reason of such factors development must not be practical. Here, development under normal conditions would logically result in the construction of an apartment house of some type; but the evidence is clear that there are no lending agencies which are willing to finance such a project, the reasons therefore being inadequate access to street frontage and the close proximity of a high concentrated commercial office operation which has already had adverse affect upon residential property located as much as one-forth mile distance. The location of this Government activity in such close proximity to appellant's land in and of itself, and with no more raises serious doubts as to the practical adaptability of it for

residential construction of any character whatsoever."

* * *

"...Analyzing this portion of the application, it seems clear to us that the NBC operation, being entirely self-contained, quiet, unobstrusive because of low height and screening by other commercially used buildings, and except for access roadway of thirty feet only, being no extension whatsoever of a commercial activity into the adjoining residential community north of existing commercial use, that it will provide an excellent use for this difficult property and at the same time serve as an effective transition between existing and probable strictly residential construction to the north and the somewhat intensive commercial development to the south and west. We believe the installation will have no adverse affect upon the surrounding neighborhood; and at the same time operate to contain the Navy Communications Office usage which is the source of all the land use problems now obtaining in this immediate area." Order in Appeal No. 4159, pp. 7-9.

The same conditions are equally applicable today. Additionally, there have been no changes in relevant conditions, since this Board granted permission to construct the second story addition in application No. 10120.

In view of the foregoing, and since the need for space is so acute to meet the service obligations of NBC, this Board further concludes that NBC is entitled to variance relief to permit the establishment of a temporary office building as shown on Plan T-1 submitted with this application for a period not to exceed two (2) years. The temporary office building is located in such a way that it will have no adverse impact upon surrounding property. This temporary office building is an appropriate use of the subject property in view of the previous variances allowed by this Board to establish the NBC facility.

ORDERED: That the above application be, GRANTED

VOTE: 4-0 (Board Member Cummings absent.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: October 22, 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

WILKES & ARTIS
RECEIVED
MAR 8 1978

Application No. 12539 of National Broadcasting Company, Inc., pursuant to Paragraph 8207.11 of the Zoning Regulations, for an amendment to the Board's Order No. 12011 and a variance from the use provisions (Section 3101) to permit the continued use for two years of a temporary building, housing part of the staff of NBC in the R-1-B District at the premises 4001 Nebraska Avenue, N.W., Square 1722, Lot 1.

HEARING DATE: December 13, 1977
DECISION DATE: January 4, 1978

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District. This Board first granted the National Broadcasting Company a use variance to establish an office building and special exceptions to establish a television tower and accessory parking in Appeal Number 4159, Public Hearing June 1, 1955. In Appeal Number 5494, this Board granted a use variance to permit continuation and enlargement of accessory parking facilities after a change in the zoning regulations.

2. In BZA Appeal Number 8234, this Board granted a use variance to permit an addition to the office building established under Appeal Number 4159. The existing building then contained 91,370 square feet and the new addition provided an additional 16,280 square feet.

3. In Appeal Number 10120, this Board granted the applicant a use variance to permit a second-floor addition to the addition permitted under Appeal Number 8234. That addition would contain a floor area of approximately 8,140 square feet. Economic conditions existing at the time that Appeal Number 10120 was approved then made it unwise to proceed with construction. Consequently, that approval expired.

4. In Appeal Number 12011 applicant was granted a reinstatement of Order Number 10120 and additional permission to locate a temporary office structure upon the subject property for a period of two years during the period of construction of the proposed second floor addition. The original intent of the applicant was to utilize the temporary building for employees who were awaiting occupancy within the second-floor addition to the broadcast studio, which was then under construction. However, there has been an increase of staff over the past two years, and the main building is still fully occupied with no space to accommodate the occupants from the temporary building. Therefore, the applicant requires a two-year extension of the temporary building use so that existing occupants may remain within such building while NBC searches for a means to relieve its space concerns.

5. The increasing origination of news reports and programs from the Nation's Capital over the years has made it necessary to increase the personnel of the news staff servicing both the NBC television and radio networks and the local stations WRC, WKYS (FM) and WRC-TV. This personnel, requires additional office space.

6. The NBC technical facilities have been expanded to accommodate the increased news and local program origination, which requires additional technicians to operate the equipment. The additional floor space is required in the temporary structure to provide for equipment and for the technicians.

7. The temporary structure is required at this location because this is where the studios are located from which the programs are broadcast. Program personnel must work in the studio or adjacent to it. They cannot be located elsewhere.

8. The temporary structure provides offices for twenty-seven employees.

9. The need for additional space for offices, equipment, and technicians is so acute that the applicant requires permission to continue use of the temporary office building on its property.

10. There is no evidence of any change in relevant conditions or circumstances since the Board first granted permission to establish the temporary structure in Application Number 12011.

11. Even though the area is zoned R-1-B, the property is not located in the middle of a neighborhood of detached single family residences. The property is located on an isolated parcel of land, surrounded by the National Presbyterian Church, a U.S. Naval Reservation and Federal park land. The only street frontage is a thirty foot driveway opening on to Nebraska Avenue.

12. Abutting property owners of the subject site have no objection to the granting of the requested relief.

13. The Municipal Planning Office by report dated December 8, 1977, recommended approval of this application on the grounds that continued use of the temporary structure will not have an adverse impact on the surrounding area and will help the applicant in efficient conduct of its operation while the applicant develops a permanent solution to the space problem.

14. Advisory Neighborhood Commission 3E by report dated December 9, 1977 stated that it had not received the thirty day notice of the hearing of this case, and therefore no recommendation was given. The Board finds that notice of the hearing did appear in the D.C. Register, which is mailed to all ANC's, on November 11, 1977.

15. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

The applicant has established in its prior cases before this Board that the strict application of the Zoning Regulations result in exceptional and undue hardship upon the property owner by virtue of the extraordinary and exceptional condition of the subject property. The Orders in those prior cases are incorporated herein. This Board first granted a use variance to permit the establishment of the original NBC office building in 1955. In Appeal Number 4159, the Board stated:

> "It is patently clear that the hardship contemplated by the statute must, in all cases, go back to exceptional and unusual conditions which are inherent in the land, and that by reason of such factors development must not be practical. Here, development under normal conditions would

logically result in the construction of an apartment house of some type; but the evidence is clear that there are no lending agencies which are willing to finance such a project, the reasons therefore being inadequate access to street frontage and the close proximity of a high concentrated commercial office operation which has already had adverse affect upon residential property located as much as one-forth mile distance. The location of this Government activity in such close proximity to appellant's land in and of itself, and with no more raises serious doubts as to the practical adaptability of it for residential construction of any character whatsoever."

