



AN APPLICATION TO THE BOARD OF ZONING ADJUSTMENT FOR:
**MILKEN MUSEUM &
 CONFERENCE CENTER**

1501 - 1505 PENNSYLVANIA AVE, NW
 WASHINGTON, D.C.

LOCATION: **1501 - 1505 PENNSYLVANIA AVE, NW**
 WASHINGTON, D.C. 20005
 SQUARE: 221 - LOT: SUBDIVISION PENDING

OWNER: **GRANITE, LLC**
 C/O LARRY LESSER
 1250 4TH ST
 SANTA MONICA, CA 90410

DEVELOPMENT MANAGER: **AKRIDGE**
 601 13TH ST. NW, SUITE 300N
 WASHINGTON, D.C. 20005

ARCHITECT: **SHALOM BARANES ASSOCIATES**
 1010 WISCONSIN AVE. NW, SUITE 900
 WASHINGTON, D.C. 20007

LAND USE COUNSEL: **HOLLAND & KNIGHT, LLC**
 800 17TH ST. NW, SUITE 1100
 WASHINGTON, DC 20006

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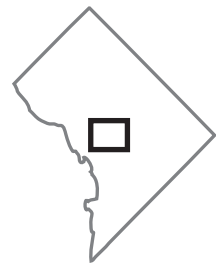
- SITE
- ZONING BOUNDARY

SQUARE: 221

LOTS: ALLEY CLOSING AND SUBDIVISION PENDING

ADDRESS: 1501, 1503 AND 1505 PENNSYLVANIA AVE NW

ZONE: D-6



MILKEN MUSEUM & CONFERENCE CENTER

WASHINGTON, DC | FEBRUARY 23, 2018

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PROJECT OVERVIEW

In 2014, the Milken Family Foundation purchased 1503-05 Pennsylvania Avenue, NW, the historic Riggs National Bank, with the intent of establishing the Museum of the American Educator and retained Shalom Baranes Associates as the Architect for the project. Working with the Foundation, Shalom Baranes Associates designed and received Concept approval from the DC Historic Preservation Review Board and US Commission of Fine Arts for a design that included an expanded 5th Floor, a new 6th Floor and a new accessible entrance on Pennsylvania Avenue. In 2016, the Board of Zoning Adjustment granted relief from rear yard and penthouse setback requirements (case number 19229).

In 2016, the Milken Institute purchased the adjacent 1501 Pennsylvania Avenue, NW bank structure and is currently pursuing closing a portion of the public alley at the rear of the 1503-05 structure to expand the site footprint and museum program (SO # 17-26363). The expanded project has been delegated to HPO staff and Concept approval from the US Commission of Fine Arts has been granted. This new application to the Board of Zoning Adjustment seeks similar relief from rear yard requirements as was granted for the earlier project. Relief from penthouse setback requirements is no longer needed.

EXISTING BUILDINGS

The two structures occupy the northwest corner of 15th Street and Pennsylvania, NW, across from the US Treasury building and steps from the White House, and are situated within the boundaries of both the Financial and Lafayette Square historic districts.

1501 Pennsylvania Avenue, NW is a grand, one-story bank hall with a basement situated on the street corner. The building is a National Register and DC-Listed historic property. It was originally designed for the American Security & Trust Company bank, and is currently occupied by a Bank of America retail operation which will vacate the premises late in 2017. The building was designed by York and Sawyer, and constructed in 1904-1905.

Over time, various campaigns of building “improvements” were undertaken. The most significant alterations occurred when 730 15th Street, NW was constructed to the north in the early 1930’s. At that time, the interior of the bank hall experienced a major renovation. Important modifications included the removal of a central skylight and laylight feature, and the vaulted ceiling was flattened. High windows were added to 15th Street façade, presumably to replace the natural light lost when the skylight was removed. Mezzanine floors at the north and south ends of the bank hall were also demolished, and an open stairwell leading to the basement was removed. At some later point, a new doorway replaced a window on the Pennsylvania Avenue façade, and areaways providing natural light to the basement level were abandoned. Mechanical upgrades and other minor interior renovation campaigns have also occurred.

1503-05 Pennsylvania Avenue, NW also includes a grand bank hall space with a basement below. While originally designed for Riggs Bank, it was most recently a PNC branch. The building was designed by York and Sawyer and constructed between 1899-1902. An addition (1505) designed by Appleton P. Clark was added between 1922-1924. The original bank and the addition constitute a National Register and DC-Listed historic property.

Over time, various campaigns of building “improvements” were undertaken. Around 1930, interior balconies were added at the south end of the bank hall at the 3rd floor, and at the north end at both the 2nd and 3rd floors. About 1970, and again circa 19086, major MEP system upgrades resulted in the addition of substantial rooftop mechanical, much of which was exposed to view from public space. The addition of a fire escape along the west façade, the insertion of an ATM machine, and the covering of the roof skylight with copper sheathing, also occurred at undetermined dates.



PROPOSED PROGRAM

The buildings would include two primary functional uses – Museum and Milken Institute office. Like the earlier proposal for 1503-05, museum exhibit and support space would continue to occupy that structure. The main bank hall of 1501 would also support museum operations, serving as both temporary exhibit area and event convening space. Internal connections would be developed to link all the structures, and a new, atrium space at the rear of the structure would enhance and facilitate connectivity.

Because of their importance to an expanded museum program, most of the design features for 1503-03 that were approved with the earlier and smaller project are still proposed, but the mechanical structure that set atop the main roof has been eliminated.

The primary program uses in the proposed project include:

MUSEUM

A central feature of the project will be a museum that highlights the critical importance of education and learning in contemporary society, a core part of the Milken Institute's mission. To develop the concept further, the Institute has engaged Gallagher & Associates, an internationally respected and exhibit design firm and the creative force behind several nearby institutions including the International Spy Museum, The White House Visitors Center and the National Archives Experience.

The proposed museum will recognize exemplary teachers, highlight the key role of education in unlocking human potential, and provide children and adults alike with a place to celebrate the joys of learning. Through innovative and interactive exhibits that spark creativity and engage in civic discourse, the experiences created will be a landmark for learning in our Nation's Capitol. While still in development, potential options being discussed for the Museum's name include:

- Celebrate Learning Experience (or Milken Museum for Inspired Learning)
- The Milken Center for Advancing Human Potential
- Milken Museum of Learning and Opportunity

