17th & O Streets NW, Washington DC • Proposed New Apartment Building

BOARD OF ZONING ADJUSTMENT SUBMITTAL SET • June 26, 2011

SITE LOCATION

IMAGE FROM MASS. AVENUE

DRAWING LIST

CS	COVER SHEET	10	2nd FLOOR PLAN
0	PLAT	11	TYPICAL PLAN 3rd-9th
1	AERIAL RENDERING	12	ROOF & PH PLAN
2	AREA PHOTOS	13	FULL STREET ELEVATIONS
3	AREA PHOTOS	14	17th ST ELEV WITH NOTES
4	AREA PHOTOS	15	O ST ELEV WITH NOTES
5	SITE PLAN EXISTING	16	EAST ELEV'S WITH NOTES
6	SITE PLAN PROPOSED	17	SOUTH ELEV WITH NOTES
7	P2 & P3 PLANS	18	PH ELEV'S WITH NOTES
8	P1/MEZZANINE PLAN	19	EAST-WEST SECTION
9	1st FLOOR PLAN		

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18272
EXHIBIT NO. 9

NARRATIVE DESCRIPTION

The First Baptist Church of the City of Washington, in partnership with Keener-Squire Properties, seeks to develop the existing church parking lot as a 228-unit apartment building with 93 parking spaces. This will have the beneficial effect of filling in a "missing tooth" in the streetscape. The parking lot site has a split zoning, with the western portion (abutting 17th Street NW) in DC/SP-2 and the remainder in DC/SP-1. DC/SP-2 has a 90' height limit, while DC/SP-1 has a 70' height limit.

The existing church building is well below the zoning limit for height and FAR. For the proposed apartment building, which is an addition to the church from a zoning perspective, the applicant seeks a BZA height variance to extend the 90-foot height limit into the DC/SP-1 portion of the site. The overall FAR (of the church and apartment building combined) would remain substantially under the zoning limitation.

In addition, the applicant is seeking a Special Exception to allow a dual-height penthouse, in which the elevator overrides would be at the zoning limit of 18' but the remainder of the structure at only 13'. Finally, the applicant seeks variance relief under section 2115.4 to allow fewer than 5 compact parking spaces to be contiguous to one another.

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Board of Zoning Adjustment
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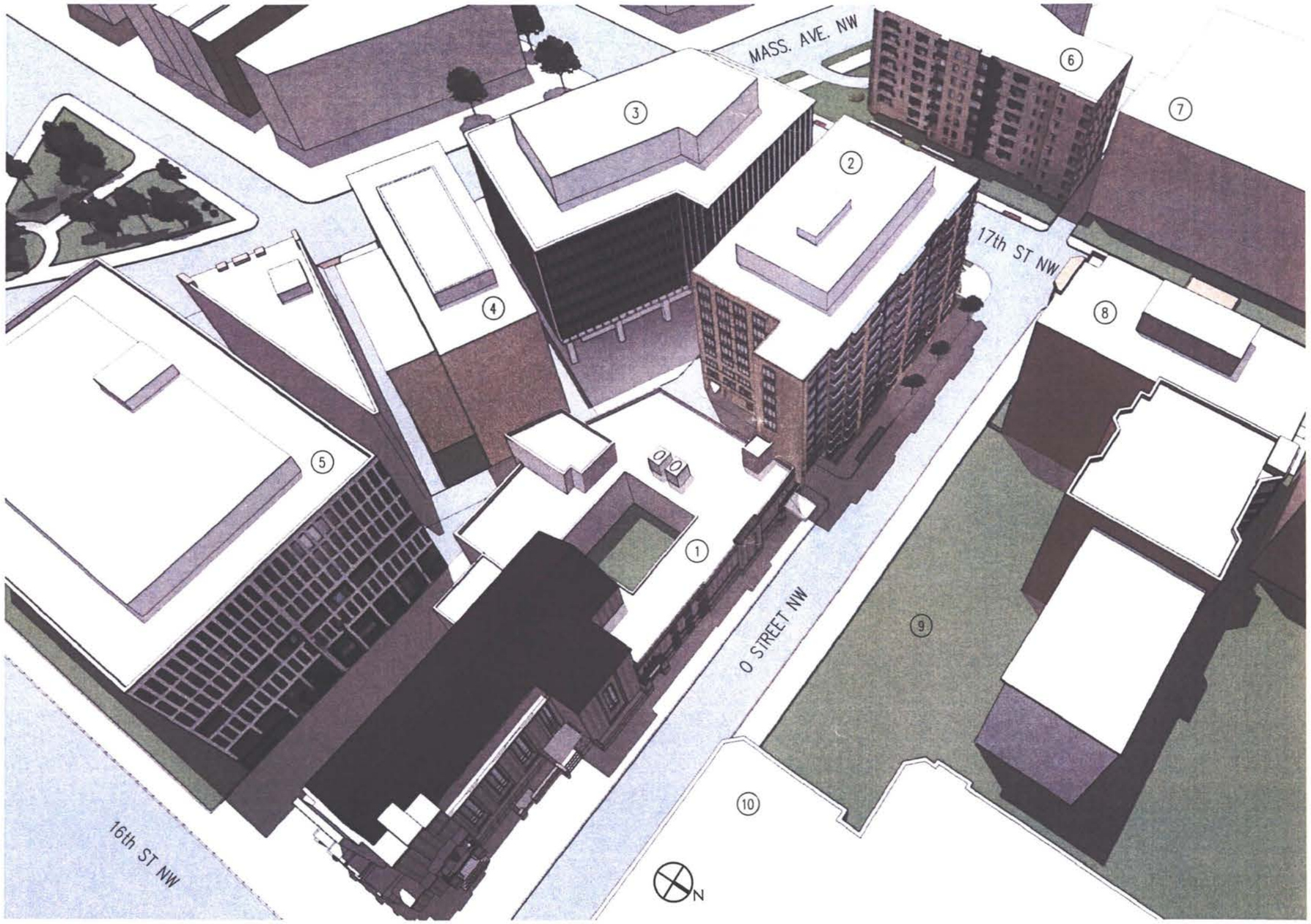

1. EXISTING FIRST BAPTIST CHURCH OFFICE/SCHOOL WING (32', 3 STORIES)
2. PROPOSED NEW APARTMENT BUILDING (90', 9 STORIES)
3. EXIST. AIRLINE PILOTS BUILDING (90'/8 STORIES)
4. EXIST. JHU–SAIS ROME BLDG. (90', 8 STORIES)
5. EXIST. AUSTRALIAN EMBASSY (90', 8 STORIES)
6. EXIST. BAY STATE APARTMENTS (90', 9 STORIES)
7. EXIST. MASSACHUSETTS HOUSE CONDOMINIUM (90'. 9 STORIES)
8. EXIST. RICHMOND CONDOMINIUM (90', 10 STORIES)
9. EXIST. GARDEN (ATOP UNDERGROUND PARKING GARAGE)
10. EXIST. WILDLIFE FEDERATION BUILDING (75', 7 STORIES)

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AERIAL VIEW OF PROPOSED BUILDING IN CONTEXT

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1A Southeast - Richmond Condominium, F.B. Churchofice/schol wing with Australian Embassy above, JHU-SAIS Rome building, Airline Pilots building. (Site is the parking lot.)

1B Southeast - F.B. Church office/school wing, Australian Embassy, JHU-SAIS Rome building & Airline Pilots building.