***

"... Analyzing this portion of the application, it seems clear to us that the NBC operation, being entirely self-contained, quiet, unobtrusive because of law height and screening by other commercially used buildings, and except for access roadway of thirty feet only, being no extension whatsoever of a commercial activity into the adjoining residential community north of existing commercial use, that it will provide an excellent use for this difficulty property and at the same time serve as an affective transition between existing and probable strictly residential construction of the north and the somewhat intensive commercial development to the south and west. We believe the installation will have no adverse affect upon the surrounding neighborhood; and at the same time operate to contain the Navy Communications Office usage which is the source of all the land use problems now obtaining in this immediate area." Order in Appeal No. 4159, pp. 7-9.

The same conditions are equally applicable today. Additionally, there have been no changes in relevant conditions since this Board granted permission to construct the temporary building in Application Number 12011.

In view of the foregoing, and since the need for space is so acute to meet the service obligations of NBC, this Board further concludes that NBC is entitled to variance relief to permit the continued use of a temporary office building for a period not to exceed two years. The temporary office building is so located that it will have no adverse impact upon surrounding property. This temporary office building is an appropriate use of the subject property in view of the previous variances allowed by this Board to establish the NBC facility. It is therefore ORDERED that this application is hereby GRANTED for a period not to exceed two years.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodard Smith, Leonard L. McCants)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 7 MAR 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA Application No. 13222, of the National Broadcasting Co., Inc., pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the use provisions (Sub-section 3101.2) for a proposed addition to a studio and office building and to use the existing temporary building for two years from the date of the start of construction of the proposed addition in an R-1-B District at the premises 4001 Nebrasks Ave., N. W. (Square 1722, Lot 1).

HEARING DATE: April 23, 1980 and May21, 1980

DECISION DATE: June 4, 1980

FINDINGS OF FACT:

1. The application was scheduled for the public hearing of April 23, 1980. The National Capital Planning Commission requested a continuance of the hearing in order that the Commission could make a determination on this application at its May 1, 1980 meeting. There was no objection to the continuance. The application was rescheduled for the Public Hearing of May 21, 1980.

2. The subject site is located on the east side of Nebraska Avenue at its intersection with Tilden Street. It is known as 4001 Nebraska Avenue, N. W. It is in an R-1-B District.

3. The site consists of 315,810 square feet or 7.25 acres of land area. It has sixty feet of street frontage on Nebraska Avenue. The site is shaped somewhat like a baseball diamond. Vehicular access for the site is from a 310 foot long driveway from Nebraska Avenue. There is a 285 car parking lot on the site. The site is further developed with a two story brick structure and a radio tower. The existing structure totals 123,237 square feet of floor area.

4. To the north of the subject site are institutional buildings in an R-1-B District. To the east of the site is Glover Archbold Park followed by C-3-A developed property and the McLean Gardens development in the R-5-A District both fronting on Wisconsin Avenue. To the south and west of the site is U. S. Navy property.

5. The Board first granted the National Broadcasting Company a use variance to establish an office building and special exceptions to establish a television tower and accessory parking in Appeal Number 4159, Public Hearing June 1, 1955. In Appeal Number 5494, the Board granted a use variance to permit continuation and enlargement of accessory parking facilities after a change in the Zoning Regulations.

6. In BZA Appeal Number 8234, dated June 16, 1965, the Board granted a use variance to permit an addition to the office building established under Appeal Number 4159. The existing building then contained 91,370 square feet and the new addition provided an additional 16,280 square feet.

7. In Appeal Number 10120, dated November 16, 1970, the Board granted the applicant a use variance to permit a second-floor addition to the addition permitted under Appeal Number 8234. That addition would contain a floor area of approximately 8,140 square feet. Economic conditions existing at the time that Appeal Number 10120 was approved then made it unwise to proceed with construction. Consequently, that approval expired.

8. In Appeal Number 12011, dated October 22, 1975, the applicant was granted a reinstatement of Order Number 10120 and additional permission to locate a temporary office structure upon the subject property for a period of two years during the period of construction of the proposed second floor addition. The original intent of the applicant was to utilize the temporary building for employees who were awaiting occupancy within the second-floor addition to the broadcast studio, which was then under construction. However, there has been an increase of staff over the past few years, and the main building is still fully occupied with no space to accommodate the occupants from the temporary building. Therefore, the applicant requested a two-year extension of the temporary building use so that existing occupants may remain within such building while NBC searches for a means to relieve its space concerns. This relief was granted by the Board in BZA Order No. 12539, dated March 7, 1978.

9. The applicant now seeks permission to construct in two phases an addition measuring forty feet in height and containing approximately 15,185 square feet in floor area to the southeast of the existing structure. The lower stories will be constructed now and the remaining two stories within five years. The applicant also seeks permission to continue the utilization of the temporary office structure for two years from the commencement of the proposed new construction. The proposed addition will be approximately 83.9 feet in depth and 183.6 feet across the rear of the existing building.

10. The temporary building will remain essentially where it is now located. Approximately three-fifths of it will be demolished, being that part of it which now encroaches upon the site of the proposed construction. The remaining two-fifths will remain as a construction service area for NBC to use. When the proposed addition is completed, the two-fifths will also be demolished.

11. The total number of employees is presently 575. Through the proposed addition, there will be an increase of twenty-four.

12. The increasing origination of news reports and programs from the Nation's Capital over the years has made it necessary to increase the personnel of the staff servicing both the NBC television and radio networks and its local stations.

13. The NBC technical facilities have been expanded to accommodate the increased news and local program origination.

14. The applicant expects the proposed addition to fulfill its expected needs for growth in the future, for a period of approximately ten years.

15. There is no evidence of any change in relevant conditions or circumstances since the Board first granted permission to establish the temporary structure in Application No. 12011.

16. There was no opposition expressed at the public hearing to approval of this application. There was one letter of record in opposition.

17. Both abutting property owners, the U.S. Navy and the National Presbyterian Church, recommended approval of this application.

