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September 26, 2006

NORMAN M. GLASGOW, JR.
202-419-2460

Internet Address:
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VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210S
441 4th Street, N.W.
Washington, D.C. 20001

Re: **BZA Case No. 17521**
Pre-Hearing Submission

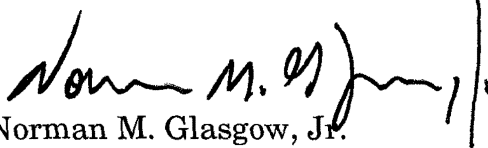
Dear Members of the Board:

On behalf of the applicant, 601-645 H Street Ventures, LLC, I enclose an original and twenty (20) copies of the pre-hearing submission for the above-referenced matter.

Please do not hesitate to contact me should you have any questions or comments.

Very truly yours,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.

Enclosures

cc: Travis Parker, Office of Planning
Mark Dixon, Chairman, Advisory Neighborhood Commission 6C
Anthony Rivera, Advisory Neighborhood Commission 6C
Randy Kenna, 6th and H Street NE Neighborhood Association

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.29

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

601-645 H STREET VENTURES, LLC

BZA APPLICATION NO. 17521

PUBLIC HEARING: OCTOBER 10, 2006

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application of 601-645 H Street Ventures, LLC BZA Application No. 17521
Public Hearing: October 10, 2006

ANC 6C

STATEMENT OF THE APPLICANT

I.

NATURE OF RELIEF SOUGHT

This is an application pursuant to 11 DCMR 3103.2 and 3104.1 for 1) variance relief from the residential recreation space requirements under Section 773; 2) special exception approval for new construction on a lot that is in excess of 6,000 square feet under Section 1320.4; 3) special exception relief from Section 1303.2 to permit a curb cut on H Street; 4) special exception relief from the lot occupancy provisions of Section 1324.4; and 5) special exception relief from the ground floor level ceiling height provisions of Section 1324.12. Additionally, depending upon the massing approved by the Board of Zoning Adjustment, special exception relief pursuant to § 2514.2 for a thirty-five foot extension of the height permitted in a lesser restrictive district into a more restrictive district is requested. The relief is requested in order to construct a mixed-use residential and commercial development in the H Street Northeast Neighborhood Commercial Overlay District in the HS/C-2-A and HS/C-2-C Districts at premises 601-645 H Street, N.E. (Square 859, Lot 177) (the "Subject Property").

II.

JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the requested variance and special exception relief pursuant to §§ 1325.1, 3103.2 and 3104.1 of the Zoning Regulations.

III.

EXHIBITS IN SUPPORT OF THE APPLICATION

Before proceeding with the discussion of the merits of this application, the following additional materials are submitted:

Exhibit A: A portion of the Sanborn Atlas showing the Property highlighted in yellow.

- Exhibit B: A portion of the Zoning Map showing the Property highlighted in yellow.
- Exhibit C: Outline of testimony of Pryse Elam, 601-645 H Street Ventures, LLC, Applicant.
- Exhibit D: Outline of testimony of Douglas Carter, Davis, Carter, Scott, Ltd., Architect.
- Exhibit E: Outline of testimony of Martin Wells, P.E., Wells & Associates, LLC, Traffic Consultant.
- Exhibit F: Outline of testimony of Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP.
- Exhibit G: Architectural plans.
- Exhibit H: Summary of compliance with Sections 1324 and 1325 and H Street Design Guidelines.
- Exhibit I: Alternate H Street Façade.

IV.

BACKGROUND

A. The Property and Proposed Development

The Subject Property consists of Lot 177 in Square 859 and is currently occupied by District of Columbia government offices and a surface parking area. Square 859 is bounded by H Street on the north, 7th Street on the east, G Street on the south, and 6th Street on the west. The Subject Property is located in the northern portion of the Square, with frontage along H Street, 6th Street, and 7th Street and consists of approximately 109,351 square feet of land area with a most unusual shape. It is included in the C-2-C and C-2-A zone districts and in the H Street Northeast Neighborhood Commercial Overlay District.

The Applicant, 601-645 H Street Ventures, LLC, proposes to develop the Subject Property with a mixed use residential and commercial development. The project is designed as a nine-story mixed-used tower on H Street, and steps down to a five-story and four-story residential component at the south side of the Subject Property, with a setback and an alley separating the four-story section from existing row houses. It is conveniently located just

a few blocks away from Union Station providing excellent access to the Metro and Amtrak. The existing office buildings at either end of the Subject Property will remain.

The residential apartment building will include over 312,000 square feet of gross area and approximately 240 residential units. Three levels of below-grade parking will provide approximately 487 parking spaces for office, retail and apartment units. First floor retail space provides opportunities for retail businesses to have direct access to the busy pedestrian activity on H Street. The office component will contain approximately 184,000 square feet of floor area. The project will include approximately 3,800 square feet of amenity space on the first floor, in addition to a roof top swimming pool for the residents.

B. Vicinity

The Subject Property is part of the H Street commercial corridor. To the south of the Subject Property are row dwellings. To the north of the Subject Property, across H Street, are commercial uses. To the east and west are a combination of commercial and residential uses.

V.

BURDEN OF PROOF FOR RESIDENTIAL RECREATION SPACE VARIANCE

The test for variance relief is three-part: (1) demonstration that the property is affected by some exceptional situation or condition; (2) such that, without the requested variance relief, the strict application of the Zoning Regulations would result in some practical difficulty upon the property owner; and (3) that the relief requested can be granted without substantial detriment to the public good or substantial impairment of the zone plan.

A. Exceptional Condition or Situation

Section 773.3 provides that an area equal to 20% of the residential gross floor in a C-2-A zone and 15% of the residential gross floor in a C-2-C zone must be provided as residential recreation space. The project includes 108,238 square feet of gross floor area dedicated to residential use in the C-2-A zone and 203,951 square feet of gross floor area dedicated to residential use in the C-2-C zone. Therefore, a total of 52,241 square feet of residential recreation space is required, and at least fifty percent (50%) of this requirement must be located outdoors.