1C East - Richmond Condominium, Wildlife Federation garden and building, F.B. Church office/school wing with back wall of sanctuary beyond/above.

1D East -Wildlife Federation building (sliver at far left), F.B. Church office/school wing (with back wall of sanctuary beyond), sliver of Australian Embassy, Airline Pilots building.

1E Northeast - Richmond Condominium, sliver of the Resources for the Future building, Wildlife Federation garden and office building, F.B. Church rear, Airline Pilots building.

1F North - Northeast (From 17th & Massachusetts Ave. intersection) Richmond condominium, Airline Pilots building.

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EXISTING CONDITIONS PHOTOS FROM 17th STREET NW

2A East-southeast - First Baptist Church Sanctuary & office/school wing, with Australian Embassy & JHU-SAIS beyond. Playground is part of site.

2B Southeast - F.B. Church office/ school wing with Australian Embassy beyond/above; JHU-SAIS Rome building, Airline Pilots building.

2C South - F.B. Church office/ school wing & Airline Pilots building.

2D South - Australian Embassy (sliver at far left); JHU-SAIS Rome building, Airline Pilots building. (Parking lot in foreground is the site.)

2E Southwest - Airline Pilots building and Bay State Apartments, with historic townhouses at south side of Massachusetts Avenue beyond.

2F Northeast from Massachusetts Avenue - Bay State Apartments, site with Wildlife Federation beyond, Airline Pilots Building

EXISTING CONDITIONS PHOTOS FROM O STREET NW

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DEVELOPER: KEENER-SQUIRE PROPERTIES
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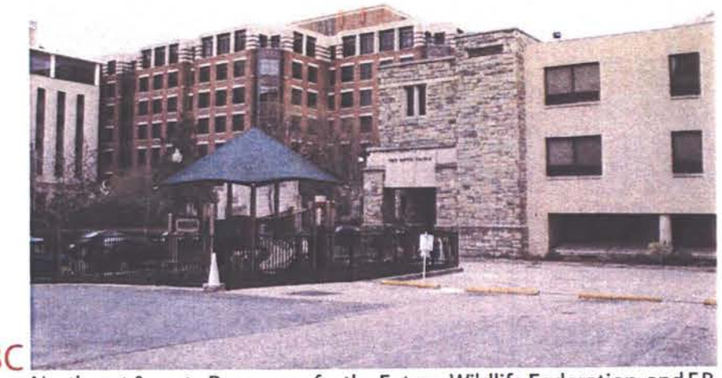
3A North - Richmond condominium, with historic rowhouse at 17th & P southwest corner and north end of Brunswick Apartments at left.

3B North & northeast- Richmond Condominium, Resources for the Future, National Wildlife Federation garden and office building.



3C Northeast & east - Resources for the Future, Wildlife Federation, and F.B. Church office/school wing. Playground in foreground is part of site.

3D East & southeast - alley with back of F.B. Church ofice/school wing, Australian Embassy, JHU-SAIS Rome building & Airline Pilots building.

3E West across 17th street - Bay State apartments, Airline Pilots building at left, rear wing of Boston house condominium at far right.

3F Northwest - northeast corner of Bay State apartments, rear wing of Boston House Condominium, Brunswick Apartments, southwest corner of Richmond Condominium.

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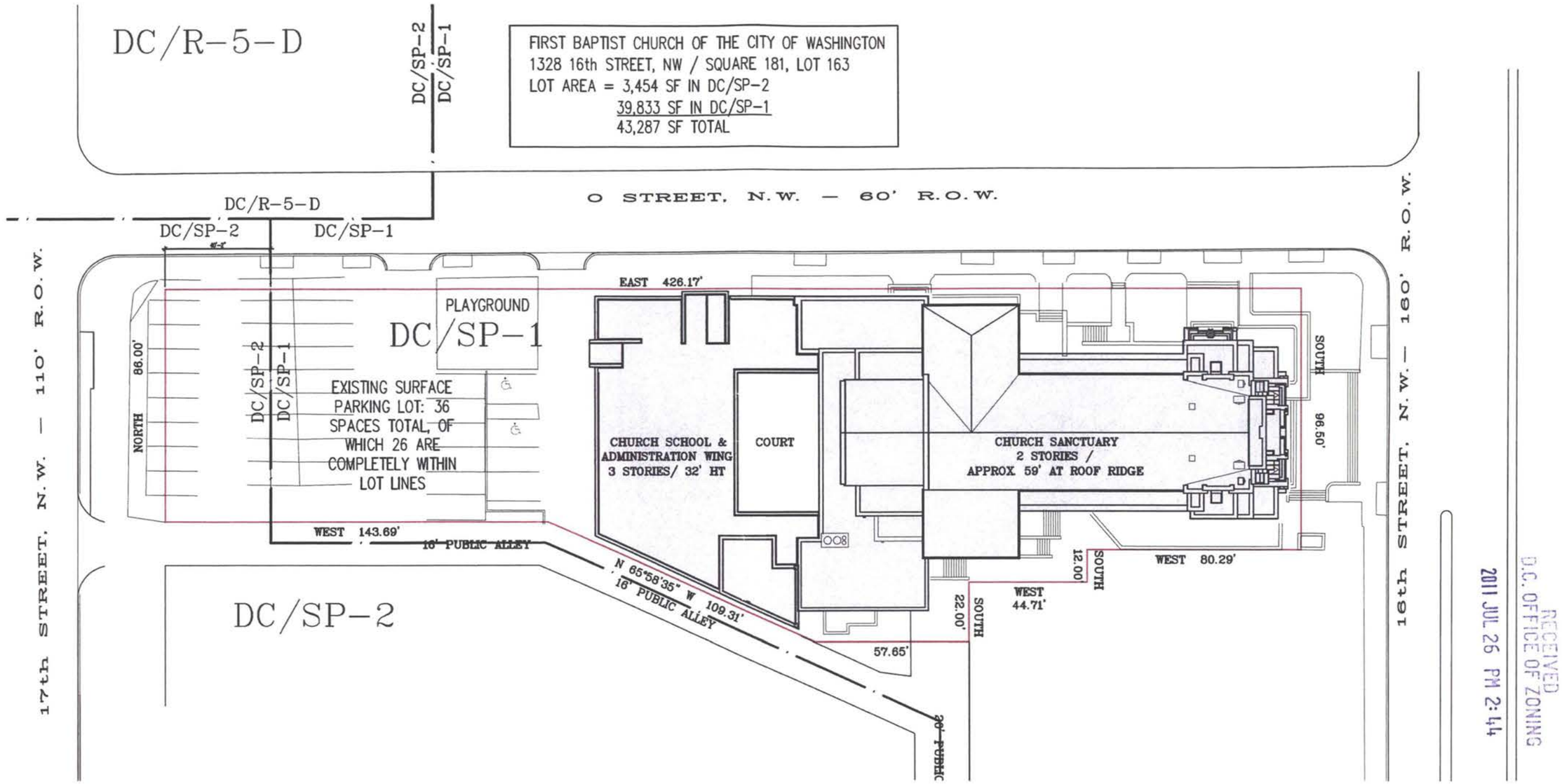
EXISTING CONDITIONS PHOTOS FROM SITE LOOKING OUT



SITE PLAN

SCALE: 40' = 1"