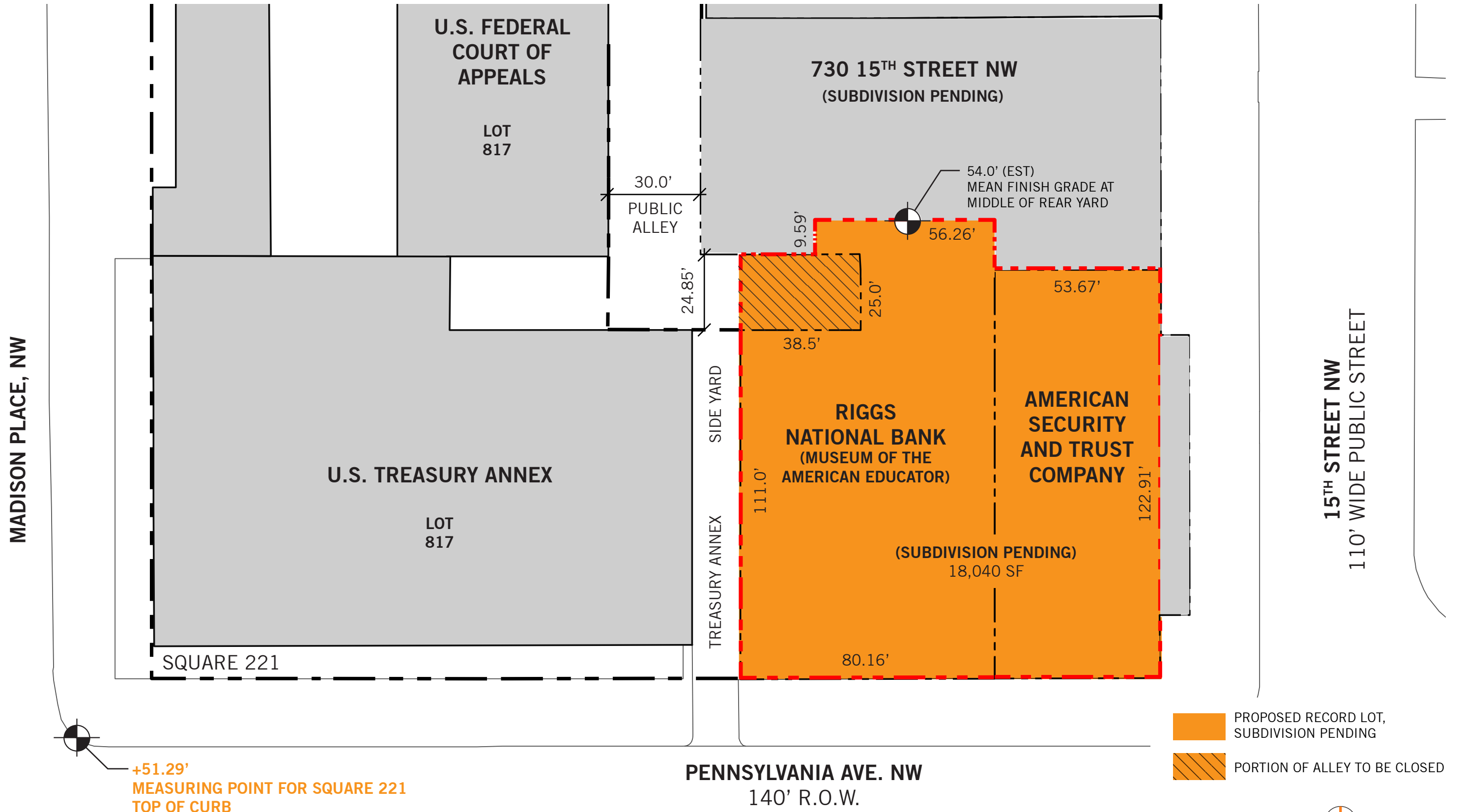
The Museum will be housed within the two historic bank structures to take advantage of the impressive bank hall spaces in both buildings. The exhibit space will be a more permanent installation in the 1503 bank hall, while the 1501 bank hall will house temporary exhibits but also be available for special events. The basement level under 1501 and 1503-05 will be flexible space as well, and will serve both museum and convening events. The Museum will also occupy the upper floors of 1503-05, except for the uppermost floor. The museum's primary ceremonial entrance would be through the monumental 1503 entrance on Pennsylvania Avenue.

MILKEN OFFICES

Office space for Milken affiliated entities will be housed in the top floor of the Project. These would include individuals associated with the museum, as well as with: Milken Institute, an independent economic think tank whose mission is to improve the lives and economic conditions of people in the U.S. and around the world; Faster Cures, a non-profit think tank seeking to save lives by speeding up and improving the medical research system; Melanoma Research Alliance, the largest private funder of research to better prevent, diagnose and treat melanoma.



SITE PLAN



- PROPOSED RECORD LOT, SUBDIVISION PENDING
- PORTION OF ALLEY TO BE CLOSED



MILKEN MUSEUM & CONFERENCE CENTER

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FAR SUMMARY				
FLOOR LEVEL	EXISTING GROSS FLOOR AREA	ADD	DEDUCT	PROPOSED GROSS FLOOR AREA
L12				
L11				
L10				
L9				
L8				
L7				
L6	0	6,010	50	5,960
L5	2,460	8,010	135	10,335
L4	2,915	235	185	2,965
L3	6,065	385	595	5,855
L2	6,070	1,975	90	7,955
L1	16,515	1,895	540	17,870
LL1				
LL2				
TOTAL	34,025			50,940
FAR				2.82

SQUARE	221	HISTORIC LANDMARK IN THE DC INVENTORY OF HISTORIC SITES, AND CONTRIBUTING STRUCTURE IN THE 15TH STREET FINANCIAL HISTORIC DISTRICT & LAFAYETTE SQUARE HISTORIC DISTRICT		HISTORIC PRESERVATION REVIEW BOARD JURISDICTION: HPA#15-374 - CONCEPT APPROVAL RECEIVED ON 9/24/14
LOT	**	SHIPSTEAD - LUCE		US COMMISSION OF FINE ARTS JURSDICTION CASE NO.SL 17-073 - CONCEPT APPROVAL RECEIVED 10/15
SITE AREA	18,040	WARD 2		ANC 2B JURSDICTION
ZONING DISTRICT	D-6			
STREET WIDTH	140'			
MEASURING POINT	51.29'			
	REQUIRED / PERMITTED FOR THE ADDITION	EXISTING HISTORIC	PROPOSED	NOTES
FAR	10.0	1.90	2.82	
GROSS FLOOR AREA	96,920	34,025	50,940	THE PROPOSED GFA INCREASE IS 49.7%
BUILDING HEIGHT	80'	Approx. 65'	79' - 0"	1910 HT ACT - SCHEDULE OF HEIGHTS OF BUILDINGS * ADJACENT TO PUBLIC BUILDINGS
LOT OCCUPANCY	100%	98%	98%	
REAR YARD	2.5 IN/FT (76'-3" = 15'-11")	NOT PROVIDED	NOT PROVIDED	BOARD OF ZONING ADJUSTMENT RELIEF REQUESTED
GREEN AREA RATIO	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	AN ADDITION TO A HISTORIC STRUCTURE IS NOT REQUIRED TO COMPLY IF THE GFA INCREASE IS LESS THAN 50%
PENTHOUSE HEIGHT	20'-0"	9'-0"	NOT PROVIDED	
PENTHOUSE SETBACKS	1:1	1:1	N/A	
PARKING	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	AN ADDITION TO A HISTORIC STRUCTURE IS NOT REQUIRED TO COMPLY IF THE GFA INCREASE IS LESS THAN 50%
LOADING	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	AN ADDITION TO A HISTORIC STRUCTURE IS NOT REQUIRED TO PROVIDE ADDITIONAL LOADING