The Subject Property is irregularly shaped, as exhibited on the attached architectural plans and plat. Its primary frontage is on H Street, but it also has frontage on both 6th and 7th Streets. As the Subject Property is located in the HS Overlay Housing Sub-District, the project has a substantial amount of residential floor area, while including a mixed-use component and adequate amenity space. These features constrain the Subject Property's ability to conform to the required percentage of residential recreation space. The existing office buildings restrict the roof area available for residential recreation space as do the various step-downs of the building to address the split-zoning of the lot.

B. Resulting Practical Difficulty

The strict application of the Zoning Regulations would result in a practical difficulty upon the Applicant. Additional recreation space cannot be located on the roof because of the various roof levels and configuration and location of the HVAC equipment. All available open area on the first floor exterior of the property is being devoted to residential recreation space. In order to provide additional indoor recreation space, the project would have to convert excess parking to recreation space, and still seek a variance for the outdoor recreation space. Due to the constraints on the property and project, it is not desirable to eliminate parking spaces and devote them to indoor recreation space that will sit vacant for most of the time. Nor is it practical to excavate further below ground solely for the purpose of constructing a partial level of below-grade recreation space.

C. No Substantial Detriment to Public Good or Zone Plan

The requested relief can be granted without substantial detriment to the public good and without substantially impairing the zone plan. As shown on the plans, the project includes a number of quality residential recreation space areas, including the amenity space, the courtyards, and the roof-top pool, that provide a total of 20,287 square feet of residential recreation space.

Additionally, each unit has a private balcony or terrace which while not technically meeting the requirements adds an additional 24,000 square feet of outdoor private recreation space. Moreover, from an urban design and city-wide planning perspective, it is preferable to meet the goals of the H Street Overlay to provide more residential uses along the H Street, N.E. corridor, rather than to provide common indoor recreation space solely for the occupants of the building.

VI.

**BURDEN OF PROOF FOR SPECIAL EXCEPTION FOR NEW
CONSTRUCTION ON A LOT IN EXCESS OF 6,000 SQUARE FEET IN HS
OVERLAY DISTRICT**

The HS Overlay District requires special exception approval by the Board of Zoning Adjustment ("Board") for new construction on lots that are in excess of 6,000 square feet, in accordance with the following provisions:

- A. *The project is consistent with the design intent of the design requirements of Section 1324 and the design guidelines of the H Street N.E. Strategic Development Plan.*

The Project is located in the Western Gateway portion of the H Street N.E. Strategic Development Plan and is consistent with its recommendations and design guidelines. The Subject Property is designated for infill development, ground floor retail uses, and/or a large-scale housing development. The Plan states that the additional residential population would complement the proposed development of the Murry's site and provide additional customers for the proposed Central Retail District, to be located east of 7th Street.

The Project adheres to the design intent and design requirements of Section 1324 of the Zoning Regulations as follows:

1. *Buildings shall be designed and built so that not less than 75 percent of the streetwall(s) to a height of not less than 25 feet shall be constructed to the property line abutting the street right-of-way.*

More than 75 percent of the street wall abuts the property line.

2. *New construction that preserves an existing façade constructed before 1958 is permitted to use, for residential uses, an additional 0.5 FAR above the total density permitted in the underlying zone district for residential uses.*

This provision is not applicable.

3. *In C-2 Districts within the HS Overlay District, a 70 percent residential lot occupancy shall be permitted.*

The residential lot occupancy exceeds 70 percent on portions of the Subject Property. Special exception relief is requested in conjunction with this application.

4. *For the purposes of this Section, the percentage of lot occupancy may be calculated on a horizontal plane located at the lowest level where residential uses begin.*

Percentage of lot occupancy has been calculated as the total occupied floor level on the ground floor.

5. *For the purposes of Section 1324.5, "residential uses" include single-family dwellings, flats, multiple dwellings, rooming and boarding houses, and community-based residential facilities.*
6. *Parking structures with frontage on H Street, N.E. shall provide not less than 65 percent of the ground level frontage as commercial space.*

This provision is not applicable.

7. *Each new building on a lot that fronts H Street, N.E. shall devote not less than 50 percent of the surface area of the streetwall(s) at the ground level of each building to display windows having clear or clear / low-emissivity glass, except for the decorative or architectural accent, and to entrances to commercial uses or to the building.*

Approximately 75.9 percent of the of the surface area of street walls at the ground level have display windows with clear or clear/low- emissivity glass on H street.

8. *Security grilles shall have no less than 70 percent transparency.*

Security grilles will have no less than 70 percent transparency.

9. *Each commercial use with frontage on H Street, N.E. shall have an individual public entrance directly accessible from the public sidewalk. Multiple-dwellings shall have at least one primary entrance on H Street directly accessible from the sidewalk.*

Each store front has an individual entrance on H Street and the primary entrances to the residential and office uses are on H Street.

10. *Buildings shall be designed so as not to preclude an entrance every 40 feet on average, for the linear frontage of the building, excluding vehicular entrances, but including entrances to ground floor uses and the main lobby.*

New construction is also designed so as not to preclude an entrance every 40 feet on average, for the linear frontage of the building, excluding vehicular entrances, but including entrances to the ground floor uses and main lobby.

11. *The ground floor level of each building or building addition shall have a uniform minimum clear floor-to-ceiling height of fourteen feet.*

The ground floor level of the new construction will have a minimum clear floor-to-ceiling height of twelve feet, six inches as it will connect to existing structures on either side. Special exception relief from this provision is hereby requested.

12. *Buildings subject to Section 1324.12 shall be permitted an additional five feet of building height over that permitted in the underlying zone.*

The Applicant is not requesting additional building height.

13. *Projection signs shall have a minimum clearance of eight feet above a sidewalk and fourteen feet above a driveway, project no more than three feet, six inches from the face of the building, and end a minimum of one foot behind the curbline or extension of the curbline.*

All signage will conform to these provisions.

14. *Façade panel signs shall not be placed so as to interrupt windows or doors and shall project no more than 12 inches from the face of the building.*

All signage will conform to these provisions.

15. *Roof signs are prohibited.*

The proposed development includes no roof signs.