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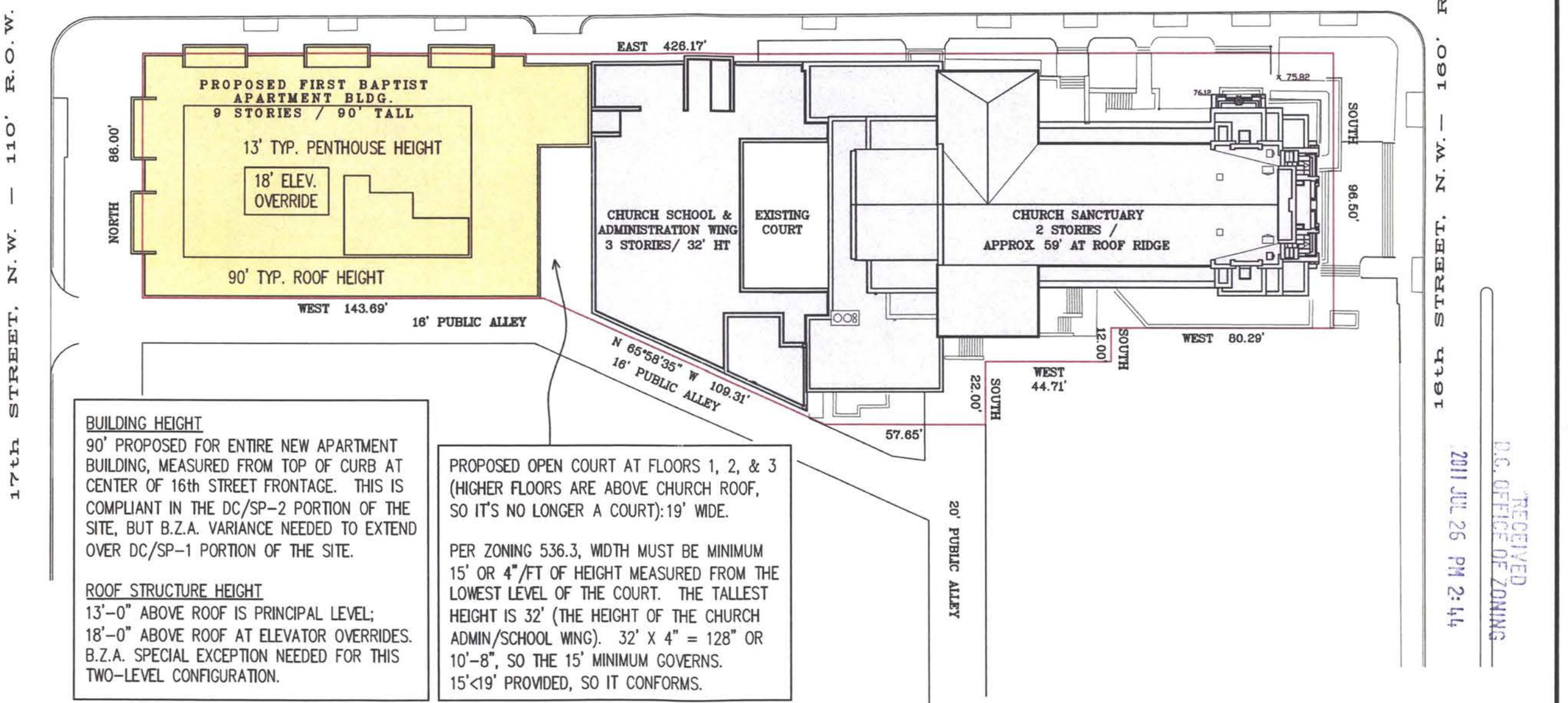
LOT OCCUPANCY
EXISTING CHURCH BUILDINGS: 21,816 SF COVERED (=50.4%)
PROPOSED APARTMENT BLDG: 12,709 SF COVERED (=29.4%)
TOTAL 34,525 SF COVERED = 79.8%
MAXIMUM ALLOWED (BOTH SP-1 & SP-2) = 80% - COMPLIES.

FLOOR AREA RATIO
EXISTING CHURCH BUILDINGS: 50,122 GSF (=FAR 1.16)
PROPOSED APARTMENT BLDG: 112,679 GSF (=FAR 2.6)
TOTAL 162,801 GSF = FAR 3.76
MAXIMUM IN SP-1 = 4.0 + 20% IZ BONUS = 4.8 - COMPLIES.
MAXIMUM IN SP-2 = 6.0 + 20% IZ BONUS = 7.2 - COMPLIES.



BUILDING HEIGHT
90' PROPOSED FOR ENTIRE NEW APARTMENT BUILDING, MEASURED FROM TOP OF CURB AT CENTER OF 16th STREET FRONTAGE. THIS IS COMPLIANT IN THE DC/SP-2 PORTION OF THE SITE, BUT B.Z.A. VARIANCE NEEDED TO EXTEND OVER DC/SP-1 PORTION OF THE SITE.

ROOF STRUCTURE HEIGHT
13'-0" ABOVE ROOF IS PRINCIPAL LEVEL;
18'-0" ABOVE ROOF AT ELEVATOR OVERRIDES.
B.Z.A. SPECIAL EXCEPTION NEEDED FOR THIS TWO-LEVEL CONFIGURATION.

PROPOSED OPEN COURT AT FLOORS 1, 2, & 3 (HIGHER FLOORS ARE ABOVE CHURCH ROOF, SO IT'S NO LONGER A COURT): 19' WIDE.

PER ZONING 536.3, WIDTH MUST BE MINIMUM 15' OR 4"/FT OF HEIGHT MEASURED FROM THE LOWEST LEVEL OF THE COURT. THE TALLEST HEIGHT IS 32' (THE HEIGHT OF THE CHURCH ADMIN/SCHOOL WING). 32' X 4" = 128" OR 10'-8", SO THE 15' MINIMUM GOVERNS. 15'<19' PROVIDED, SO IT CONFORMS.

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SITE PLAN - PROPOSED BUILDING AND ZONING INFORMATION

SCALE: 40' = 1"

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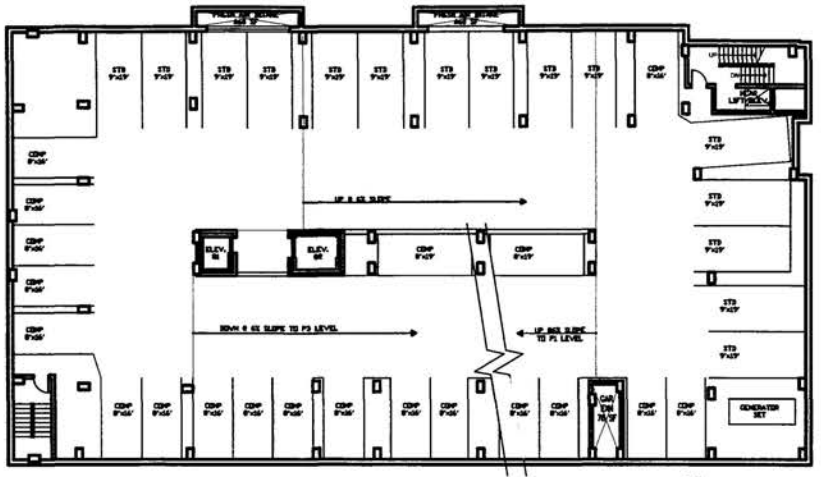
PARKING INFORMATION