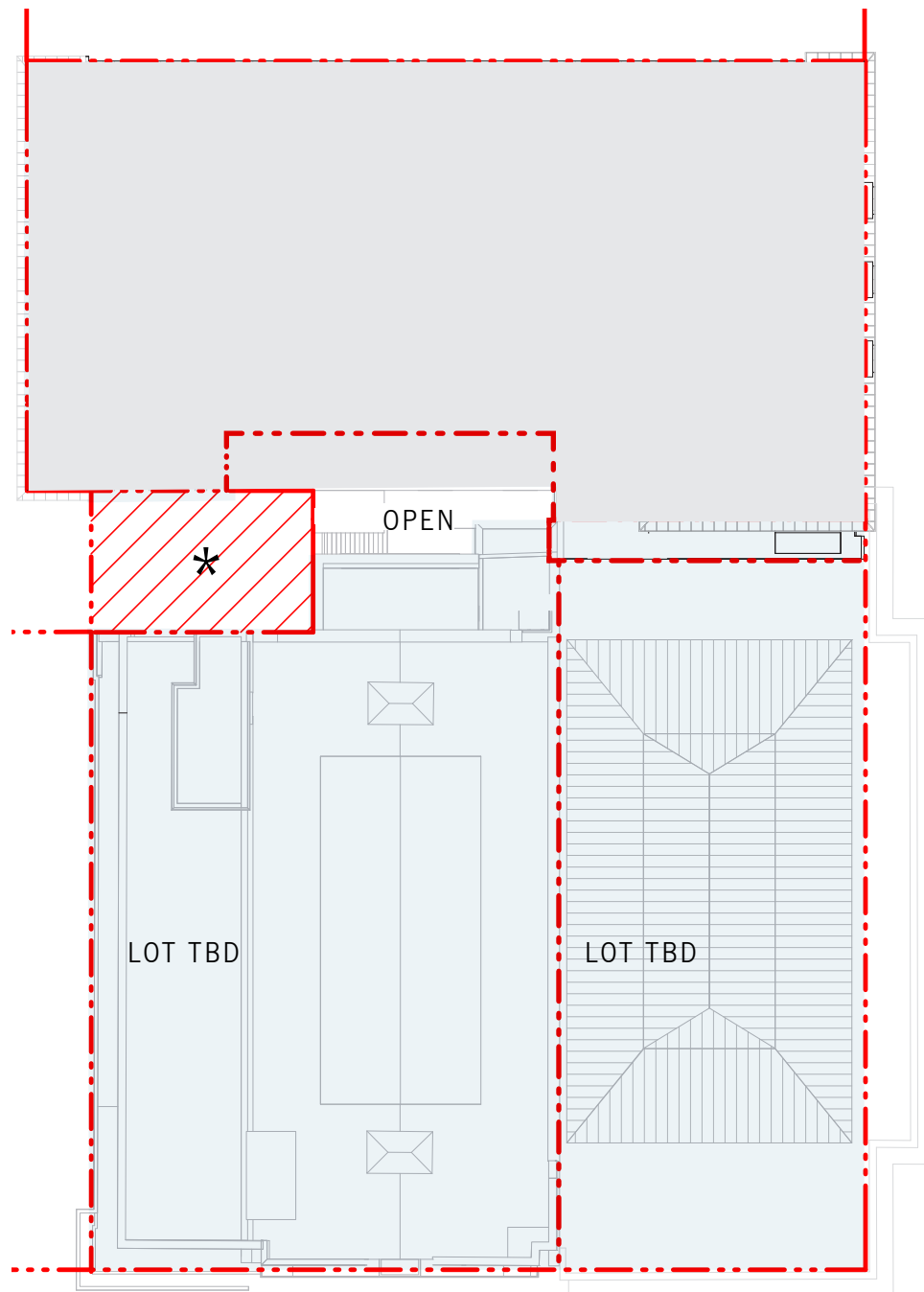
ITEM REQUIRES SPECIAL EXCEPTION

* On Pennsylvania Ave; NW, in square 221, confronting the Treasury Building, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the northeast corner of Pennsylvania Avenue and Madison Place, excepting ventilation and elevator shafts, which shall be set back from the front and side lines of such buildings a distance equal to the height of such shafts above the adjacent roof.

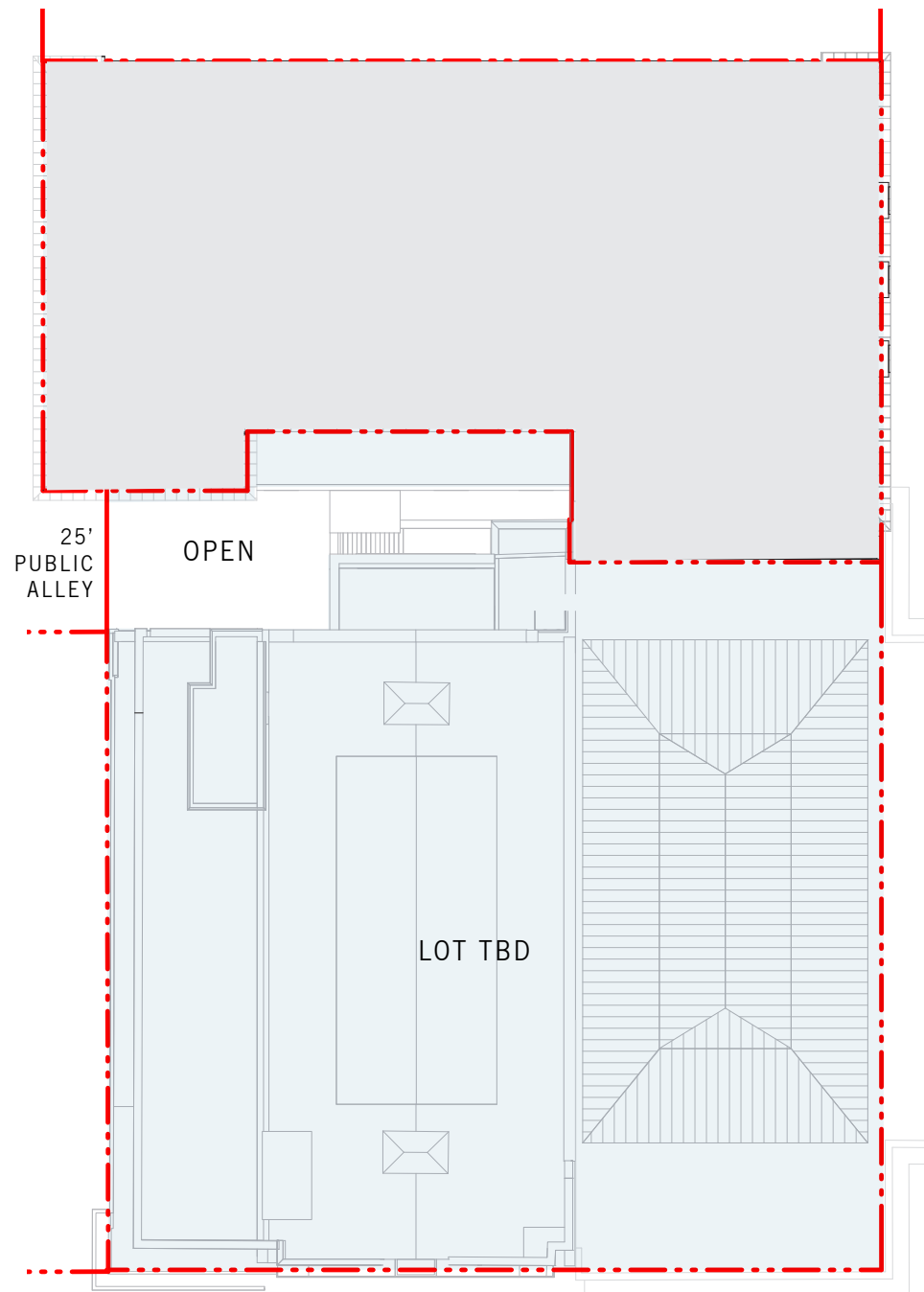
** Record Lot Number pending subdivision recordation that would include a portion of a vacated alley - SO # 17-26363