- B. *The architectural design of the project shall enhance the urban design features of the immediate vicinity in which it is located; and, if a historic district or historic landmark is involved, the Office of Planning report to the Board shall include review by the State Historic Preservation Officer and a status of the project's review by the Historic Preservation Review Board.*

The project is designed in a modern style providing consistency to the developing architectural character of the revitalized H street corridor. The primary north façade of the building has two segments, one parallel to H Street and the other at an inclined angle. Their intersection announces the main entrance with a transparent curtain wall system. The angled wall returns at the penthouse creating an interesting profile at the parapet. The intent of the design was to create a transparent and edgy look that appeals to the target condominium buyers in this area. The retail façade at the first floor is intended to promote sidewalk activity and increase pedestrian movement along H Street corridor. Coupled with Union Station and the U.S. Capitol complex, this mixed use development provides for transportation, employment and entertainment in close proximity to its residents.

An alternate H Street façade is attached as Exhibit I. In consultation with the community, the south (or rear) façade has been revised to step from four to five to nine stories from south to north as shown on the attached revised sheet. This design also provides a fifteen-foot to eighteen-foot setback from the rear alley. The five-story portion is set back more than one to one with the nine-story section set back additionally and located in the C-2-A and C-2-C zone districts.

The Subject Property is not located in a historic district, nor does it include a historic landmark.

- C. *Vehicular access and egress shall be located and designed so as to encourage safe and efficient pedestrian movement, minimize conflict with principal pedestrian ways, function efficiently, and create no dangerous or otherwise objectionable traffic conditions.*

Vehicular access and egress are located and designed to encourage safe and efficient movement. Proposed retail stores along H Street have individual entrances accessible directly from the adjacent sidewalk. Vehicular access to the residential parking garage is provided from H Street, located so to minimize any objectionable traffic conditions from either 6th or 7th Street. Curb cuts on H Street will be reduced from two to one. Access to the office garage is located off 7th Street. The loading docks are accessed by the alley that runs behind the Subject Property.

- D. *Parking and traffic conditions associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences.*

The project will include an approximate total of 487 parking spaces – substantially more than required by the Zoning Regulations – that will serve the existing and proposed development. The parking and traffic conditions associated with this project will not significantly affect adjacent or nearby residences.

- E. *Noise associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences.*

Noise associated with the project will be minimal and will not significantly affect adjacent or nearby residences.

- F. *The size, type, scale, and location of signs shall be compatible with the surrounding corridor and consistent with the design guidelines of the H Street N.E. Strategic Development Plan.*

The signage of the proposed development will be compatible with the surrounding corridor and consistent with the design guidelines of the H Street N.E. Strategic Development Plan.

VII.

BURDEN OF PROOF FOR SPECIAL EXCEPTION RELIEF WITHIN HS OVERLAY DISTRICT

The special exception criteria set forth in Section 1325.1 are generally addressed above. In addition to the general approval required for a building on a lot more than 6,000 square feet, the applicant requests special exception relief from the following specific provisions:

A. Limitation on Driveways

Section 1303.2 prohibits the construction of driveways providing access from any designated roadway to required parking spaces or loading berths. The designated roadway within the H Street Overlay District is H Street, N.E. (§1320.7) The project includes a curb cut from H Street to access the parking, and thus seeks relief from this provision.

The Applicant has designed the project such that vehicular access and egress are located and designed to encourage safe and efficient movement. Vehicular access to the parking garage is provided from H Street, and is located to minimize any objectionable traffic conditions. The number of curb cuts on H Street will be reduced from two to one with the proposed development. The loading dock is accessed by the alley that runs behind the property. Adequate vehicular access to the parking spaces cannot be provided from 6th Street due to the narrow width of the public alley. Moreover, adequate vehicular access to the parking cannot be provided from 7th Street because trucks will utilize this entrance for access to the loading areas. Utilizing this entrance for both loading and parking access would result in objectionable conflicts.

B. Residential Lot Occupancy in C-2 Districts

In C-2 Districts within the HS Overlay District, a lot occupancy of 70% for a building or portion of a building devoted to residential use shall be permitted. The residential lot occupancy exceeds 70 percent on portions of the Subject Property. The C-2-A portion of the site has a lot occupancy of 57.7 percent, the C-2-C portion of the site where the existing office buildings will remain has a 90.9 percent lot occupancy between the residential, retail and office components.¹

The property is irregularly shaped, as exhibited on the architectural plans and plat. Its primary frontage is on H Street, but it also has frontage on both 6th and 7th Streets. Since the property is located in the HS Overlay Housing Sub-District, the project has significant residential floor area, while including a mixed-use component and adequate amenity space. These features constrain the project's

¹ The permitted lot occupancy for a residential building in C-2-C is 80%. The overall lot occupancy of the building is 77%, measured at the ground floor level. The building occupies 90.9 percent of the portion of the lot in the C-2-C District. Since the more restrictive provisions of the Overlay govern, the overall permitted percentage of lot occupancy is 70%. Relief from the provisions of the Overlay may be granted by the Board as a special exception, which the Applicant has requested. If the Board determines that the lot occupancy exceeds the limit which the Board may approve as a special exception, the Applicant hereby requests any additional variance relief which the Board may determine is necessary.

ability to conform to the overlay's required percentage of lot occupancy, and thus the applicant is seeking a deviation from the required percentage. In order to meet the lot occupancy requirement, the Applicant would have to decrease the amount of residential use from the C-2-A portion of the site, which is already in compliance with lot occupancy standards. This would be contrary to the intent of the H Street Overlay and jeopardize the feasibility of the project.

Maintaining the required maximum lot occupancy would constrain the program area of the proposed development and decrease the amount of much-needed residential area that would be provided. Moreover, the requested lot occupancy relief is the minimum necessary to accomplish the proposed development. It will not present a visible or significant difference to the project as compared to a building which meets the required percentage.