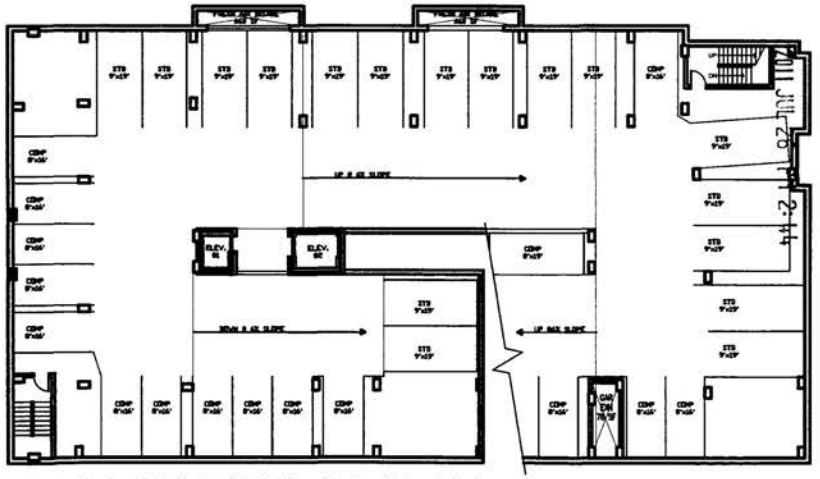
- NUMBER OF DWELLING UNITS = 228
- PARKING REQMT PER SECTION 2101 FOR SP = 1 SPACE / 4 DWELLING UNITS
- 228 UNITS / 4 = 57 SPACES REQUIRED. UP TO 40% CAN BE COMPACT SPACES PER 2115.2. 40% x 57 = 22 COMP SPACES MAXIMUM, OR 35 STANDARD SPACES MINIMUM.
- REPLACEMENT FOR CHURCH'S EXISTING 36 SPACES = 36 SPACES TOTAL. BECAUSE THE CHURCH IS A "HISTORIC RESOURCE," PER 2120.5, ALL OF THE 36 SPACES MAY BE 8'x16' (COMPACT).
- 57 SPACES FOR APT BLDG + 36 SPACES FOR CHURCH = 93 SPACES TOTAL MINIMUM.

LEVEL	FULL 9x19 (OR HCAP SPACE)	COMPACT 8x16	TOTAL	OTHER
GRADE	1 (HCAP VAN)	--	1	ALSO 1 SERVICE VEHICLE @ 10x20
P1/MEZZ.	8 (1 IS HCAP)	16	24	30 BICYCLE SPACES
P2	15	20	35	
P3	17	16	33	--
TOTALS	41	52	**93**	

35 STANDARD SPACES MINIMUM PER ZONING / 41 PROVIDED. (PER 4th BULLET ABOVE, CHURCH PARKING IS NOT REQUIRED TO INCLUDE STANDARD SIZE SPACES.)



GARAGE LEVEL P2 PLAN



GARAGE LEVEL P3 PLAN

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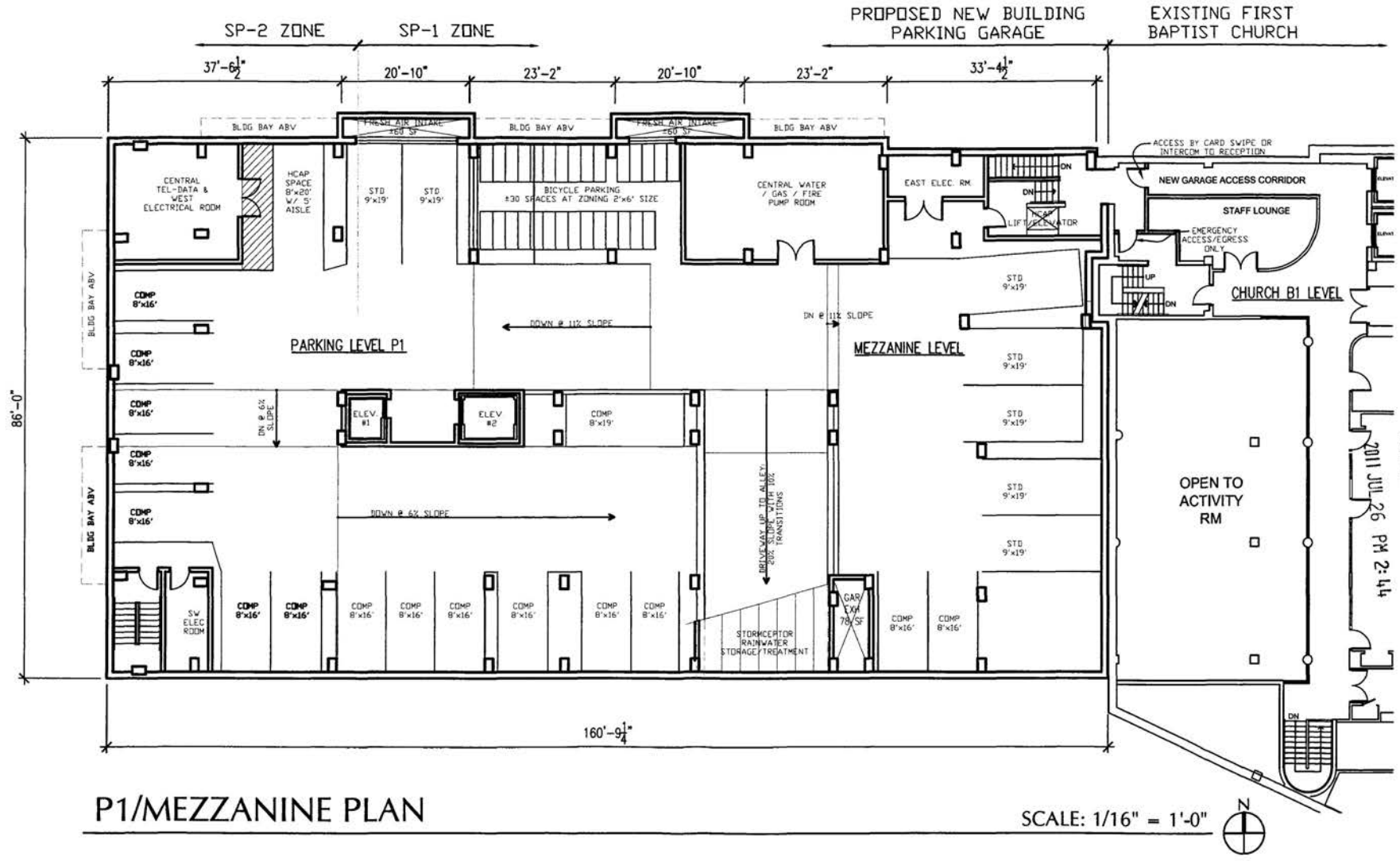

P1/MEZZANINE PLAN

SCALE: 1/16" = 1'-0"

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O STREET NW

SP-2 ZONE | SP-1 ZONE

PROPOSED NEW APARTMENT BUILDING

EXISTING FIRST BAPTIST CHURCH

158'-11"

4'-0" PROJECTION | 14'-4 3/8" | 23'-2" | 20'-10" | 23'-2" | 20'-10" | 23'-2" | 11'-7" | 21'-9 1/2"

3'-0" PROJECTION

15'-6" | 22'-0" | 11'-0" | 22'-0" | 15'-6" | 86'-0"