18. The Office of Planning and Development by report, dated May 20, 1980, recommended that the application be conditionally approved. It reported that the OPD is of the opinion that the site's location in proximity to other commercial uses, size, shape, and history of use are findings needed to establish hardship in a use variance application. The OPD was mindful of the possible negative affects which could inpact on the parkland which abuts the site if precautions are not taken. In light of these impacts, the OPD recommended the following conditions be applied if approval is granted:

a. That the applicant submit detailed landscape plans, and that the plans be approved by NCPC and the National Park Service to assure adequate buffering of the Park.

b. That the applicant submit engineering plans showing the method by which water run off from the site will be handled in a manner not detrimental to the park, and that the plans be approved by the D.C. Department of Environmental Services and the National Park Service.

c. That the proposed addition be limited to three stories in height and any additional stories if approved by the Board in the future, be set back from the rear building wall at least to the height of the new additional floors. The Board concurs in the OPD report.

19. The Department of Environmental Services in a memorandum dated May 8, 1980, reported that the existing water distribution and sanitary sewerage system should be adequate to accommodate the proposed development. However, this does not constitute a certificate of water and sewer availability. The records indicate that no sewage treatment plant capacity has been allocated for this project. Since stormwater runoff from the site discharges onto the abutting Glover-Archbold Park property, the storm drainage system design for the project must be submitted to the National Park Service for review. The proposed development must conform to the Soil Erosion and Sediment Control Regulations of the District of Columbia. The proposed development should have no long-term negative impact on air quality and noise levels in the surrounding area. The proposed development should have no significant impact on DES' solid waste collection and disposal activities. Collection services will be provided by a private hauler under contract with the owner. The DES' disposal facilities have capacity to handle the additional solid waste that will be generated at the site. The Board so finds.

20. The National Capital Planning Commission recommended that (1) the set back of the proposed addition be increased along Glover Archbold Park; (2) the proposed building height be reduced so as not to exceed the height of the existing building; (3) the applicant use the same materials on the addition as are used on the exterior of the existing building; (4) additional landscaping; and, (5) an adequate storm drainage retention system so as to assure that the proposed addition will not have a substantial visual and environmental impact on the park or on other Federal interests.

24. Advisory Neighborhood Commission 3E, within which the property is located, by the single member district SMD-3E05 by letter of May 22, 1980, reported that the ANC does not oppose the application, but it does have several structural zoning, and environmental concerns. It urged the Board to consider these concerns before taking final action.

First, the ANC understands that the architectural plan is outlined in two phases - the first phase being an addition to the existing structure at the same height and the second phase being the addition of two stories to the new structure. The ANC believes that only the first phase should be under consideration and only when the actual impact of the first phase is established should the second phase be even entertained.

Second, in regards to a variance from the use provisions of the Zoning Regulations to permit the construction of an addition to a studio and office building in an R-1-B District, the ANC in general does not support such use, but considers the application of the National Broadcasting Company a special case given the fact that the R-1-B District at 4001 Nebraska Avenue was already being used as office and studio space.

Third, the ANC believes that the impact, both visual and environmental on Glover Archbold Park should be considered. It has been suggested that the planting of spruce trees between the new addition and the retaining wall could possibly minimize the visual impact. There is also a need for an adequate storm drainage retention system so as to avoid a drainage problem that could adversely affect the park.

At its May 8, 1980 meeting ANC-3E unanimously supported the position of SMD-3E05. . It is also important to note that ANC concurred with both the issues raised by the National Capital Planning Commission and Advisory Neighborhood Commission 3C.

25. Advisory Neighborhood Commission by letter, of April 24, 1980 reported that although the subject application, by the National Broadcasting Company, is not within this Commission's area, the property in question is immediately adjacent. The ANC urged that the Board of Zoning Adjustment, in its consideration of this case, consider any impact both visual and environmental that the proposed addition to a studio and office building might have on Glover Archbold Park. Already, various sections of the Park have suffered adversely from new construction. A case in point is the damage from erosion--which continues to this day--from the site of the Federal National Mortgage Association.

The ANC also suggested that because the Park is Federal property, the National Capital Planning Commission should be asked to comment on this Case. The ANC discussed this matter at its March 24, 1980 meeting, where the positions stated were unanimously adopted.

26. The Board is required by statute to give "great weight" to the issues and concerns of the ANC where a resolution of the ANC is in writing as to such issues and concerns and where the resolution comes from the ANC as a body, not a single member district. The Board does note however, that the issues and concerns of the single family member district and ANC-3C, an adjoining ANC, were presented to the Board and considered by the Board on the part of the OPD and the NCPC.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant is seeking a variance, which requires a showing upon the owner of the property of a hardship that stems from the property itself. The Board concludes that the subject site is affected by an exceptional situation as a result of the fact that it is zoned for residential use while its size, shape, and proximity to other non-residential uses make it unfeasible for residential development. As the Board found in Appeal No. 10120, the site is peculiarly shaped and "almost land-locked" by institutional-type uses. In addition, as found in Order No. 4159 and reiterated in Order No. 12011, the site suffers from "inadequate access to street frontage and the close proximity of a high concentrated commercial office operation which has already had adverse affect upon residential property located as much as one-forth mile distances." The Board further concludes that the application of the Zoning Regulations in this case would impose an undue hardship upon the property owner. The Board has repeatedly found that the subject site by reason of its shape and location suffers a hardship. The Board has recognized that the subject site may not be feasibly developed under the existing zoning; that there are no alternative plans which would result in an economical use of the property; that the elevation of the site is conducive to its use for television purposes; and that NBC has technical operations housed in the existing facility and has needs to expand its mechanical and office facilities at the site to keep up with increases in local broadcasting and with advancements in technology. Other than NBC's increasing need to expand its facilities, the conditions affecting the subject site under which the Board previously found applicant to have met its burden as to "peculiar and exceptional and undue hardship" have remained unchanged.

The Board concludes that the proposed use will not be detrimental to the public good. As the Board found in Order No. 4159, and as it reasserted this finding in Order No. 12011, the NBC use is entirely self-contained, quiet, and unobtrusive because of low height and screening of other commercial use buildings and the Board concluded that the requested use variance would not be detrimental. The new addition is still relatively unobtrusive and low compared with the adjacent National Presbyterian Church and the nearby commercial area on Wisconsin Avenue. The proposed building height is just 18.49 feet from the curb level on Nebraska Avenue. The addition presently proposed will add 15,184.63 square feet per floor or, 45,553.86 total plus penthouse. The lot area is 7.25 acres, only nineteen percent of which is occupied.

The Board concludes that the variance, as conditioned herein, can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zoning plan. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. The applicant shall provide the building setback and additional landscaping as shown on the site plan marked as Exhibit No. 31 of the record.

2. The applicant shall secure the approval of the Director of National Capital Region of the National Park Service for the proposed storm water drainage into Grover Archbold Park.