C. Ground Floor Minimum Clear Floor-to-Ceiling Height

The ground floor level of each building or building addition in the HS Overlay shall have a minimum clear floor-to-ceiling height of fourteen feet. As shown on the architectural plans, the proposed building will connect to the adjacent existing office buildings to the east and west of the property. These existing structures each have ceiling heights of twelve feet, six inches on the ground floor. Thus, in order to be consistent with these existing buildings and to create a consistent streetwall along H Street, the proposed building will also have ceiling heights of twelve feet, six inches. The project is designed in a modern style providing consistency to the developing architectural character of the revitalized H street corridor. Moreover, the façade at first floor is intended to promote sidewalk activity and increase pedestrian movement along the H Street corridor.

The proposal is necessary to permit proper alignment of the second floor, which will connect the two office buildings that are proposed to be headquarters for D.C. DHS. To require a fourteen-foot height would result in the loss of several offices due to required ADA ramps.

VIII.

BURDEN OF PROOF FOR SPECIAL EXCEPTION RELIEF UNDER 2514.2

As shown on the Section included in the attached architectural plans, thirty-foot row dwellings are located immediately across the alley from the Subject Property. In discussions with those property owners and several community groups, the applicant has revised the development to set the footprint of the building feet from the southern property line to a height of forty feet. Above forty feet, the building would be setback an additional twenty-five feet up to a height of fifty feet. The fifteen feet of land located between the Subject Property's southern

property line and the face of the southern elevation will be maintained as a landscaped area. Due to these setbacks and the reduction in permitted height, a portion of the building located in the C-2-A zone district immediately adjacent to the C-2-C District boundary line has been increased to ninety feet in height. Depending on the massing approved by the Board, the applicant requests special exception relief in order to extend the height of the lesser restrictive district thirty-five feet into the more restrictive district.

Section 2514.2 of the Zoning Regulations provides that, "[i]f approved by the Board of Zoning Adjustment, the regulations applicable to that portion of a lot located in a lesser restrictive use district that control the use, height and bulk of structures and the use of land may be extended to that portion of the lot in a more restrictive use district ..." In order for the Board to approve such an extension of the zoning boundary, certain enumerated requirements must be met by the applicant, as set forth in Section 2514.2 (a), (b) and (c).

The first of these requirements reads, "(a) [t]he extension shall be limited to that portion of the lot in the more restrictive use district but not exceeding thirty-five feet (35 ft.); ..." The Applicant proposes to extend the C-2-C zoning thirty-five feet into the C-2-A zone district.

Section 2514.2(b) further provides that, "[i]n authorizing an extension, the Board shall require compliance with §2514.1(d); ..."Section 2514.1(d), in turn, addresses density calculations and limits density for certain of the residential zones, none of which are applicable to the C-2 zone districts.

Section 2514.2(c) requires demonstration that the extension will have "no adverse effect on the present character and future development of the neighborhood; ..." The proposed extension will reduce impact on neighboring properties to the south by relocating density to the north side of the Subject Property.

IX.

WITNESSES

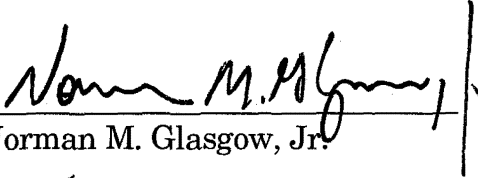
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- B. Douglas Carter, Davis, Carter, Scott, Ltd., Architect
- C. Martin Wells, P.E., Wells & Associates, LLC, Traffic Consultant
- D. Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP

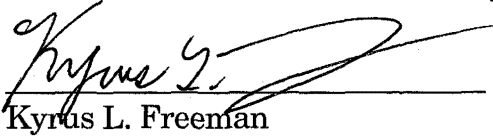
X.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations. The applicant therefore requests that the Board grant the application.

Respectfully submitted,

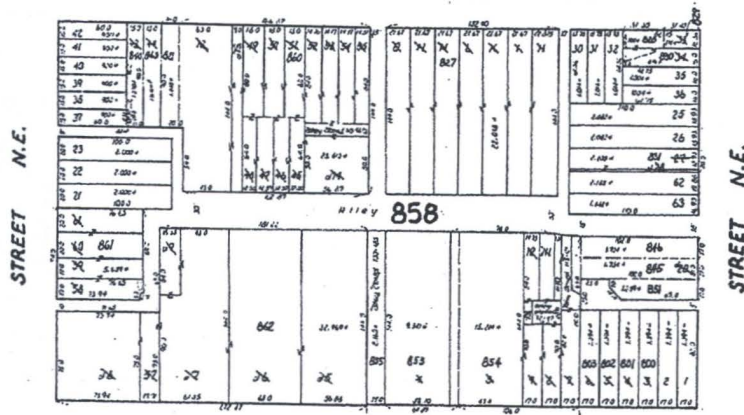
HOLLAND & KNIGHT LLP


Norman M. Glasgow, Jr.


Kyrus L. Freeman

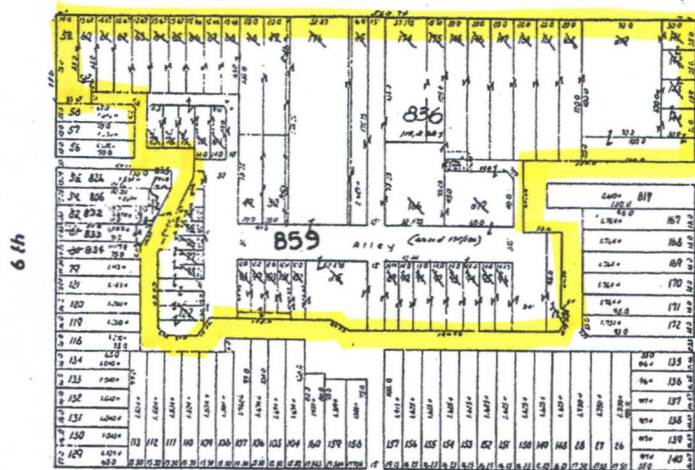
2099 Pennsylvania Avenue, NW
Suite 100
Washington, D.C. 20006
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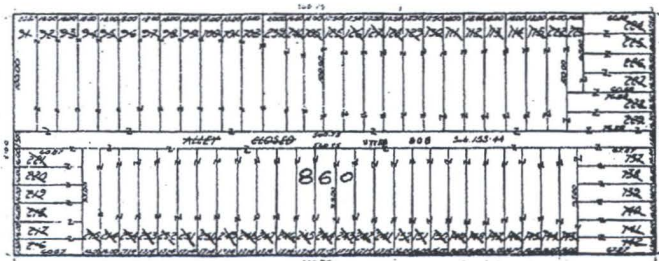
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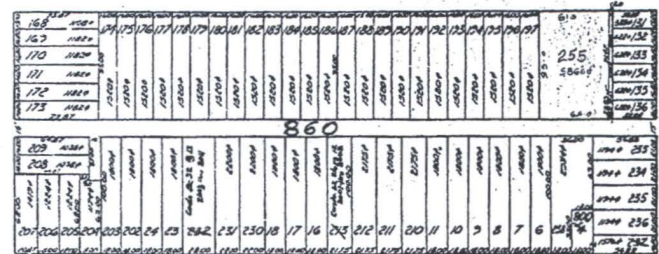