PEPCO TRANSF. & MANHOLE VAULTS LIKELY LOCATION

PEPCO TRANSF. VAULT LIKELY LOCATION

GARAGE FRESH AIR INTAKE

GARAGE FRESH AIR INTAKE

UNIT 105 | UNIT 106 | UNIT 107 | UNIT 108 | UNIT 109 | UNIT 110 | UNIT 111 | UNIT 112 | UNIT 113 | UNIT 114

OFFICE

BUSINESS CENTER

LOBBY

CONCIERGE

UP

RAMP UP

ELEV. #1

ELEV. #2

ELEV. #3

UP @ 16.5%

FIRE CONTROL RM

PKG. RM. 8' x 10'

MAIL (35 LF)

UNIT 103

UNIT 102

UNIT 101

UNIT 104

BULK TRASH RM

COMPACTOR/ RECYCLING/ TRASH

LOADING DOCK 12' x 35' x 18' TALL

SERVICE VEHICLE PARKING SPACE 10'x20' x10' CLR HT

SLOPE DOWN: 20% SLOPE W/ 10% BLENDED ENDS

UNIT 115

EXIT CORRIDOR

GAR EXHAUST 78 SF

HCAP VAN PARKING SPACE 8'-2" x 18'-2" CLR HT

VALKWAY DOUBLE AS AISLE FOR HCAP VAN PKG. 8'-2" MIN CLR WIDTH WALKWAY

LINE OF BLDG FACE ABOVE

OPEN PLAZA/ VEHICULAR PASSAGEWAY

SKYLIGHTS TO ACTIVITY RM BELOW AT B2 LEVEL

±73.5

±74.0 COVERED PASSAGEWAY

±74.0'

±73.835'

±74.42'

±74.42'

±73.4

±73.75

±73.87'

±73.0'

18'-6" CLEAR

16'-7"

2'-5"

4'-0" CLR

19'-0"

142'-4"

PEPCO VAULTS FOR CHURCH (EXISTING)

FBC COVERED ENTRANCE

±74.2

NO RAMP

ELEVATION

UP

DN

FBC OFFICE/SCHOOL LOBBY

FBC CLASSROOMS

FBC CLASSROOM

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A L L E Y (1 6 ')

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SITE & 1st FLOOR PLAN

SCALE: 1/16" = 1'-0"

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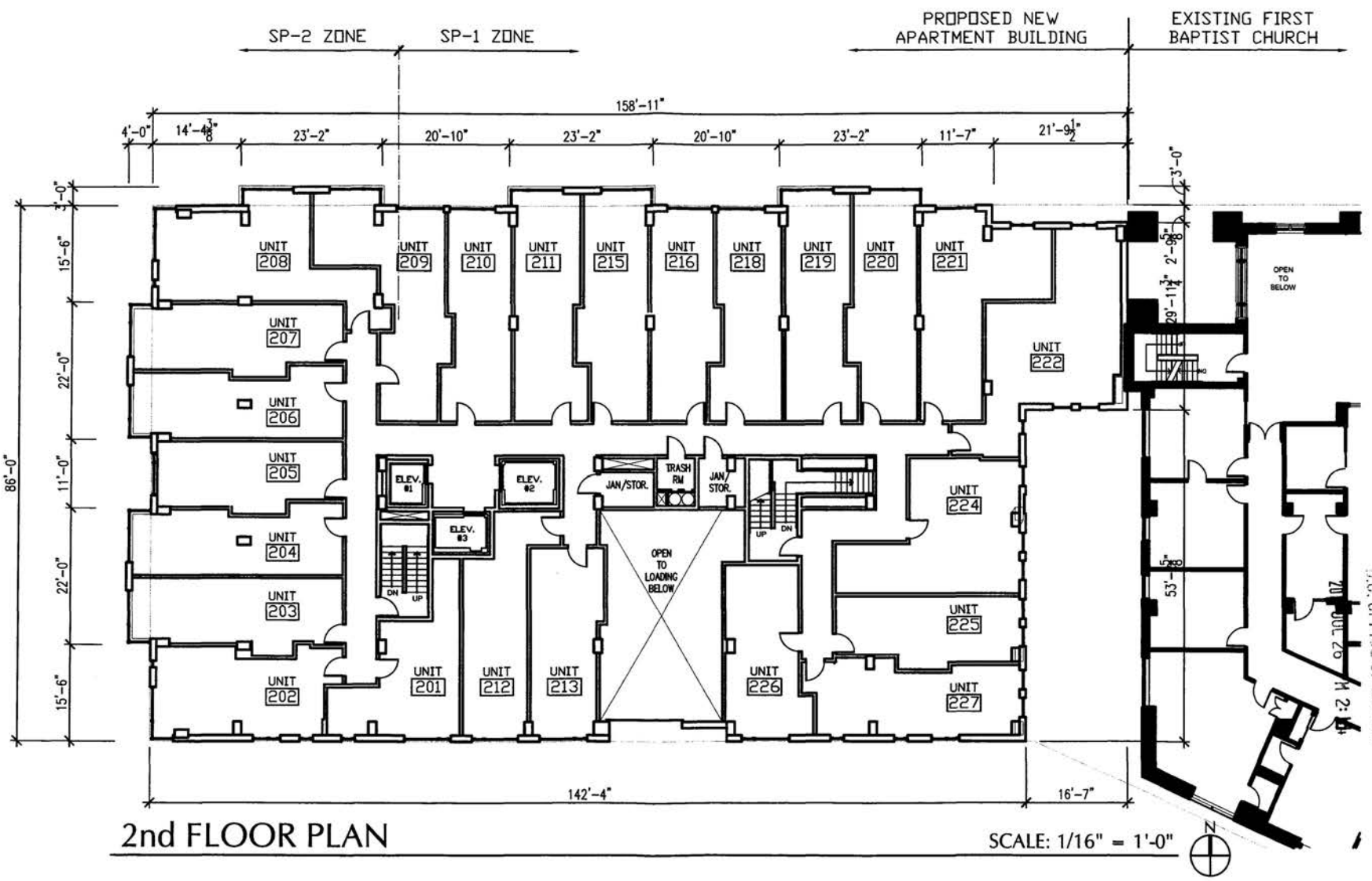

2nd FLOOR PLAN

SCALE: 1/16" = 1'-0"