3. The maximum height of the addition shall be three stories.

4. The Board will approve no additional application for this property until the applicant has prepared a master plan for the site. The Board strongly recommends that the applicant proceed with that plan and present it to the Board as soon as possible.

VOTE: 5-0 (William F. McIntosh, Charles R. Norris, Connie Fortune, Leonard L. McCants and John G. Parsons to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 28 JUL 1980

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

13

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 13554, of the National Broadcasting, Co., Inc., pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the use provisions (Sub-section 3101.2) to permit additions to the existing studio and office building over a twenty-five year period in accordance with a master plan for the property prepared by NBC in an R-1-B District at the premises 4001 Nebraska Avenue, N.W., (Square 1722, Lot 1).

HEARING DATE: September 16, 1981
DECISION DATE: October 7, 1981

FINDINGS OF FACT:

1. The subject site is located on the east side of Nebraska Avenue at its intersection with Tilden Street. It is known as 4001 Nebraska Avenue, N.W. It is in an R-1-B District.

2. The site consists of 315,810 square feet or 7.25 acres in land area. It has sixty feet of street frontage on Nebraska Avenue. The site is shaped somewhat like a baseball diamond. Vehicular access for the site is from a 310 foot long driveway from Nebraska Avenue. There is a 222-car parking lot on the site. An additional 144 spaces are provided on the adjacent site of the National Presbyterian Church. The site is developed with a two-story brick structure and a radio tower. A ground and two-story addition is currently being constructed on the site. The existing structure totals approximately 124,000 square feet of floor area.

3. To the north of the subject site is the National Presbyterian Church in an R-1-B District. To the east of the site is Glover Archbold Park followed by C-3-A developed property and the McLean Gardens development in the R-5-A District, both fronting on Wisconsin Avenue. To the south and west of the site is U.S. Navy property.

4. The Board first granted the National Broadcasting Company a use variance to establish an office building and special exceptions to establish an office building and parking in Appeal No. 4159, public hearing June 1, 1955. In Appeal No. 5494, the Board granted a use variance to permit continuation and enlargement of accessory parking facilities after a change in the Zoning Regulations.

5. In BZA Appeal No. 8234, dated June 16, 1965, the board granted a use variance to permit an addition to the office building established under Appeal No. 4159. The existing building then contained 91,370 square feet and the addition provided an additional 16,280 square feet.

6. In Appeal No. 10120, dated November 16, 1970, the Board granted the applicant a use variance to permit a second floor addition to the addition permitted under Appeal No. 8234. That addition would have contained a floor area of approximately 8,140 square feet. Economic conditions existing at the time that Appeal No. 10120 was approved then made it unwise to proceed with construction. Consequently, that approval expired without the addition having been constructed.

7. In Appeal No. 12011, dated October 22, 1975, the applicant was granted a reinstatement of Order No. 10120 and additional permission to locate a temporary office structure upon the subject property for a period of two years during the period of construction of the proposed second floor addition. The original intent of the applicant was to utilize the temporary building for employees who were awaiting occupancy within the second-floor addition to the broadcast studio, which was then under construction. However, there has been an increase of staff over the past few years, and the main building is still fully occupied with no space to accommodate the occupants from the temporary building. Therefore, the applicant requested a two-year extension of the temporary building while NBC searched for a means to relieve its space concerns. This relief was granted by the Board in BZA Order No. 12539, dated March 7, 1978.

8. In Application No. 13222, dated July 28, 1980, the Board granted the applicant a use variance to permit a ground and two-story addition to the existing structure. One of the conditions of that Order was that before the Board would approve any additional applications, the applicant must first prepare a Master Plan for the site and present it to the Board.

9. The applicant now seeks approval of its new Master Plan so that it may construct additions to the existing studio and office building over a twenty-five year period in accordance with the plan. The first such addition would begin immediately with the construction of a third floor to be built in conjunction with the ground and two-story addition approved by the Board on July 28, 1980.

10. The applicant's plan has a twenty-five year time span and foresees expansion of the site in three phases. Each phase will be in the form of a contiguous addition to the present structure. Phase One will begin this year with the construction of a ground and two-story addition, pursuant to BZA No. 13222. Phase Two will also begin immediately with a third floor addition to the Phase One structure and would later add a fourth floor to that structure by 1985. Phase Two would be completed by 1990 with the construction of a new five-story addition. Finally, Phase Three calls for a further five-story addition by the year 2000.

11. The floor area of the facilities, as already approved by the Board, is 170,000 square feet, as compared to the ultimate gross floor area of 312,000 square feet proposed for the end of the twenty-five year period.

12. There are four divisions housed in the existing facilities: the local TV station, Network News, WRC-AM Radio, and WKYS-FM Radio. The present allocation of space is an average of 100 square feet per person for the major occupied building areas. This allocation of space will increase to 125 square feet per person and in Phase II and III to about 160 square feet per person. It is projected that the number of employees will increase from the present 575 to 857 in twenty-five years, representing an increase of forty-nine percent. The largest increase in number of employees is expected in news gathering and news coverage categories of Program Support and Technical Services. Some NBC facilities are now located at Wisconsin Avenue and K Street offices. A consolidation of some of these facilities is indicated.

13. The proposed master plan envisions a new 94,000 square foot, five-story addition under Phase II to provide increased studio and office space. Additionally, 48,000 square feet of floor area is planned for Phase III to accommodate more administrative and technical service employees in five stories.

14. A 332-space parking garage is proposed for Phase II. Also, a 659 foot tower structure will be installed to improve broadcast range and capacity and will replace the existing tower. The tower will be 200 feet taller in order to transmit signals over local obstructions, mostly buildings, in the Northern Virginia and Maryland areas.

15. The property is located in an R-1-B District which does not allow the location of the subject facilities as a matter of right. However, the Board of Zoning Adjustment has consistently determined in past Orders that a requirement to adhere strictly to the regulations governing the R-1-B District would result in exceptional and undue hardship upon the owner of the property. Consequently, the Board has granted the needed variances to locate the facilities at the premises.

16. The essential feature of the master plan now before the Board is to present the long-range "ultimate development plan" on the site that would meet the needs of NBC and utilize the site to an optimum level. The master plan requires Board approval for staged development and variance from the use provisions to permit further additions to the studio and office buildings.

17. The applicant, NBC, is currently served by a network of major arterial streets, including Nebraska Avenue, Wisconsin Avenue, and Massachusetts Avenue, plus such secondary arterials as Van Ness Street. It also is served by the D5 and D6 Metrobuses on Nebraska Avenue, with additional bus service on Wisconsin Avenue and on Massachusetts Avenue. Metrorail service is scheduled to be available at Tenley Circle in late 1985. The station is about a ten minute walk from the subject site.