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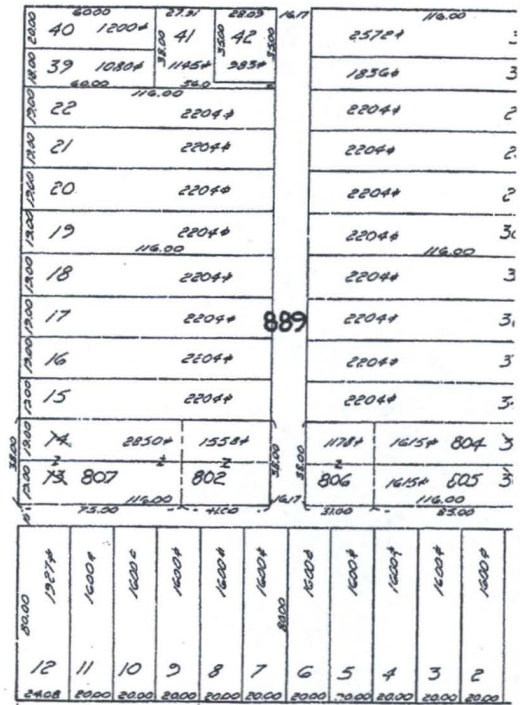
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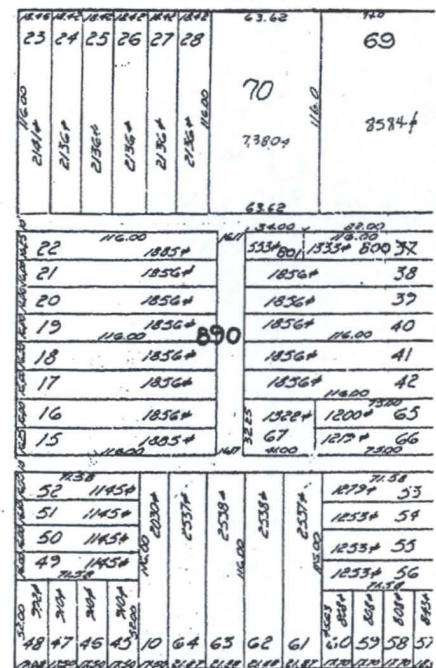


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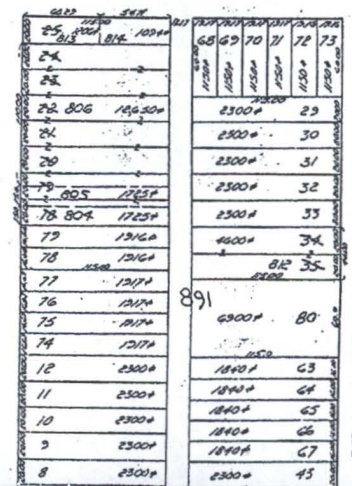
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H ST. N.E.



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ST. N.E.

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132'

75'

833

C-2-A

859

890

C

**OUTLINE OF TESTIMONY
PRYSE ELAM, 601-645 H STREET VENTURES, LLC
APPLICANT**

- I. INTRODUCTION**
- II. EXISTING USE OF SITE**
- III. PROPOSED DEVELOPMENT**
- IV. EXISTING CONDITIONS AND LIMITATIONS**
- V. REQUIREMENTS FOR GRANTING THE VARIANCE AND SPECIAL
EXCEPTION RELIEF HAVE BEEN MET**
- VI. CONCLUSION**

D

**OUTLINE OF TESTIMONY
DOUGLAS CARTER
DAVIS, CARTER, SCOTT, LTD.
ARCHITECT**

- I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS**
- II. SITE AND LOCATION DESCRIPTION**
 - A. OVERVIEW OF SITE, VICINITY AND LAND USE/ZONING**
 - B. SITE PLANNING – SIZE, LOT CONFIGURATION**
- III. PROJECT AND BUILDING DESIGN CONSIDERATIONS**
- IV. ZONING RELIEF IS NEEDED AND THE APPLICANT MEETS ITS BURDEN OF PROOF**
- V. CONCLUSION**

E

**OUTLINE OF TESTIMONY
MARTIN WELLS, P.E., WELLS & ASSOCIATES, LLC
TRAFFIC CONSULTANT**

- I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS**
- II. PROJECT BACKGROUND**
- III. EXISTING ROADWAY AND TRAFFIC CONDITIONS**
- IV. FUTURE TRAFFIC AND PARKING CONDITIONS**
- V. ASSESSMENT AND EVALUATION OF VARIANCE AND SPECIAL
EXCEPTION REQUESTS**
- VI. SUMMARY AND CONCLUSIONS**