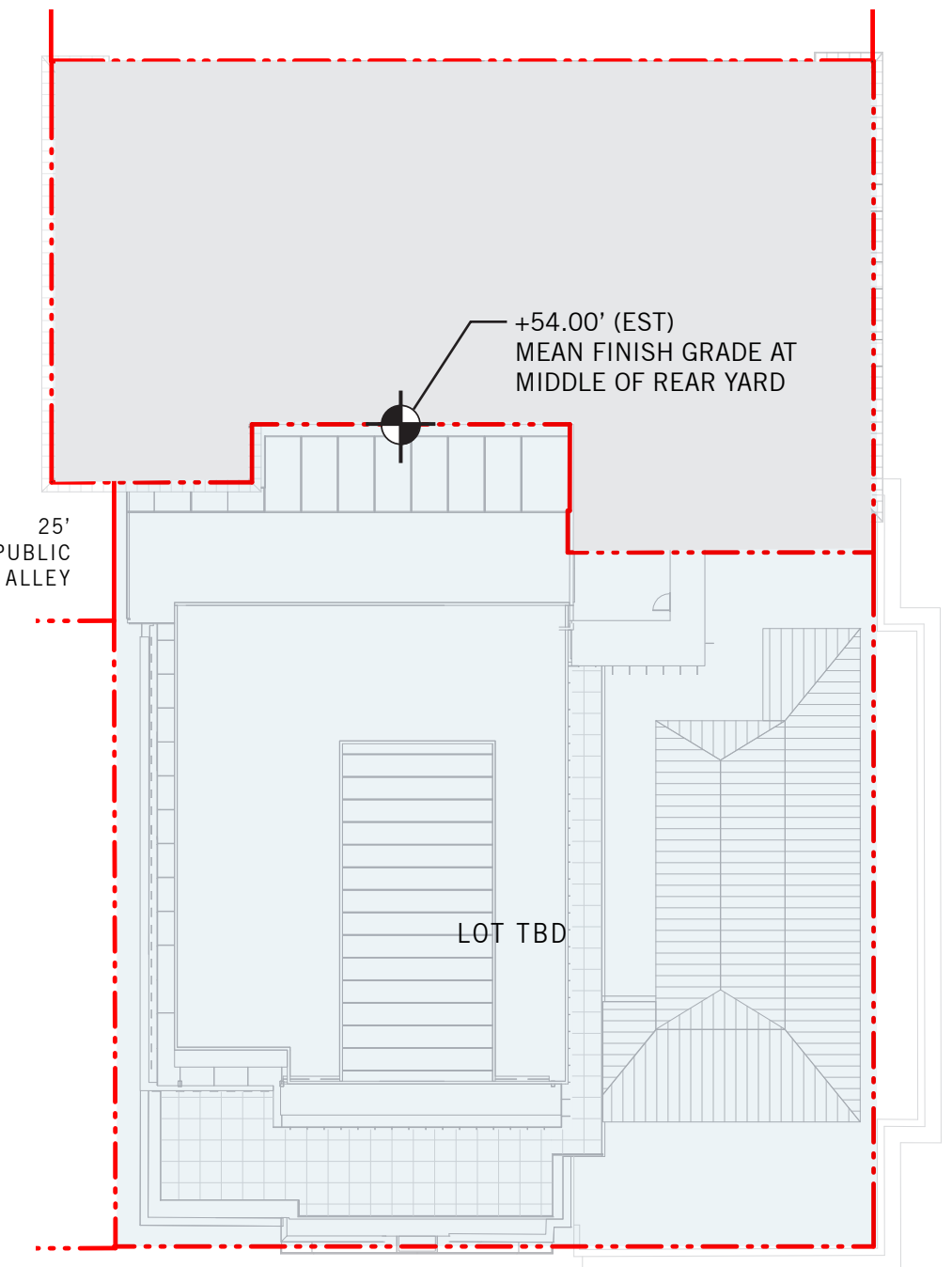
BUILDING REAR YARD



EXISTING BUILDING FOOTPRINT ON EXISTING LOTS
 * PORTION OF PUBLIC ALLEY TO BE CLOSED, SO # 17-26363



EXISTING BUILDING FOOTPRINT ON PROPOSED LOT SUBDIVISION
 (NON-COMPLIANT REAR YARD)



PROPOSED BUILDING FOOTPRINT ON PROPOSED LOT SUBDIVISION
 (100% LOT COVERAGE)



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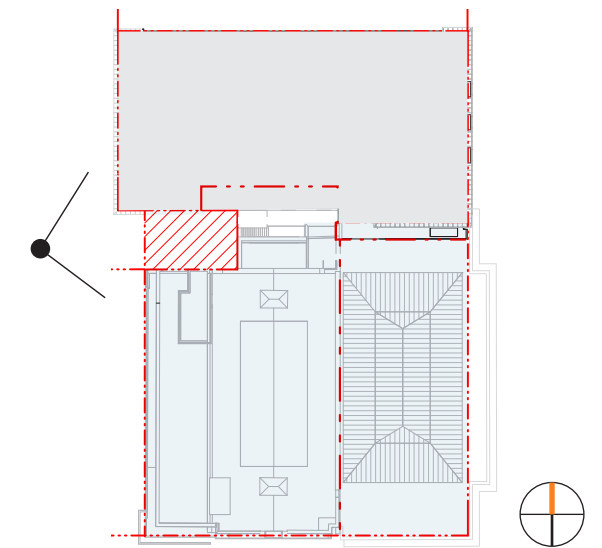