18. Traffic volumes in the immediate area have, in general, been slightly decreasing. Data furnished by the D.C. Department of Transportation showsthat there has been about a four percent decline in average daily traffic on the streets in the proximity of NBC in the past five years. Peak hours conditions are at acceptable levels of service at all principal intersections in the area. At the two circles, Tenley (Winconsin/Nebraska) and Ward (Massachusetts/Nebraska), the level of service is D, while at Nebraska Avenue and Van Ness Street the level of service is B.

19. Off-street parking, provided for or arranged by NBC, meets all of the needs of the company at the present time. There is no spillover of parked cars on residential streets. The company provides 222 spaces on a surface lot, which is supplemented with 144 spaces, specifically allocated and marked for NBC use, on the adjoining parking lot belonging to the National Presbyterian Church. The total of 366 spaces exceeds peak demands by about thirty to thirty-five spaces.

20. Except for an increase in the parking availability after Phase Two, the ratio of parking spaces to employees remains roughly constant through the end of the development program.

21. The traffic increases that can be expected to accompany the phased development were projected as nineteen trips after Phase One, fifty-five trips after Phase Two, and ninety-two trips after Phase Three. The addition of these trips to existing traffic on the street network, apportioned according to the probable trip distribution, would result in no change from existing levels of service.

22. In preparing the Master Plan, the applicant conferred with the Office of Planning and Development, the National Capital Planning Commission and the National Park Service. Many of the suggestions made during these discussions have been incorporated into the Plan.

23. The Office of Planning and Development, by report dated September 9, 1981, and at the public hearing recommended that the master plan and the use variances be approved subject to favorable reports from the National Park Service and the Department of Transportation. The OPD reported that the NBC master plan is intended to provide needed efficiency in its operations and to accommodate the technological advancements in the field of communication. It is anticipated by the applicant that the scope of the master plan, as presented, will meet its needs over a period of twenty-five years. The essential element of the master plan is the addition, in stages, of the existing building with garage space underneath, and the replacement of the communication tower. The subject site is large and secluded. The Board has granted use variances on the site in the past after making a finding that the strict application of the land use requirements of the Zoning Regulations would result in peculiar and exceptional practical difficulties. The proposed master plan expansion seeks the intensification of the same uses that are presently existing on the site for reasons of additional needs that are dictated by circumstances and technological advancements. The Board concurs in the OPD findings and recommendations.

24. The National Capital Planning Commission recommended against approval of the Master Plan until it is revised to deal with the problems of storm water runoff. A spokesman of the Commission stated at the public hearing, however, that the Commission would favor approval of the Plan if the Board made as a condition in its decision that the implementation of the Master Plan will not cause an increase in the storm water runoff from the site to the adjacent park. Also, the applicant must seek the review and permission from the National Park Service for all construction that will affect storm water runoff.

25. The National Park Service was in favor of the application, subject to the condition that the Park Service shall review and approve all storm water management related aspects of the Master Plan.

26. The applicant has agreed to grant a permanent scenic easement of a portion of the site to the National Park Service.

27. A representative of the Japaneese Embassy testified at the public hearing that although the Embassy had no objection to the master plan it sought assurance from the applicant that the proposed antenna which is approximately 200 feet higher than the present one would not have an adverse impact on the television reception at the Embassy and if there were such an adverse impact that the applicant would provide technical assistance to correct same. He was so assured by the applicant.

28. The National Presbyterian Church, by letter of September 9, 1981, advised that its property advisory committee had reviewed the master plan and the plan raised no objections on the part of the church.

29. The Department of the Navy, by letter of July 20, 1981, advised that the master plan had been reviewed by the National Security Station and all major tenant Commands. It had no objections to the proposed additions to the existing studio and office building over the next twenty-five years. The proposal does not conflict with the mission or activities of the Navy Department.

30. The recommendations of the Advisory Neighborhood Commission and Department of Transportation were received after the record was closed on this application and are not part of the record.

31. There was no opposition to the application at the public hearing or of record.

CONCLUSIONS OF LAW AND OPINION:

Based on the record, the Board concludes that the applicant is seeking a variance, which requires a showing upon the owner of the property of a hardship that stems from the property itself. The Board concludes that the subject site is affected by an exceptional situation as a result of the fact that it is zoned for residential use while its size, shape, and proximity to other non-residential uses make it unfeasible for residential development. As the Board found in Appeal No. 10120, the site is peculiarly shaped and "almost land-locked" by institutional-type uses. In addition, as found in Order No. 4159 and reiterated in Order No. 13222, the site suffers from "inadequate access to street frontage and the close proximity of a high concentrated commercial office operation which has already had adverse affect upon residential property located as much as one-fourth mile distances." The Board further concludes that the application of the Zoning Regulations in this case would impose an undue hardship upon the property owner. The Board has repeatedly found that the subject site by reason of its shape and location suffers a hardship. The Board has recognized that the subject site may not be feasibly developed under the existing zoning; that there are no alternative plans which would result in an economical use of the property; that the elevation of the site is conducive to its use for television purposes; and that NBC has technical operations housed in the existing facility ahd has needs to expand its mechanical and office facilities at the site to keep up with increases in local broadcasting and with advancements in technology. Other than NBC's increasing need to expand its facilities, the conditions affecting the subject site under which the Board previously found applicant to have met its burden as to "peculiar and exceptional and undue hardship" have remained unchanged.

The Board further concludes that the proposed use will not cause substantial detrimental to the public good. As the Board found in Order No. 4159, and as it reasserted this finding in Order No. 13222, the NBC use is entirely self-contained, quiet, and unobtrusive because of low height and screening of other commercial use buildings. The Board concluded that the requested use variance would not be detrimental. The proposed additions in the Master Plan will not alter this conclusion. The maximum proposed building eave height is only thirty-one feet from its point of measurement. The present structure occupies only fourteen per cent of the 7.25 acre site. The proposed additions would increase the coverage to twenty-six per cent, which is below the forty per cent maximum allowed under R-1-B zoning. Also, the applicant has incorporated many suggestions and ideas into the Master Plan to preserve the natural beauty of the area.

The Board concludes that the variance, as conditioned herein, can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zoning plan. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. The additions shall be phased and constructed in accordance with the master plan marked as Exhibit No. 10 of the record.

2. The applicant shall secure the approval of the Director of the National Capital Region of the National Park Service for the proposed storm water drainage into Glover Archbold Park.