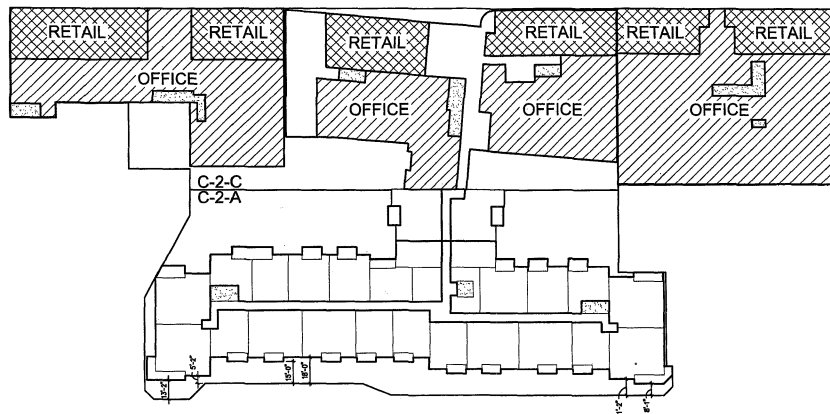
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**OUTLINE OF TESTIMONY
STEVEN E. SHER, DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT LLP**

- I. SITE LOCATION AND DESCRIPTION**
- II. DESCRIPTION OF SURROUNDING AREA**
- III. EXISTING ZONING**
- IV. PROPOSED DEVELOPMENT**
- V. RELIEF REQUIRED**
- VI. STANDARDS FOR VARIANCE AND SPECIAL EXCEPTION RELIEF**
- VII. COMPLIANCE WITH STANDARDS FOR VARIANCE AND SPECIAL
EXCEPTION RELIEF**
- VIII. CONCLUSION**

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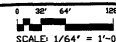


1ST FLOOR AREA PLAN

DAVIS ■ CARTER ■ SCOTT

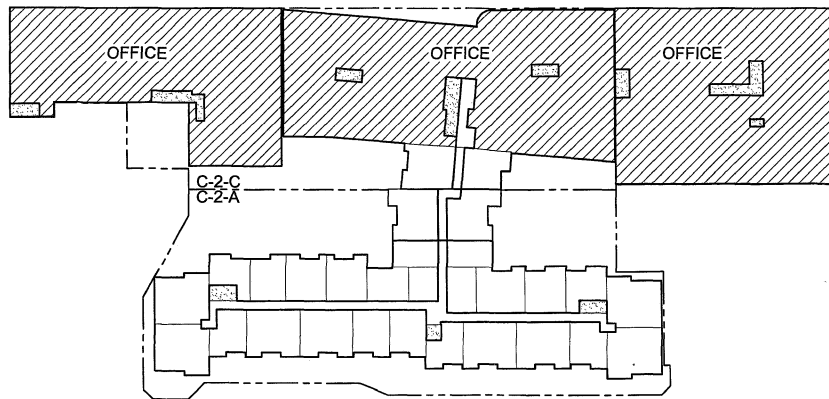
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SEPT 18 2006



SCALE : 1/64" = 1'-0"

PROJECT #: 306 546 01

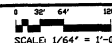


2ND FLOOR AREA PLAN

DAVIS ■ CARTER ■ SCOTT

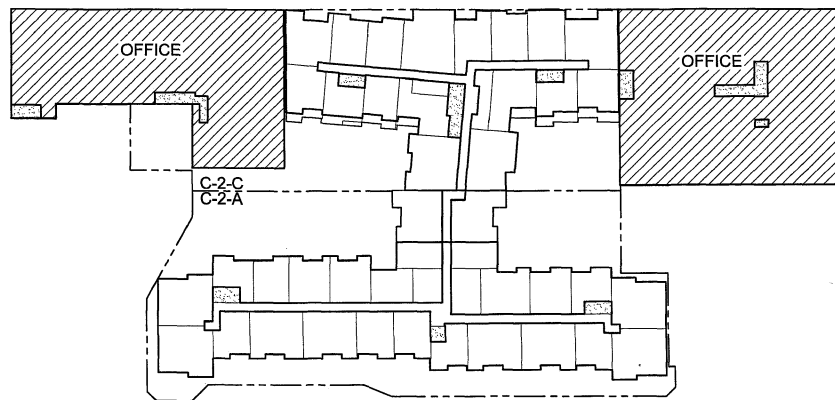
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SEPT 18 2006



SCALE : 1/64" = 1'-0"

PROJECT #: 306 546 01

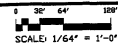


3RD & 4TH FLOORS AREA PLAN

DAVIS ■ CARTER ■ SCOTT

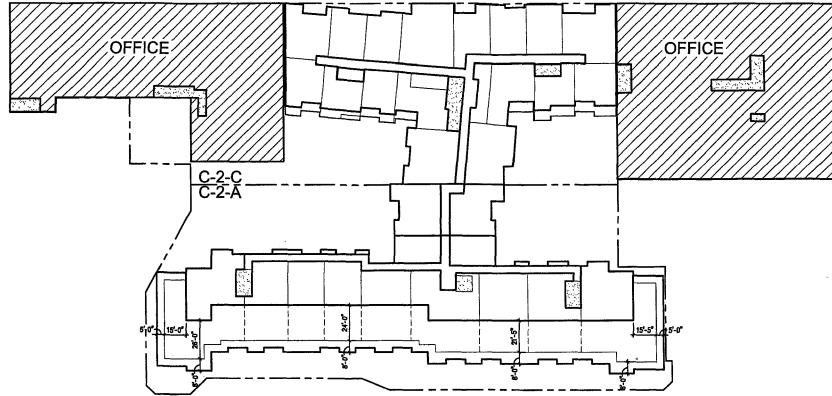
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A-205
SEPT 18 2006



SCALE : 1/64" = 1'-0"