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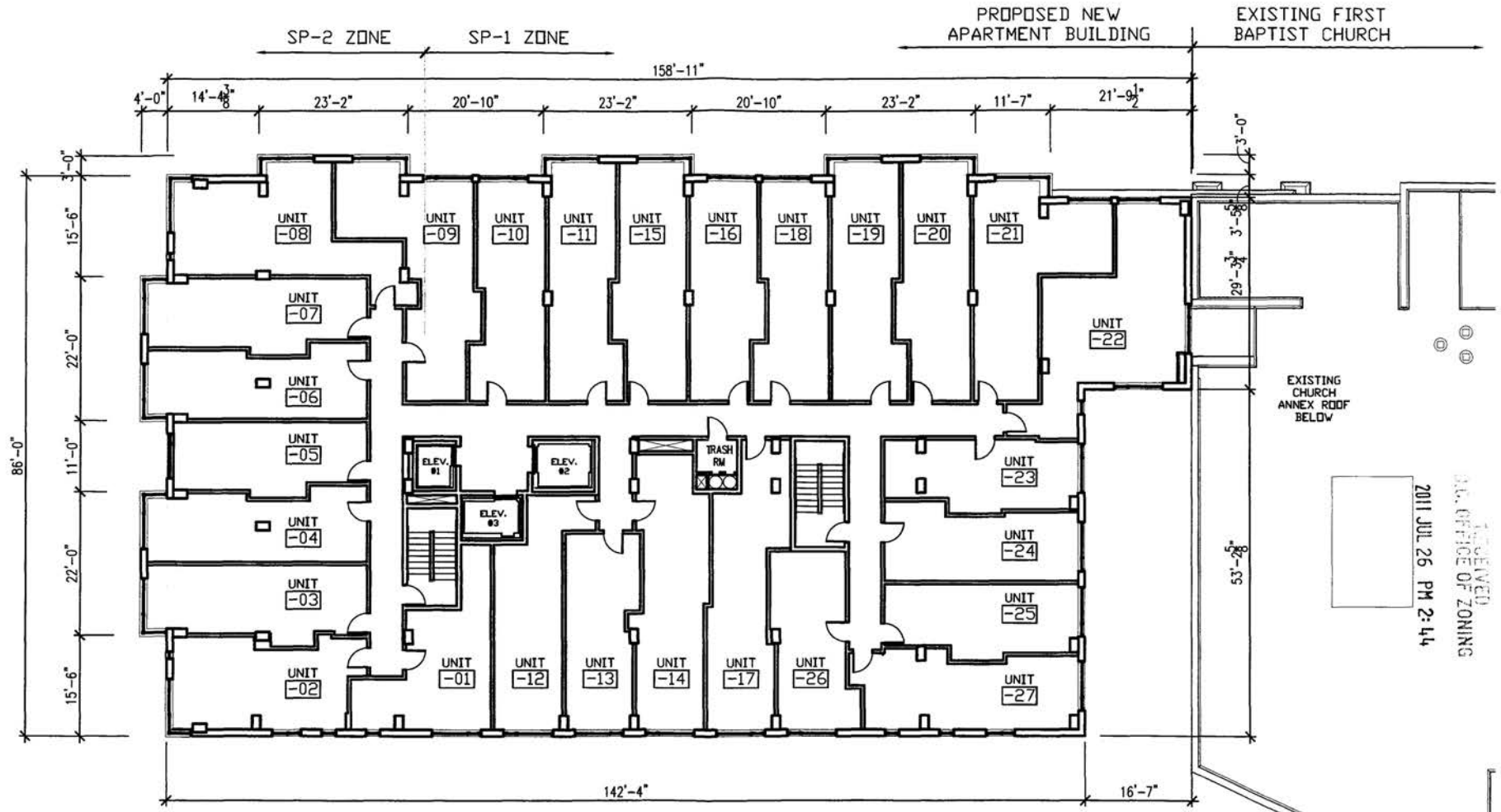

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TYPICAL FLOOR PLAN, 3rd - 9th

SCALE: 1/16" = 1'-0"

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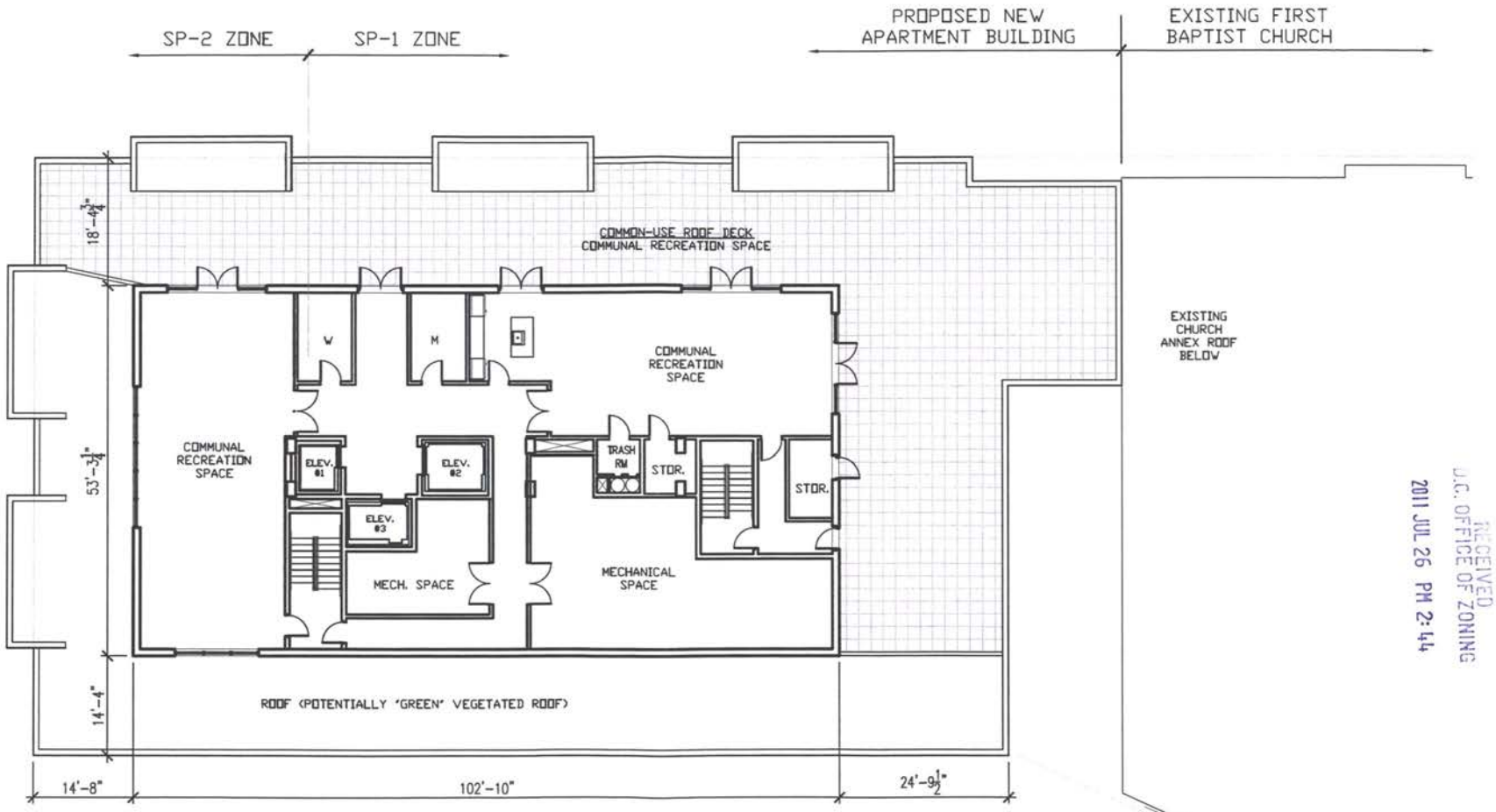

ROOF/PENTHOUSE PLAN

SCALE: 1/16" = 1'-0"

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PROPOSED O STREET ELEVATION

PROPOSED 17th STREET ELEVATION

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17th STREET ELEVATION

ELEVATION NOTES KEY – MATERIALS & ELEMENTS

(FOR ALL ELEVATION SHEETS IN THIS SET)

(1) PRIMARY SURFACE BRICK – BROAD COLOR RANGE WITH TAN & YELLOW BASE AND LIGHT BROWN/LIGHT GREY ACCENTS.

(2) SECONDARY BRICK AT REAR – RED BRICK.

(3) PRECAST CONCRETE BANDS WITH CAST-IN STRIATIONS AS SHOWN – COLOR TO BE SIMILAR TO TAN/YELLOW BASE BRICK COLOR.