VOTE: 5-0 (Douglas J. Patton, Charles R. Norris, William F. McIntosh, Walter B. Lewis and Connie Fortune to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 25 NOV 1981

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFEC UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

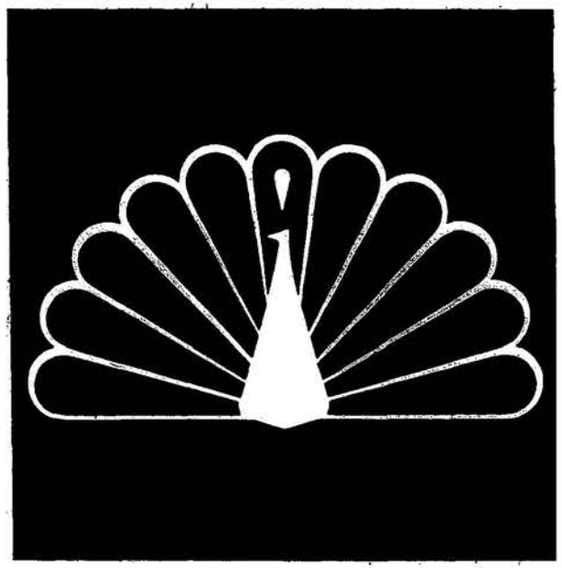
THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.

14

EXHIBIT 14

Master Plan
(Approved pursuant to BZA Order No, 13554)

MASTER PLAN



NATIONAL BROADCASTING COMPANY, INC.
WASHINGTON, D.C.

MASTER PLAN

NATIONAL BROADCASTING COMPANY, INC.

4001 NEBRASKA AVENUE, N.W.
WASHINGTON, D.C. 20016

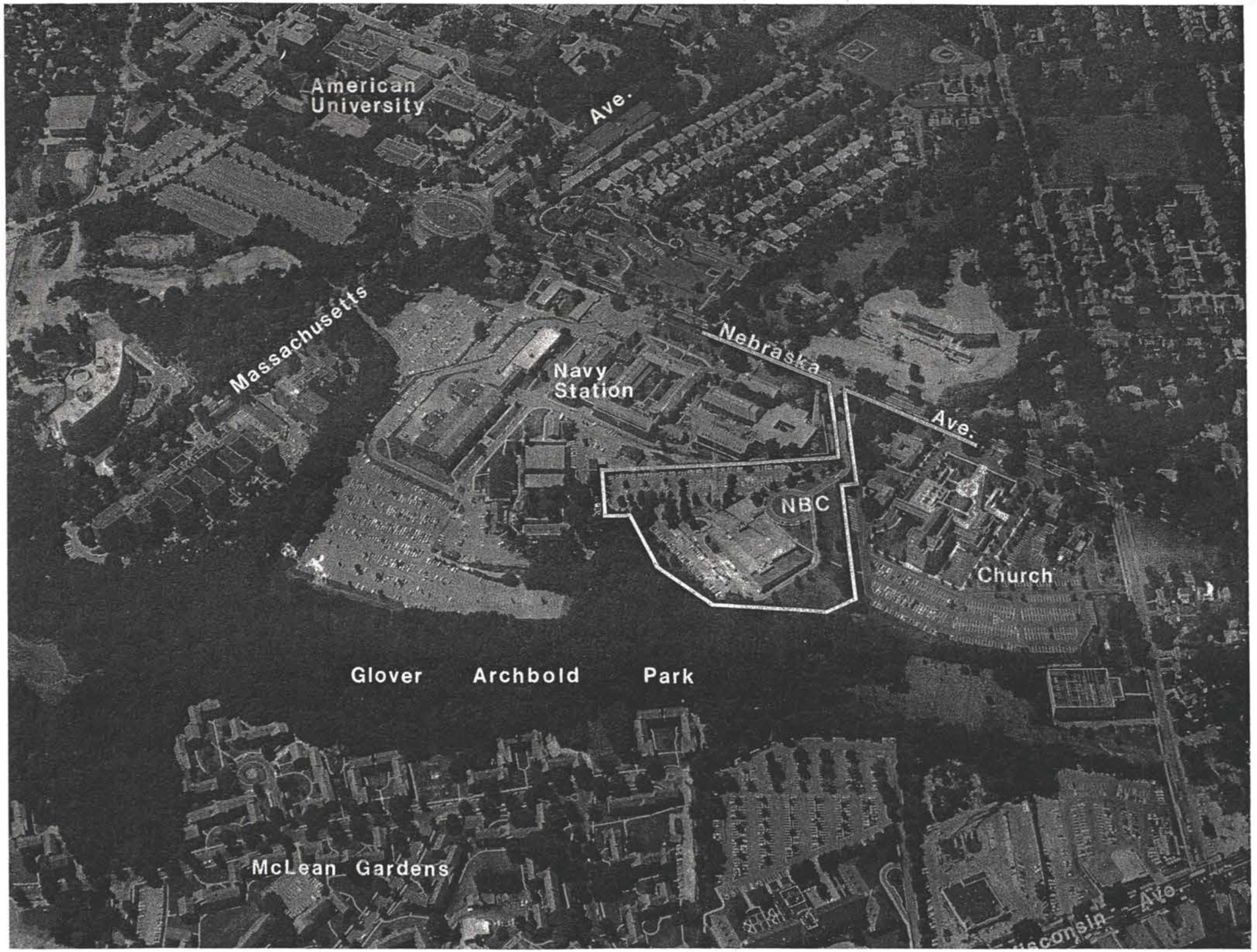
JANUARY 1981

PREPARED BY:

JOHN S. SAMPERTON ASSOCIATES
ARCHITECTS AND PLANNING CONSULTANTS
1625 K Street, N.W.
Washington, D.C. 20006

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This aerial photo was taken a few years ago and is looking west to the NBC property over McLean Gardens Apartments and the Glover Archbold Park.

Abstract

The purpose of this Master Plan is to project the future needs and probable physical development of the property and facilities of the National Broadcasting Company (NBC) located at 4001 Nebraska avenue, NW, Washington, D. C. In order to achieve this purpose, a planning methodology has been used to document past growth, to investigate present conditions and to analyze needs. A program of requirements has been developed using critical criteria and alternatives have been studied. A framework for an actual development plan was established.

The Master Plan proposes to set forth the basic design and scope of three phases of facilities expansion. Each phase will be in the form of a contiguous addition to the present structure.