ENLARGED VIEW OF EXISTING NON-COMPLIANT REAR YARD



 EXISTING HISTORIC BUILDING  PROPOSED ALLEY CLOSING



KEY PLAN

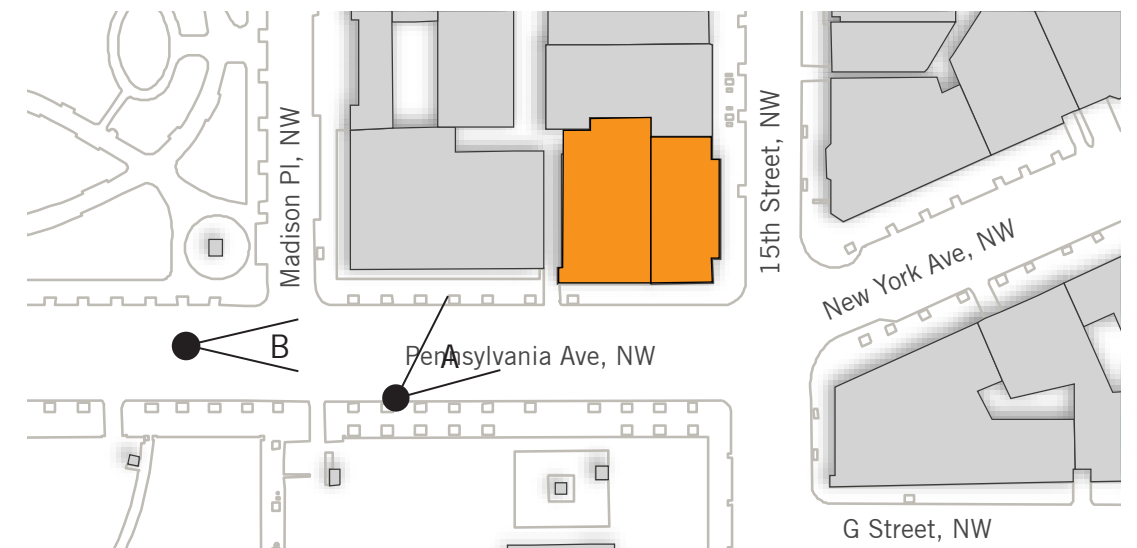




A. From Pennsylvania Ave Looking East



B. From Pennsylvania Ave Looking East



Key Plan

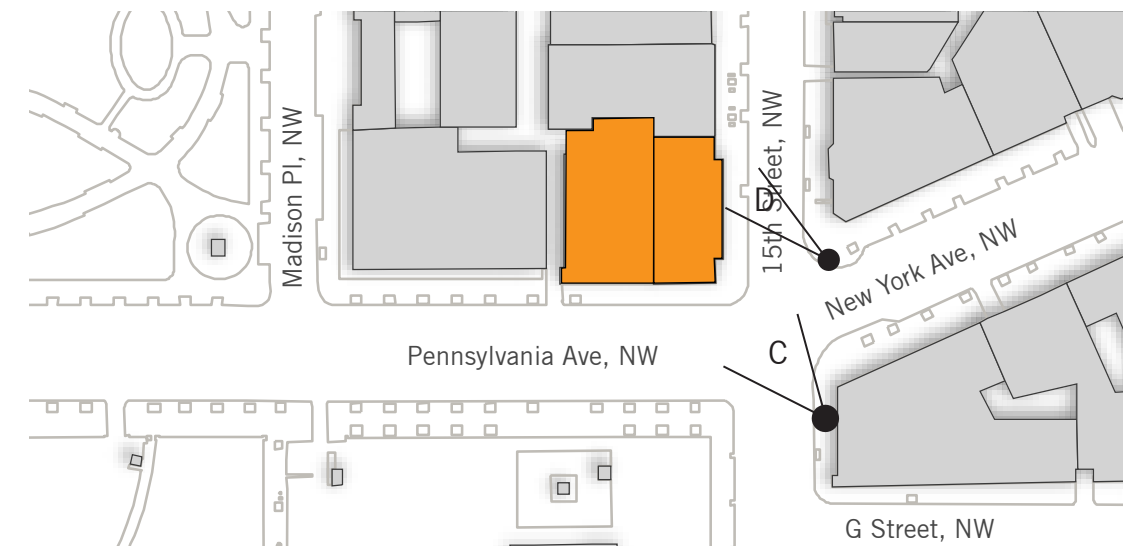




C. From Corner of Pennsylvania Ave. and New York Ave. Looking Northwest



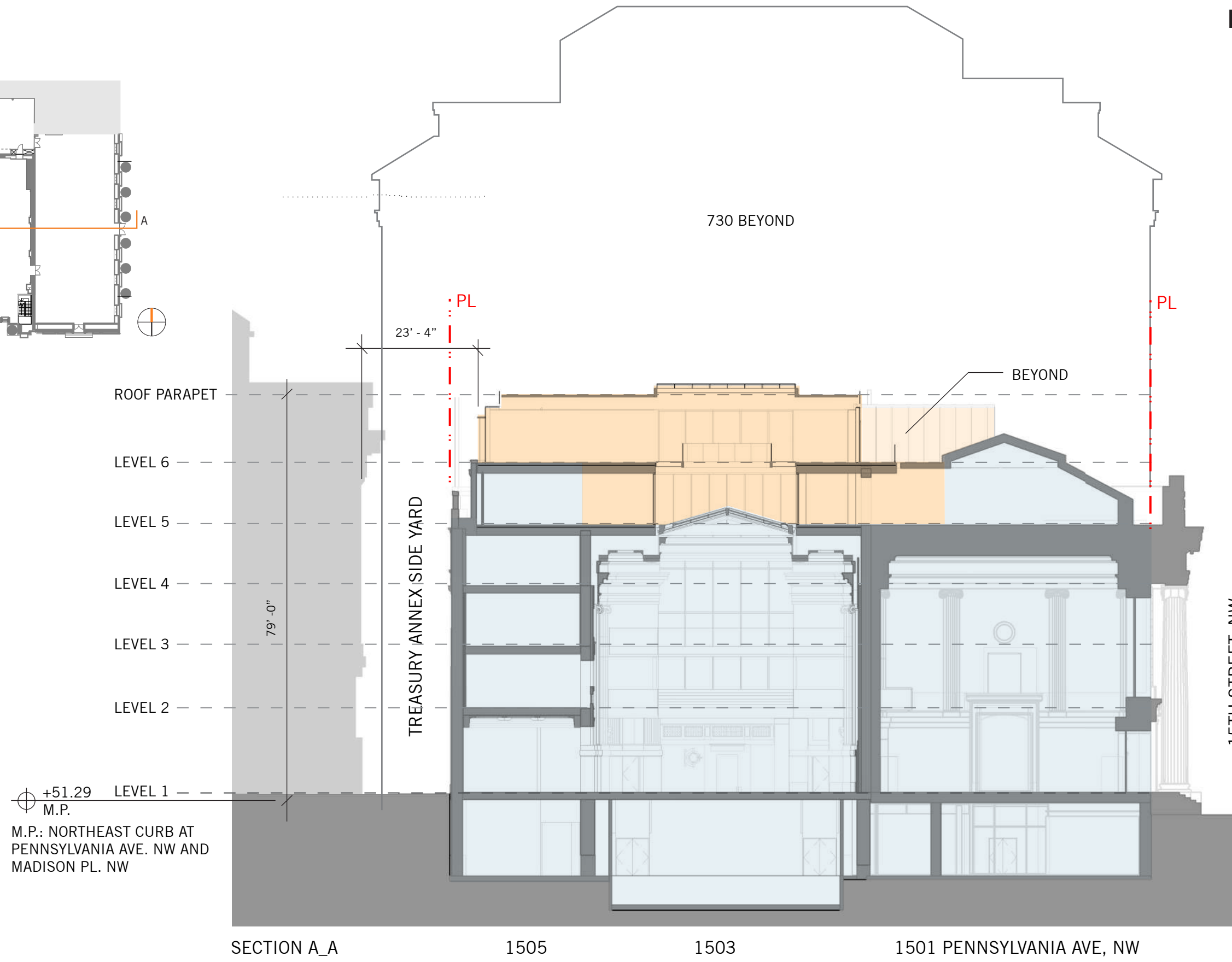
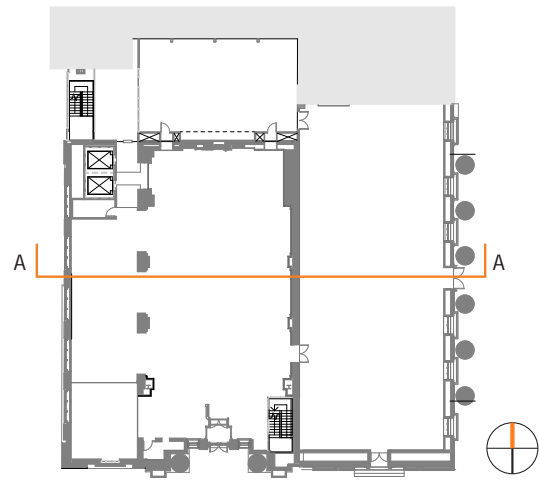
D. From Corner of New York Ave. and 15th Street Looking Northwest