(4) DARK ACCENT MASONRY – PRECAST, STONE VENEER, OR BRICK.

(5) DARK MASONRY AT ENTRANCE – STONE VENEER.

(6) WINDOWS – TRACO 3.5" DEEP SYSTEM (OR SIMILAR); DARK ANODIZED FRAMES; CLEAR LOW-E INSULATED GLAZING; SLIDER OPERABLE UNITS AS INDICATED.

(7) SUN SHELF / SHADE ELEMENT – PREFINISHED ALUMINUM.

(8) SLAB EDGE/COLUMN COVER BETWEEN WINDOWS – DARK ANODIZED ALUMINUM PANELS WITH COLOR-MATCHED SEALANT.

(9) SLAB EDGE BETWEEN WINDOWS AT BAYS – DARK ANODIZED ALUMINUM COMPOSITE OR FORMED ALUMINUM ELEMENTS IN SHAPE OF A STEEL CHANNEL.

(10) EXHAUST VENTS – 8"x8" DARK ANODIZED ALUMINUM ELEMENTS, INSET BEHIND FACE OF MASONRY APPROX. 1".

(11) EXTERIOR INSULATION FINISH SYSTEM – TAN COLOR, SMOOTH FINISH.

(12) MAIN ENTRANCE – FRAMELESS GLASS DOORS, CANOPY WITH STAINLESS STEEL PROFILED EDGE BAND.

(13) OVERHEAD GARAGE DOOR – DARK ANODIZED COLOR

(14) FIXED LOUVERS – ALUMINUM, DARK ANODIZED FINISH

(15) ASHLAR STONE WITH LIMESTONE ACCENTS – MATCH COLOR AND CHARACTER OF EXISTING CHURCH ANNEX STONE

(16) WINDOWS – CASEMENTS WITH DIVIDED LITES – MATCH COLOR AND CHARACTER OF EXISTING CHURCH ANNEX WINDOWS.

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O STREET ELEVATION

X SEE SHT. 14 FOR KEY

SCALE: 1/16" = 1'-0"

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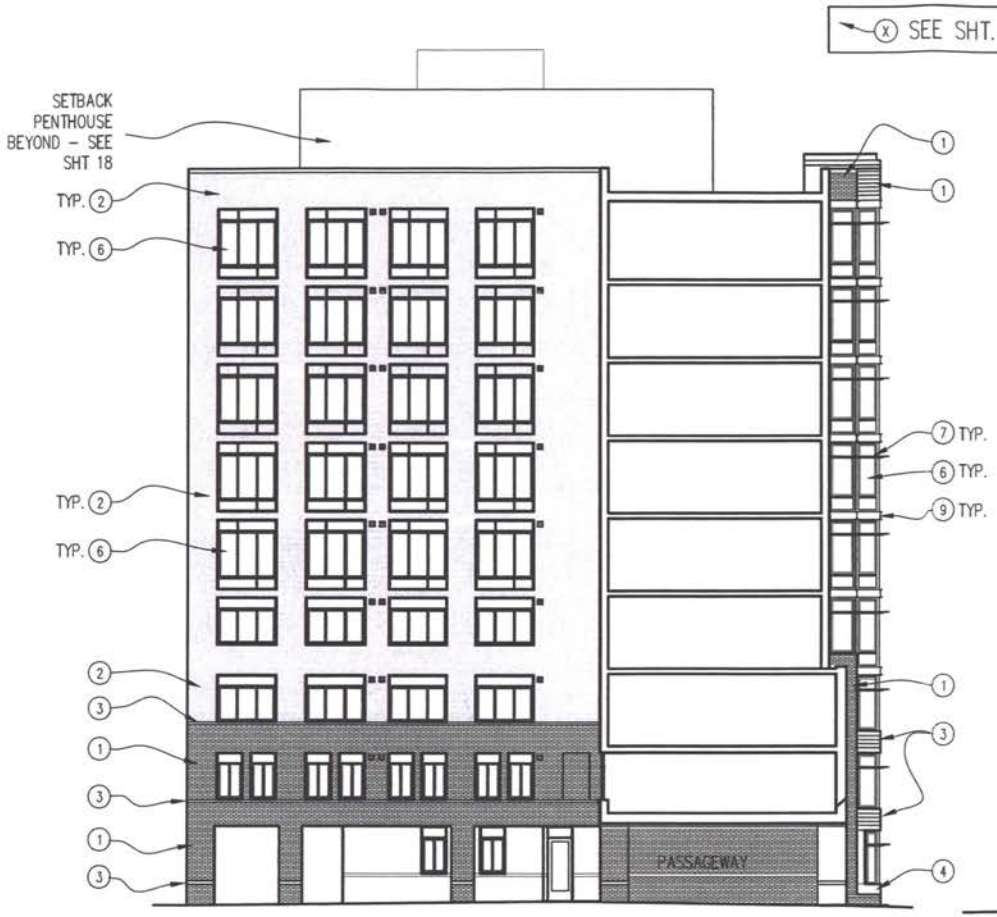
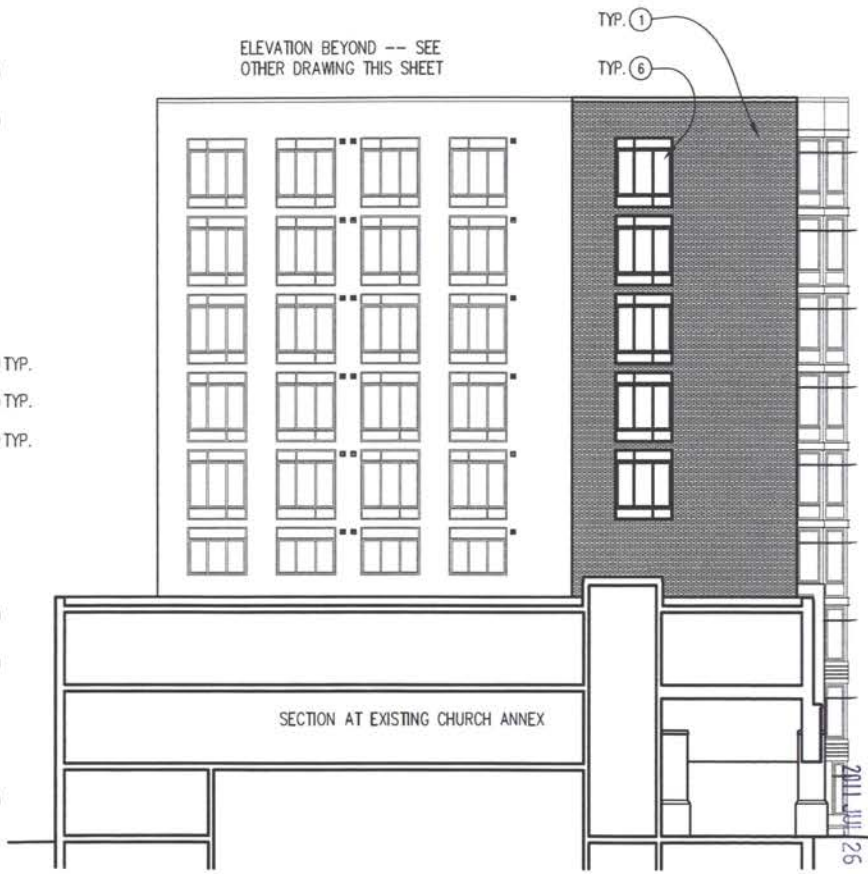