It is anticipated that the planned growth and expansion of NBC facilities over the next twenty-five years will culminate development on this site and satisfy all functional needs for that period.

a new three-story addition with the requirement that no further applications will be approved until the applicant has prepared a master plan for the site. This revised and updated Master Plan is submitted pursuant to that requirement; it is estimated that the present addition and the phased development proposed herein will satisfy space concerns for the next twenty-five years.

MASTER PLAN

The need to update and provide a more detailed Master Plan is evidenced by the record of growth and expansion that NBC has experienced in the last twenty-five years. The social, economic and political changes of our times and of Washington, D. C., have contributed to this record, and were anticipated at the time the property was selected by NBC. The site is large, well set back from main thoroughfares and secluded from neighboring properties; the adjacent park was considered to be an ideal buffer between the facilities and a nearby residential area.

Growth was planned for in the original building design so as to allow for news gathering and broadcasting operations to proceed uninterrupted during periods of change. Building orientation on the site and interior space arrangement were determined so that people and equipment could be added without disturbing existing studio and support functions. For these reasons, the pattern of physical growth of the building was established early-on, to be in the East and South directions. At the specific request of the U.S. Park Service, however, the feasibility of expansion of facilities to the North and West of the existing building has been studied. It is clear that NBC operations would be interrupted and expansion made very difficult if new additions were to be planned in the front of the building.



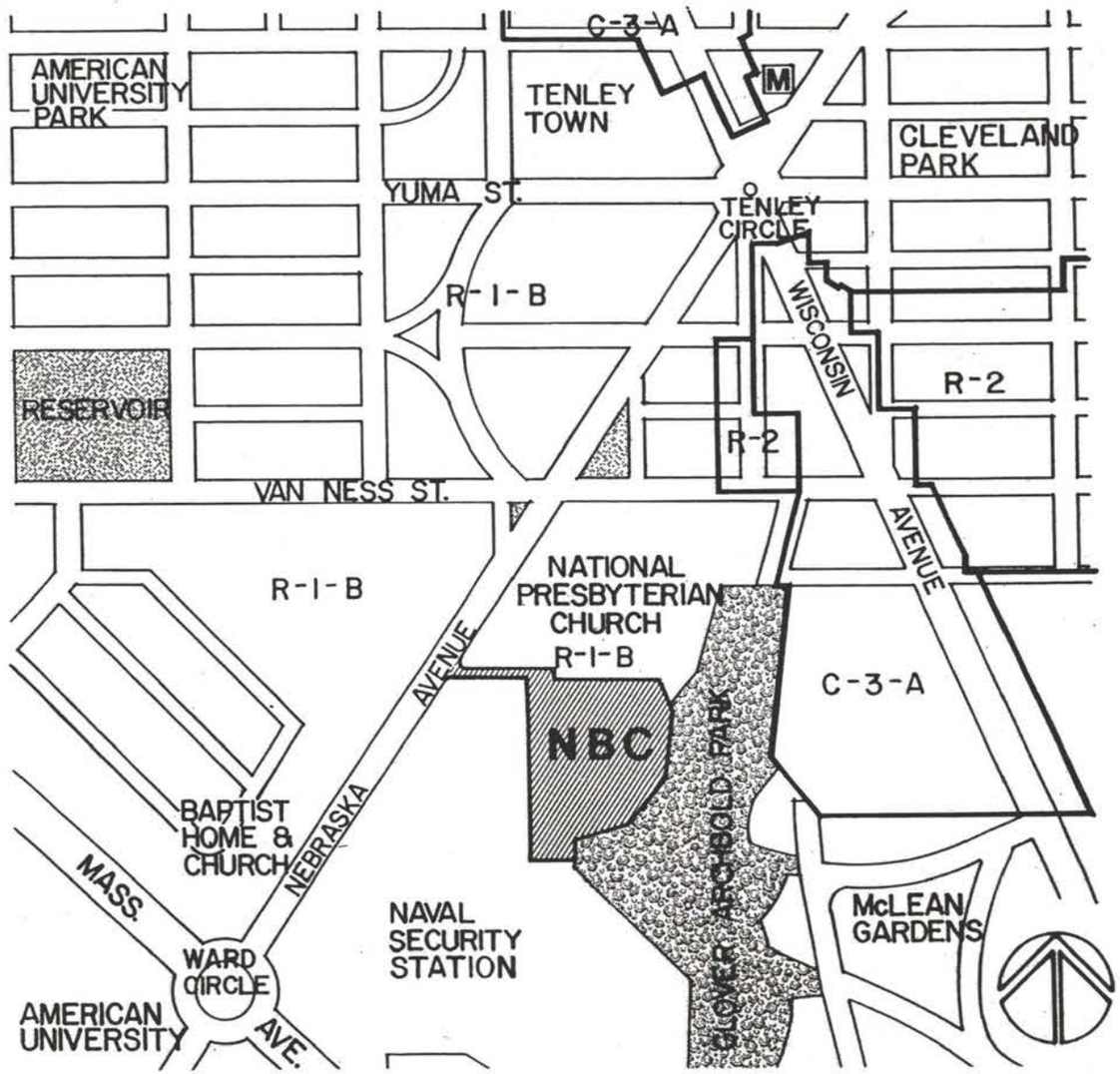
The broadcast industry itself is changing continuously and there are some very significant factors effecting these transformations. First of all, in our fast-paced society of live radio and TV coverage, instant replays and vastly improved international telecommunications, we have come to expect news coverage that is up-to-the-minute and complete with images and commentary. The broadcast media is as essential to us now as the telephone in communicating information quickly. As a result, more people and more technical equipment are necessary to cover the news and to produce the actual broadcasts than ever before.

Secondly, with Washington, D. C., having become a national and international news center, network broadcasting activities have intensified. As the seat of the federal government, the reporting of news events is almost hourly; it is "on location" and it is often transmitted around the world immediately.

Several antennae on the NBC tower, for instance, are permanently directed to the State Department to receive direct transmission of news events there.

In addition, the rate of technological advances in broadcast equipment itself is ever increasing. Making more use of satellite communications, micro-wave transmissions, fiber optics and computers, the electronics "bag" of services has become all-important to the industry. As electronic discoveries and constant refinements to equipment occur, physical changes to the buildings and structures that accommodate this hardware are necessary. Despite miniaturization of some components, there is a proliferation of new equipment.

The NBC facilities at 4001 Nebraska Avenue are designed to house only those employees essential to the operation and production of NBC broadcast efforts, including local and network programs for the four divisions.