Key Plan



EAST - WEST SECTION



PROPOSED ADDITION
 EXISTING HISTORIC BUILDING



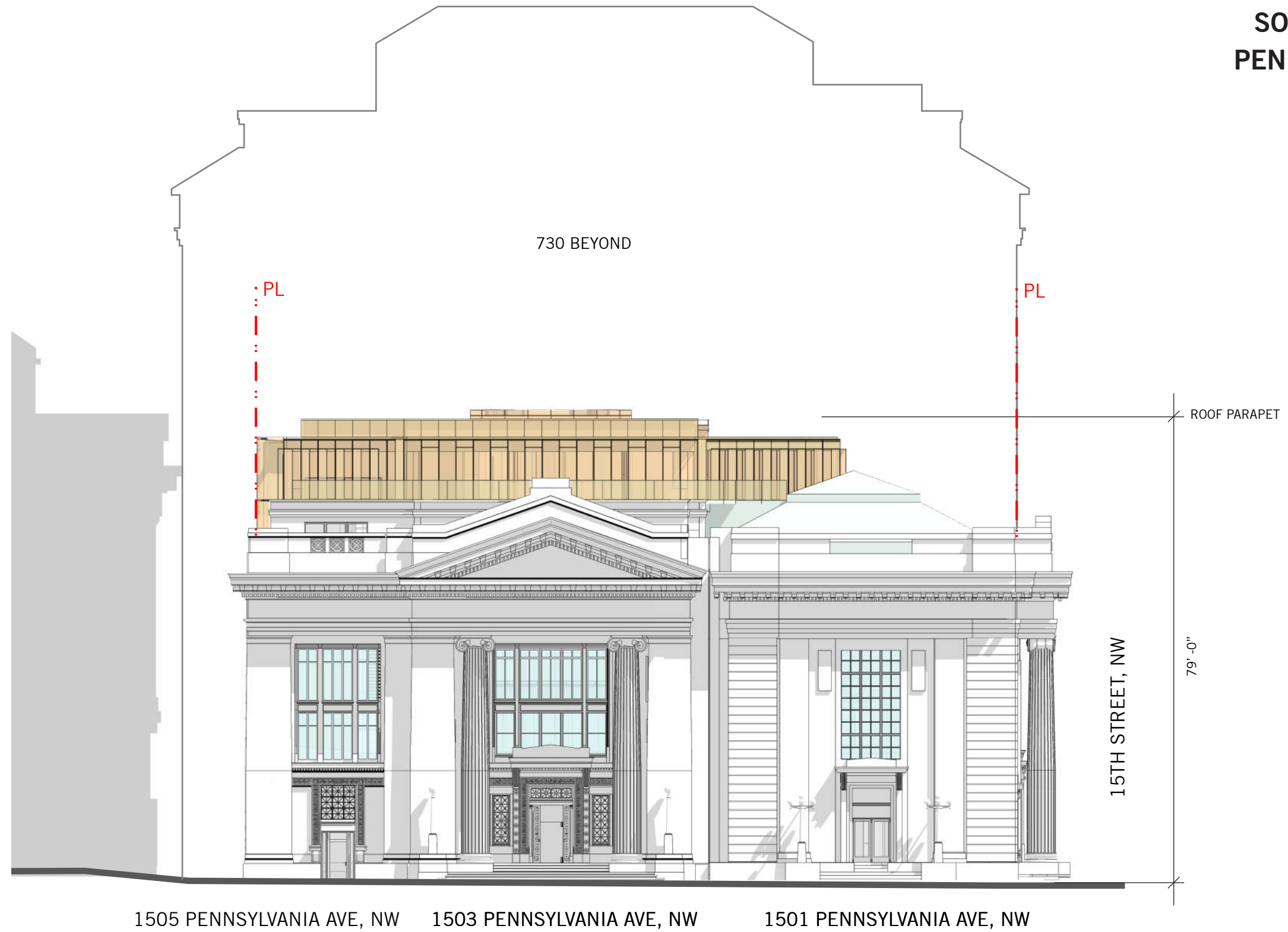
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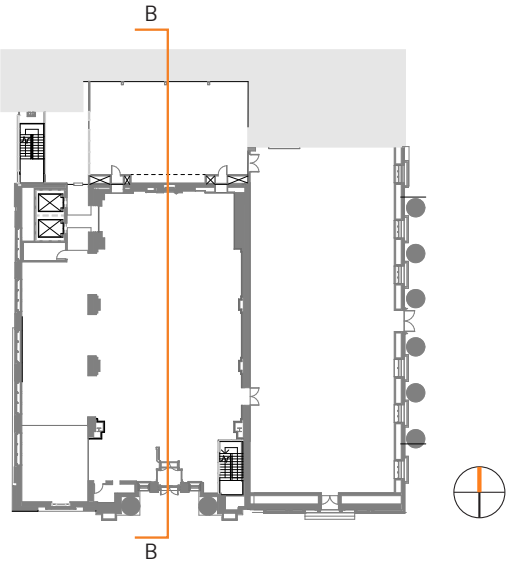
**SOUTH ELEVATION
PENNSYLVANIA AVE.**