PROJECT #: 306 546 01

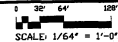


5TH FLOOR AREA PLAN

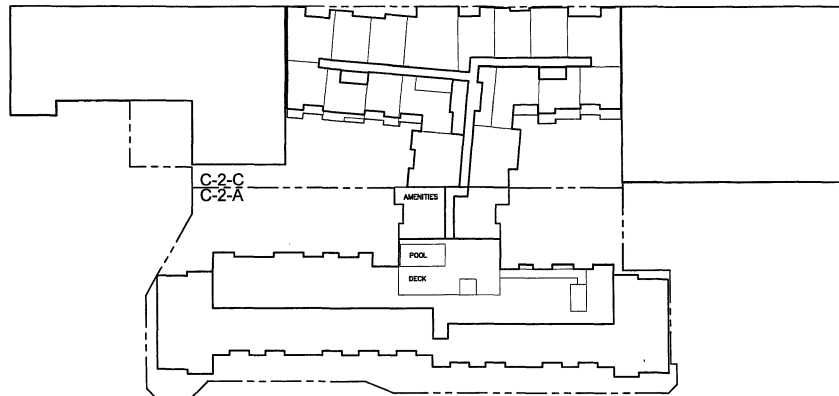
DAVIS ■ CARTER ■ SCOTT

546_AREA_05.dwg September 20, 2006, 8:25 pm

A-206
SEPT 18 2006



SCALE : 1/64" = 1'-0"
PROJECT #: 306 546 01

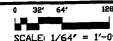


6TH - 9TH FLOORS AREA PLAN

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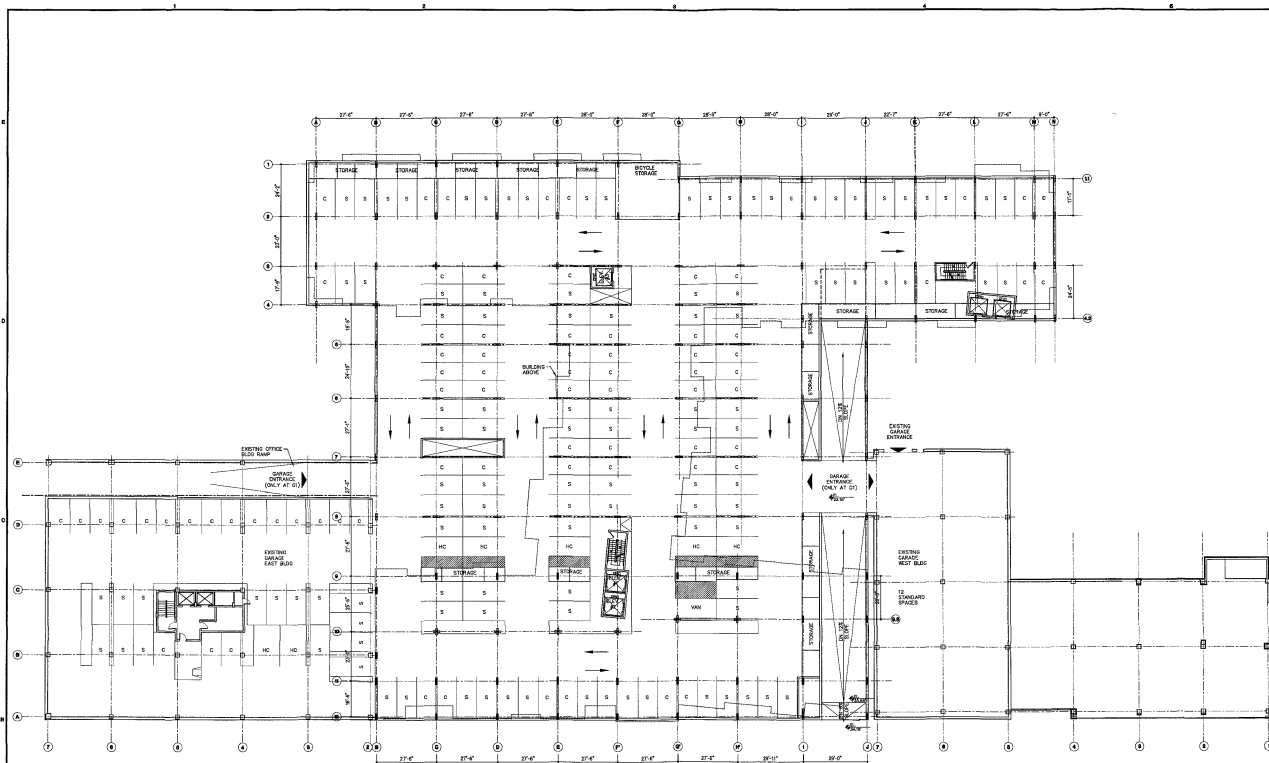
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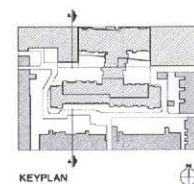
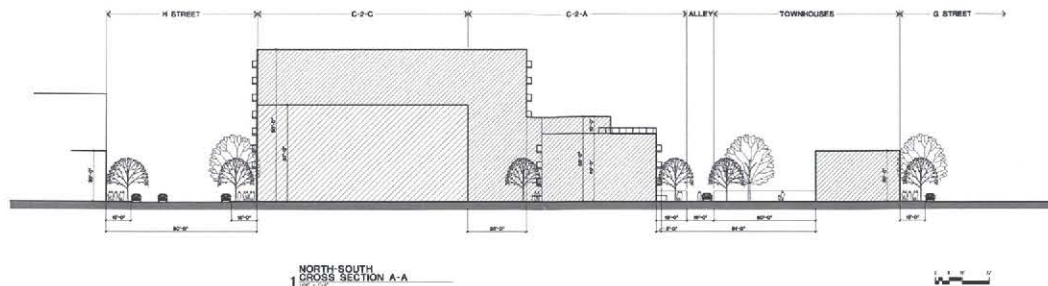
A-207
SEPT 18 2006



SCALE : 1/64" = 1'-0"

PROJECT #: 306 546 01





H STREET CONDOMINIUMS

DEVELOPER **Washington Real Estate Partners**
ARCHITECT **DAVIS • CARTER • SCOTT**





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DESIGN



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H

**DESIGN ANALYSIS OF H STREET PROJECT RELATIVE TO
H STREET OVERLAY DISTRICT REGULATIONS AND THE H ST. NE
STRATEGIC DEVELOPMENT PLAN**

2nd draft

Following is a analysis of the relevant sections of the documents cited above.