EAST ELEVATION/SECT. AT PASSAGEWAY

SCALE: 1/16" = 1'-0"



EAST ELEVATION/SECT. AT CHURCH

SCALE: 1/16" = 1'-0"

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SOUTH ALLEY ELEVATION

(X) SEE SHT. 14 FOR KEY

SCALE: 1/16" = 1'-0"

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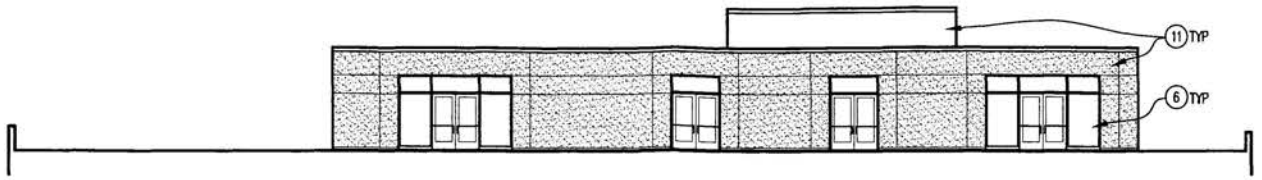
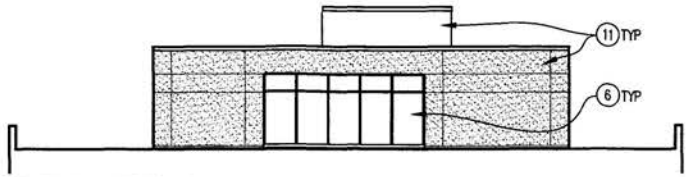
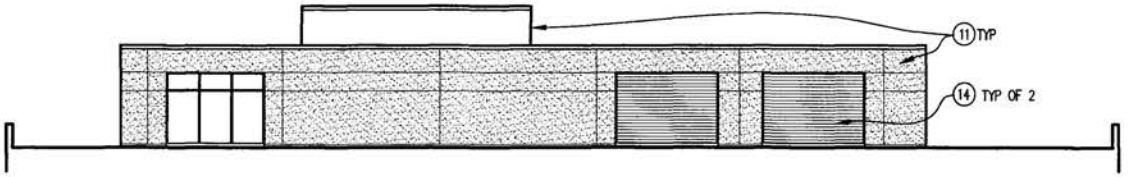


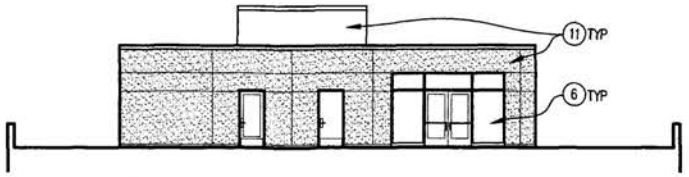
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PENTHOUSE ELEVATIONS

(X) SEE SHT. 14 FOR KEY

SCALE: 1/16" = 1'-0"

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ARCHITECT: ERIC COLBERT & ASSOCIATES	PROJECT: FIRST BAPTIST APT. BLDG.	DEVELOPER: KEENER-SQUIRE PROPERTIES	BZA EXHIBIT 26 JUNE 2011	18
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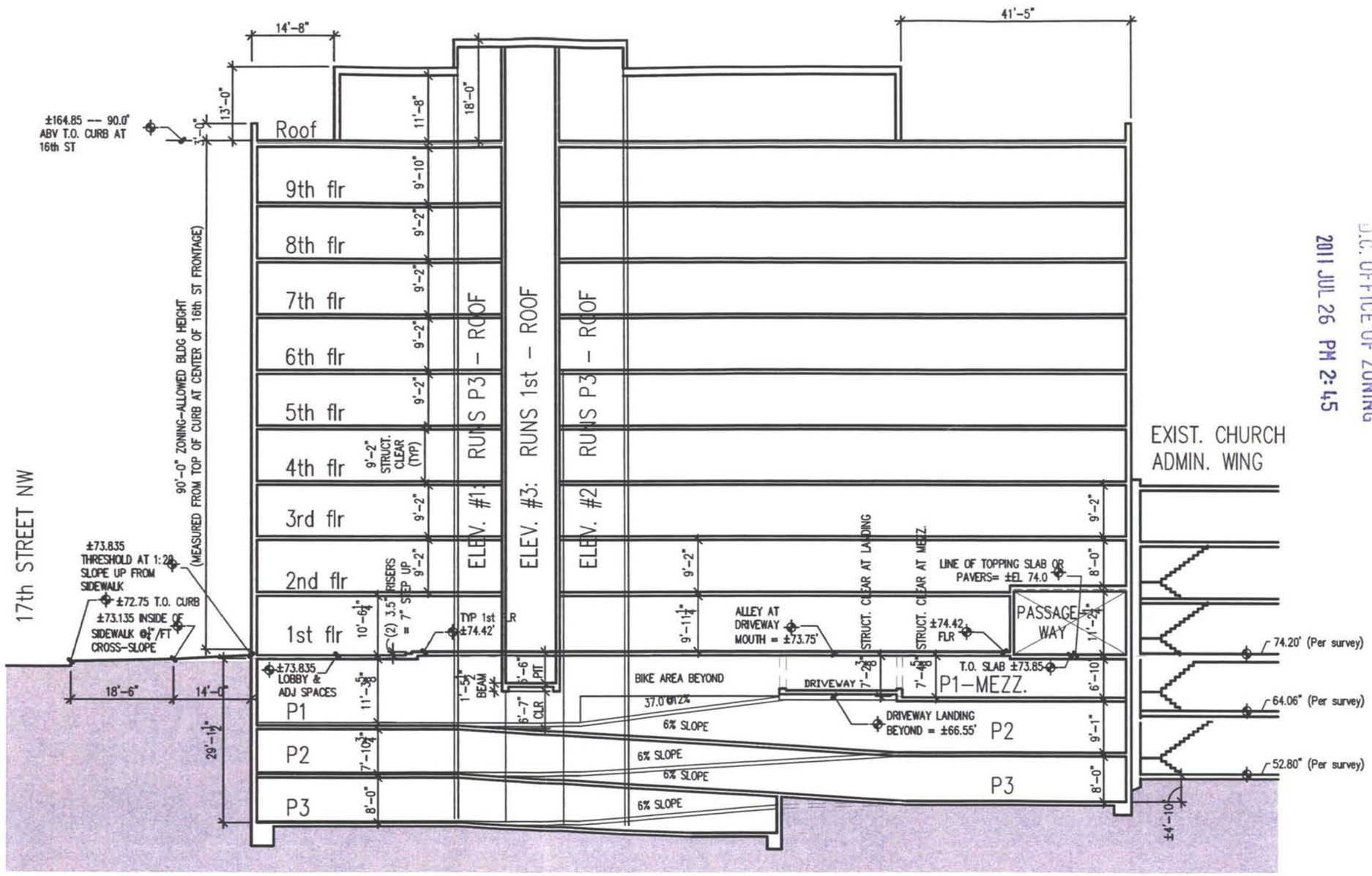

EAST-WEST SECTION (LOOKING NORTH)

SCALE: 1/20" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES	PROJECT: FIRST BAPTIST APT. BLDG.	DEVELOPER: KEENER-SQUIRE PROPERTIES	BZA EXHIBIT 26 JUNE 2011	19
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