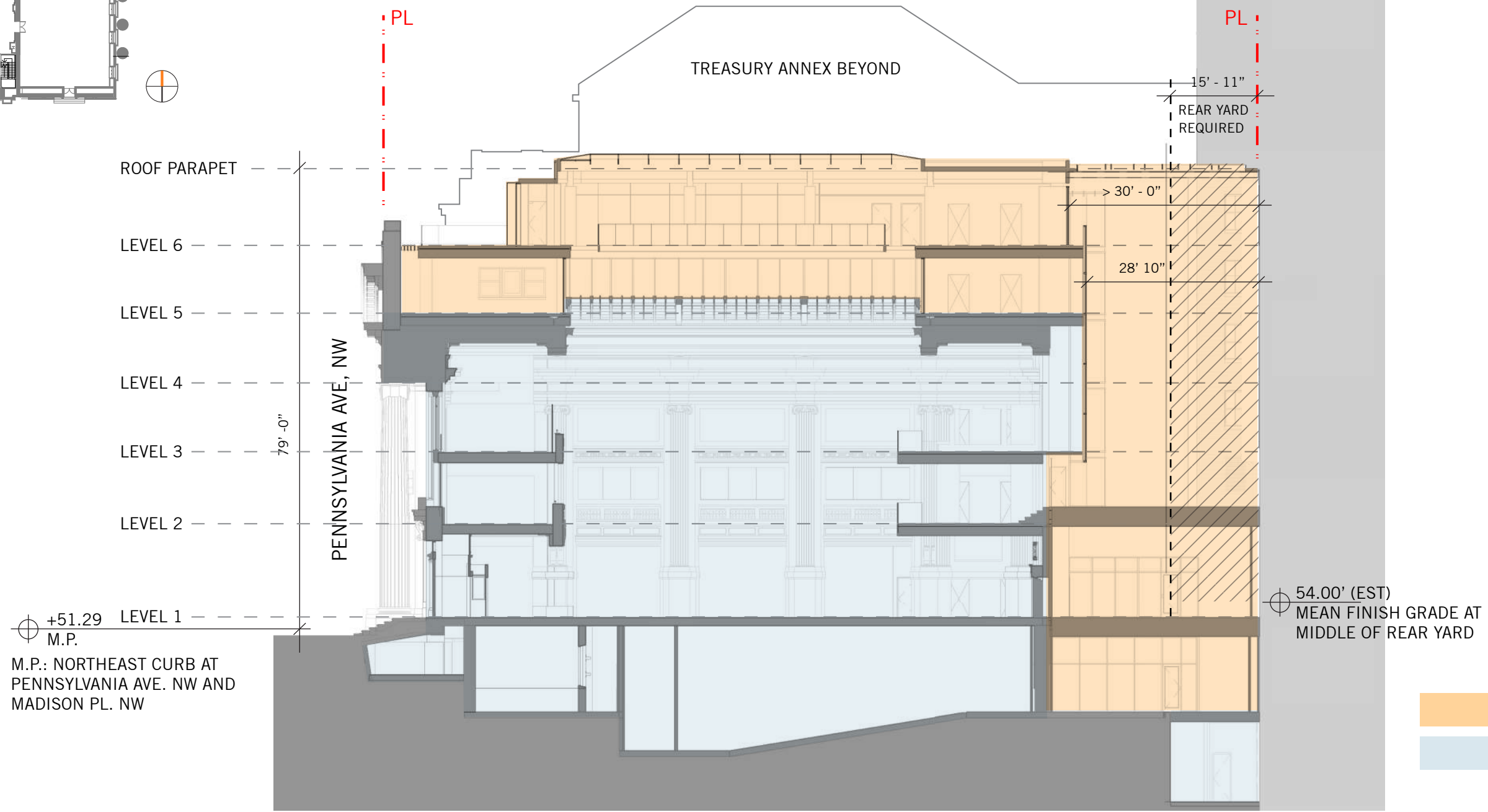
 PROPOSED ADDITION



NORTH - SOUTH SECTION



KEY PLAN

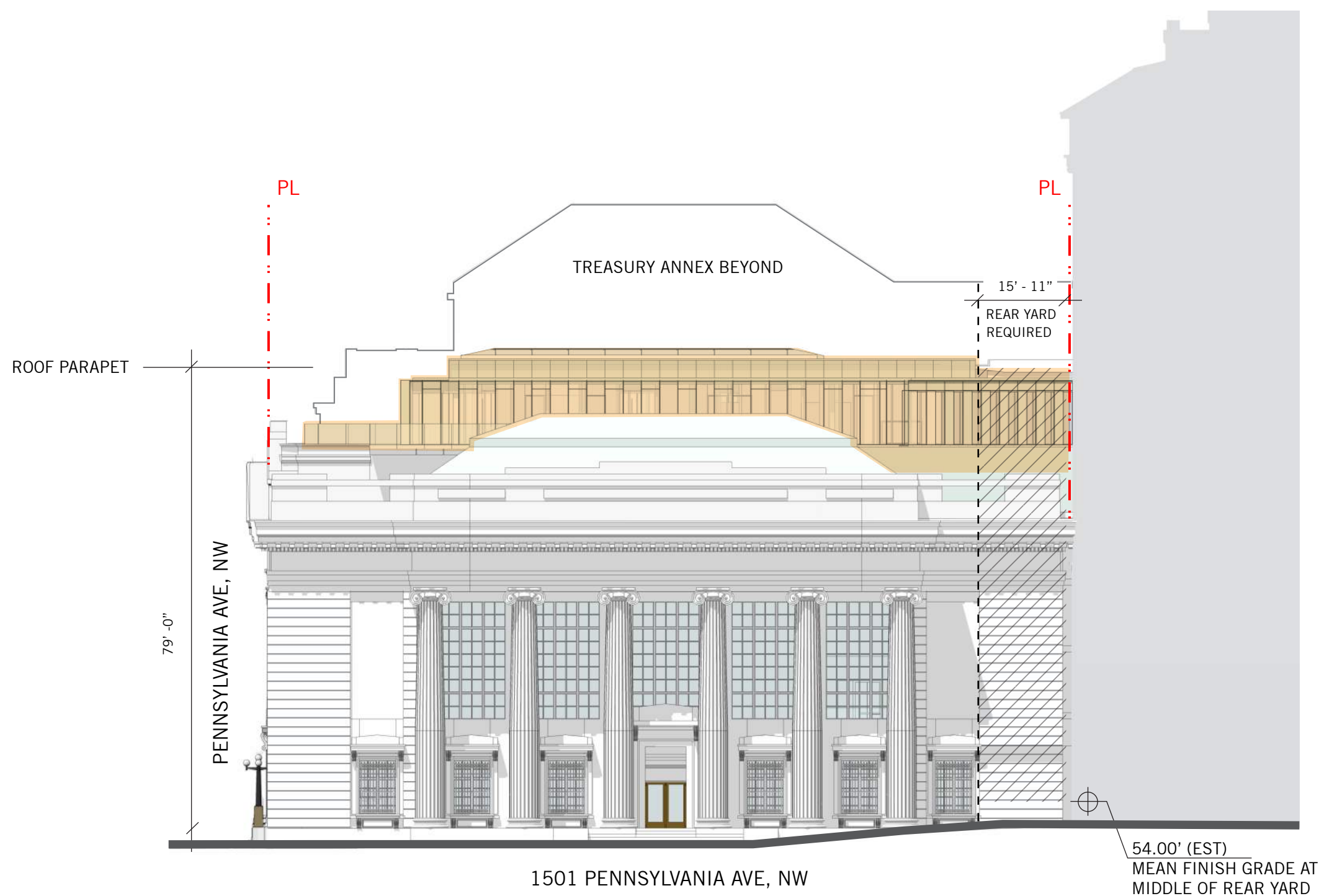


SECTION B_B 1503 PENNSYLVANIA AVE, NW

- PROPOSED ADDITION
- EXISTING HISTORIC BUILDING



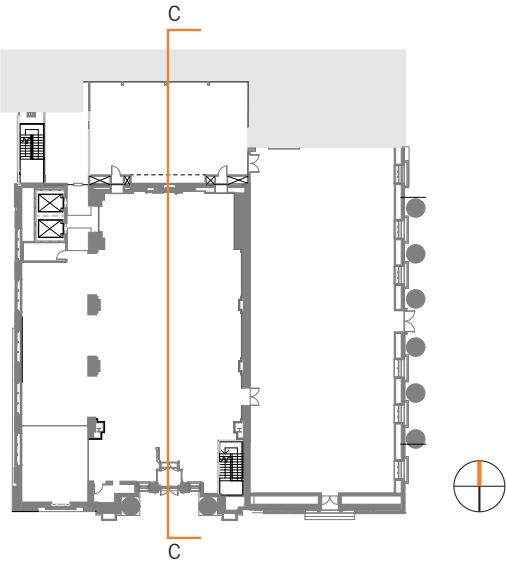
**EAST ELEVATION
15TH STREET**



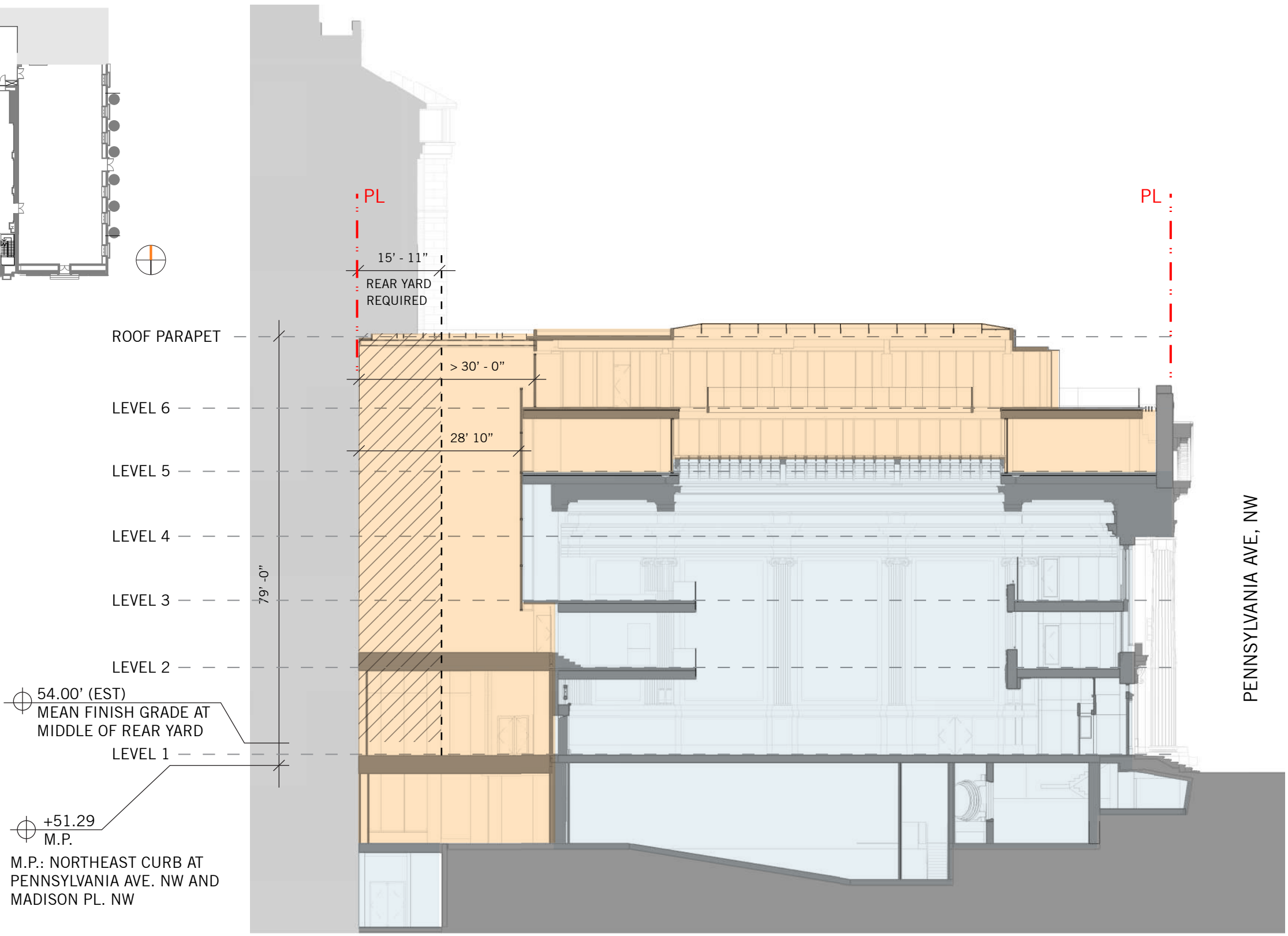