H Street Overlay District

1324 Design Requirements		
Section	Requirement	Response
1324.1	Applicability	N/A
1324.2	75% of street wall to a height of not less than 25 feet shall abut the property line	Complies. More than 75% of the street wall abuts the property line
1324.3	Additional density for preserving pre-1958 facades	N/A. No pre-1958 structures on site
1324.4	70% lot coverage within the HS overlay district limited to 70%	We are requesting 78% lot coverage
1324.5	For the purposes of this Section the percentage of lot occupancy may be calculated on the horizontal plane located at the lowest level where residential uses begin.	We have calculated the lot occupancy as the total occupied floor level on the ground floor.
1324.6	Definition of residential	Includes multiple dwellings, we comply
1324.7	Requirement that minimum of 65% of frontage of parking structures on H St. be commercial space	N/A. Parking is below grade
1324.8	Buildings fronting on H St. shall have at least 50% of their surface area at the ground level devoted to display windows and to entrances to commercial uses	75.9% of the ground level façade is shop fronts and commercial entrances
1324.9	Security grilles shall have at least 70% transparency	The only security grilles envisioned are the doors for the parking entrances
1324.10	Each commercial use on H shall have an individual entrance. Multiple dwellings shall have at least one primary entrance on H	Each store front has an individual entrance on H and the primary entrances to the residential and office are on H
1324.12	The ground level of each building or addition shall have a floor to ceiling height of 14 feet.	Because of the need to connect the existing office floors through the new building a floor to ceiling height is set at 12 feet/six inches. The façade treatment gives the appearance of a storefront of greater than 14 feet.
1324.13	Buildings complying with 1324.12 may have an additional 5 feet in height	Provision not being used
1324.14	Sets placement criteria for projecting signs	Signs not designed at this time. Will comply.
1324.15	Sets placement criteria for façade panel signs	Signs not designed at this time. Will comply.
1324.16	Prohibits roof signs	No roof signs are contemplated
1325 Special Exception Requirements		

1325.1	Sets criteria for granting special exceptions	
1325.1.a	Project is consistent with the design intent of the H Street N.E. Strategic Development Plan	See analysis of guidelines
1325.1.b	The architectural design shall enhance the urban design features of the immediate vicinity	The adjacent area on H street consists of nondescript office and commercial buildings. This project sets a new architectural standard for the immediate area. Abutting the property on the alley sides are the backs of early 20 th century row houses, many of which have additions of various ages and styles. That façade of the building in abutting the townhouses is intended to be compatible in overall massing with the townhouses. The upper floor of the rear most section has been set back an additional 30 feet to provide enhanced separation and to lessen the overall mass of the building.
1325.1.c	Vehicular access and egress shall be located and designed so as to encourage safe and efficient pedestrian movement, minimize conflict with pedestrian ways and create no objectionable traffic conditions	The number of curb cuts on H St. are reduced from two to one and that entrance principally serves the residential portions of the building.
1325.1.d	Parking and traffic conditions associated with the operation of a proposed use shall not adversely impact adjacent or nearby residences	The number of parking spaces for both the commercial and residential portions of the project considerably exceeds that required by ordinance. In particular, the additional commercial parking spaces should alleviate parking in the neighborhood.
1325.1.e	Noise associated with the proposed use shall not adversely affect nearby residences	No additional aural impacts are expected. To the extent that the mass of the residential building shields the residences on the alley, noise pollution may be reduced
1324.1.f	The size type and location of signs shall comply with the H street guidelines	Signs will comply with the guidelines
1325.2	Additional sign guidelines	Signs will comply
1325.3	The Board may impose requirements pertaining to design, appearance, signs landscaping and other such requirements as it deems necessary	No additional requirements have been stated at this time.
1325.4	Applicants shall demonstrate that projects requiring special exception shall be consistent with the design intent of the design requirements of 1324 and the H Street guidelines	See discussion above and analysis of the H Street guidelines

H Street Design Guidelines

Intent section

- Aside from the individual guidelines for storefronts, windows, materials, canopies and other architectural features. The most important part of the guidelines lies in the intent section. This states that they are intended to give clear descriptions of the most important elements of development while permitting a degree

of freedom of freedom to share individuality and identity. They further state that the guidelines are not intended to present an obstacle to new investment and development.

- The intent section further that the guidelines are intended to benefit the streetscape and the public realm by providing a consistent building wall, building heights appropriate to the location and building usage and appropriate location of parking.
- The last line of the intent section states that development will be controlled, but permitted freedom of expression where it contributes to the character of the street.

Development guidelines introduction

- The introductory section of the design guidelines states that the Guidelines are focused on providing guidance for three elements:
 - Building location
 - Heights and set backs
 - Parking location
- The guidelines further state that these are the most important elements of development and three areas where consistency and clarity are most required and that the guidelines were written in a simplified manner to illustrate precisely where these elements may occur and how they are to be distributed.

It is significant that none of these very important, explanatory sections of the guidelines speaks to architectural style and, in fact appear to encourage creativity within the building envelope defined in the guidelines. If this is in fact the case then the WREP project complies with or exceeds the intent of the guidelines. The building is in conformance with the building location criteria with 75% of its frontage on the building line and the other 25% just slightly off set. The heights and setbacks conform to the underlying zoning and the parking is below grade as is encouraged but not required.

Building type

- This projects meets the criteria for a Type 1 building, i.e. a large parcel under single ownership
- The project meets the development guidelines for Type 1 buildings in regards to the building envelope (buildings are to be set directly on H Street and may occupy up to 100% of the lot), encroachments and parking (should be below grade whenever possible). There is a disjoint in terms of rear yard set backs. The narrative states that properties are not required to have a yard although they may be set back from the rear property line. In the accompanying table, there is a rear set back requirement of 10 to 25 feet. We have 18 feet of setback and, with the alley, a total setback of 33 feet.

Architectural Standards

The architectural guidelines are directed primarily at building renovations. They address storefronts, windows and doors, awnings and canopies, walls and roofs. The preamble to the standards states that they are intended to permit a large degree of consistency in proportion, material and intent and that when met individual expression in design can be permitted to occur organically and without disrupting the consistency and streetscape.

There are none of the design guidelines with which this project is not compliant. Even in the case of materials where it is noted that brick is the most common element in the area, the guidelines state that the use of additional materials can assist in creating a memorable and unique streetscape

I



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