With the present addition, twenty-four personnel from the PRIME TIME program and six from MEET THE PRESS programming are being added. Offices for these activities had been located at 4200 Wisconsin Avenue and this created a hardship on employees with the constant traffic between the two locations --- even on weekends.

NBC does have other office space within the District on K Street, NW. This space houses legal and government relations offices. These personnel are not directly related to the broadcasting effort. The District of Columbia has recognized the importance of the NBC facility at 4001 Nebraska Avenue, which, by the terms of its FCC license, must be located and operated within the city and serve the citizens of the District of Columbia.

NBC provides 575 permanent jobs and 39% of these employees live within the District. Many of these employees live in the vicinity of the station. 27% are minority employees. NBC purchases $218,000 per year from minority vendors located within the District. Employees at this location are served by a recently-established Broadcaster Child Development Center located nearby.

Many NBC employees are involved in community activities. NBC interviews over 600 community leaders per year to learn of their concerns for the community. Many of the on-air talent volunteer time for fund raising activities. NBC pays over $250,000 per year in D. C. real estate and personal property taxes and has an annual payroll of $25,000,000. The building and grounds, situated over 300 feet back from Nebraska Avenue, are well-maintained throughout the year. NBC enjoys an excellent relationship with its neighbors on either side --- the U. S. Navy and the National Presbyterian Church.

SUMMARY OF PAST AND FUTURE GROWTH OF BUILDING

		YEAR	FLOOR AREA	BZA APPLICATIONS	REMARKS
PAST GROWTH		1957	91,500 SF	BZA No. 4159/June 1955	Initial Construction
		1966	+ 16,000 SF	BZA No. 8234/June 1965	2-Story Addition
		1973	+ 5,000 SF		Mezzanine Construction
		1976	+ 8,000 SF	BZA No. 12011/October 1975	2nd Floor Addition
		TOTAL	124,000 SF		Existing Building Area
FUTURE GROWTH	PHASE I:	1981	+ 46,000 SF	BZA No. 13222/July 1980	3-Story Addition
	PHASE II:	1985	+ 27,000 SF		3rd and 4th Floor Addition
		1990	+ 67,000 SF		A New 5-Story Addition
	PHASE III:	2000	+ 48,000 SF		New 5-Story Addition

Planning and Design Objectives

The National Broadcasting Company in Washington, D. C., has been responding to community needs for many years. Coverage of news and events in the metropolitan area, the nation and the world is provided for an estimated 3.973 million people within the broadcast range; programs of an educational, entertainment and general interest nature are carried over television and radio waves daily. These services, for which there is no direct charge, are provided to a wanting and expectant public. NBC recognizes that, though these services are needed and desired by the public, the facilities from which they are provided must be designed to minimize their impact upon neighboring property owners.

Growth of facilities at NBC must not adversely affect the Glover Archbold Park. Environmentally, construction activity should be contained and impervious site area minimized so as not to erode soil and vegetation and to discourage inordinate water run-off to the park stream. Visually, a buffer of new trees and shrubs shall provide separation between the park and the building; present property line setbacks adjacent to the park shall be maintained.

Despite the fact that the NBC property and the adjoining properties are institutional-type uses, the nature of the surrounding residential community must be maintained. The size, scale and design of non-residential development must not overpower the neighborhood settings and should not infringe on the green space found there. The development of NBC facilities should remain unobtrusive and well-screened.

The functional relationships of (and between) people and equipment must be determined prior to analyzing the physical needs; reducing space requirements to square feet of floor area is simply mathematical and should not dictate, necessarily, the arrangement or configuration of space. People need comfortable and pleasant working conditions in order to be productive; organization is also important.

The most efficient use of three-dimensional space in buildings is to create compact and contiguous structures; separate buildings and single-story sprawl should be avoided at NBC. Optimizing building height and bulk (volume) preserves open site area and provides for economical construction.

The planning and design objectives may be summarized as follows:

1. To reflect community goals and respond to community needs; to create a positive impact.

2. To respond positively to the planning concerns of the National Capital Planning Commission, The National Park Service and the Office of Planning and Development.

3. To embody the highest quality of design; to enhance the aesthetic and symbolic attributes in the fabric of the community and the environment.

4. To provide adequate and appropriate space to relieve overcrowdedness and to improve "livability."

5. To increase efficiency and economy (of space use) by exploring opportunities and alternatives.

	OBJECTIVES	ADAPTATION	APPLICABILITY
Process of Growth			
	Create a gradual integrated growth.	Discourage large sum development that results in abrupt environmental changes. Adapt continuously to changing uses and needs, conserving a preordained order.	Building and site.
Employee Amenities			
	Create an environment with better livability.	Maximize positive outdoor space; minimize outdoor spaces that are merely "left over," in general, not to be used. Maximize accessible green areas. Provide windows for office spaces. Provide adequate and appropriate space to relieve overcrowdedness and congestion.	Building and site.

Circulation Flow

OBJECTIVES	ADAPTATION	APPLICABILITY
Bring the traffic and the pedestrian system into the right order.	Make the driveway a system of loops, so that intersecting pedestrian and vehicular traffic is improbable.	Building site.
	Maintain the safety of pedestrians and tranquility around the building.	
	Separate circulation for service vehicles.	
	Minimize conflict of pedestrian and vehicular traffic.	
	Clarify circulation paths.	
	Provide covered drop-off at main entrance.	
	Provide handicapped parking spaces as close as possible to ramp and building entrance.	
Make enjoyable public space.	Minimize walking distance from parking to building.	Building site.
	Provide landscaped pedestrian path.	

Landscaping

OBJECTIVES	ADAPTATION	APPLICABILITY
Upgrade the quality of the existing park with new planting.	Design for visual continuity of the existing park. Plan for immediate effects with mature transplants and rapid growth as well as long-range landscape design. Choose vegetation according to drainage and soil characteristics. Screen planting between the existing park and building to minimize negative impact to the existing natural setting.	Building site.
Minimize erosion, storm run-off, and damage to natural setting.	Minimize devegetation, clearing and impervious areas around building.	Building site.

Building Complex	OBJECTIVES	ADAPTATION	APPLICABILITY
	Enhance the aesthetic and symbolic quality of building design.	Create human scale and personality in building design. Minimize overly formal, monolithic and security-conscious design. Integrate landscaping and building design with the consciousness of the existing park. Enhance the visual quality in the fabric of the existing environment. Provide an identifiable, "friendly," open and conducive entry design. Minimize the negative aspects of the physical massiveness with special design considerations to edges, corners, heights and length of the building.	Building design.