 PROPOSED ADDITION



NORTH - SOUTH SECTION



KEY PLAN



- PROPOSED ADDITION
- EXISTING HISTORIC BUILDING

SECTION C_C

1503 PENNSYLVANIA AVE, NW



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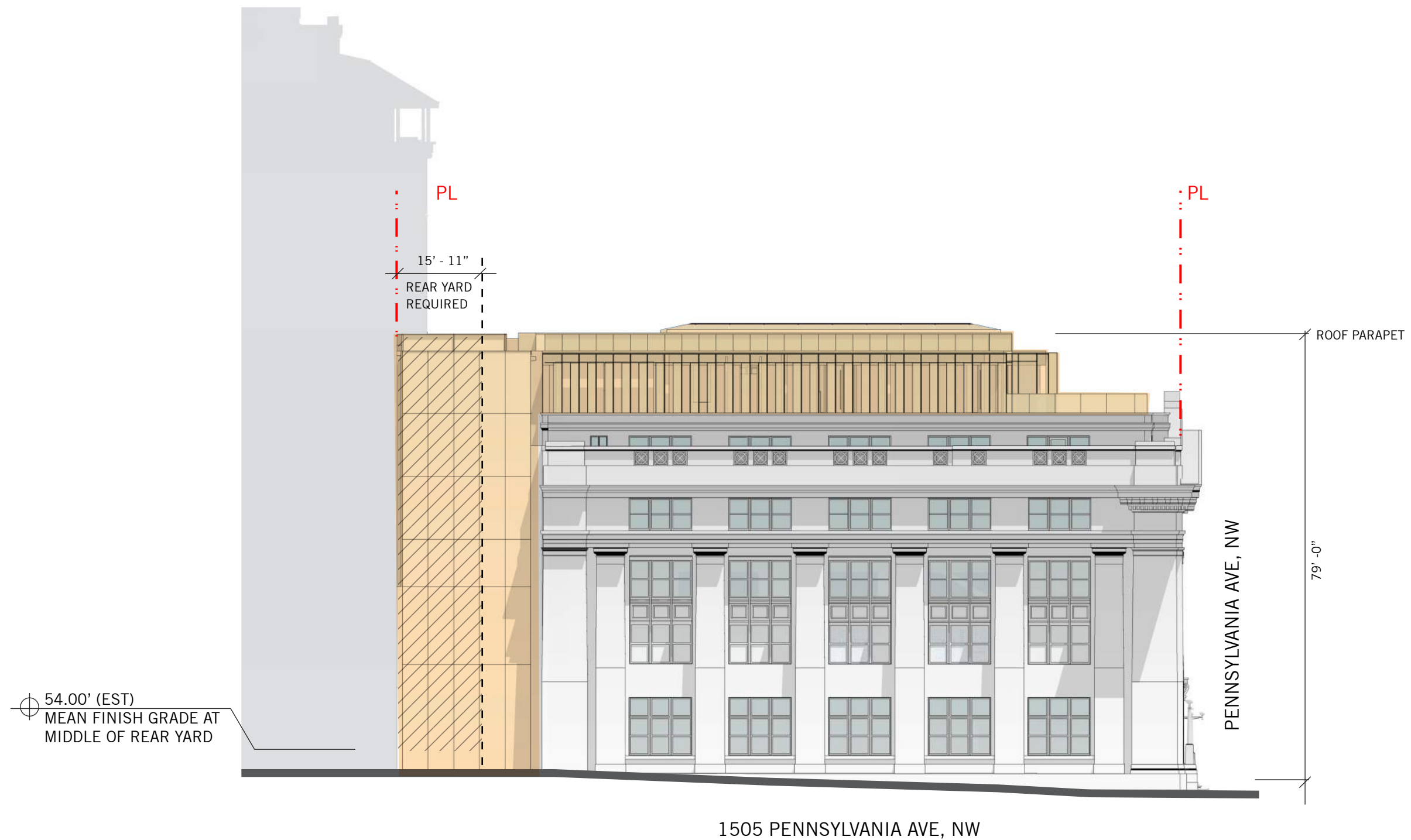
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WEST ELEVATION
ALLEY



 PROPOSED ADDITION



15



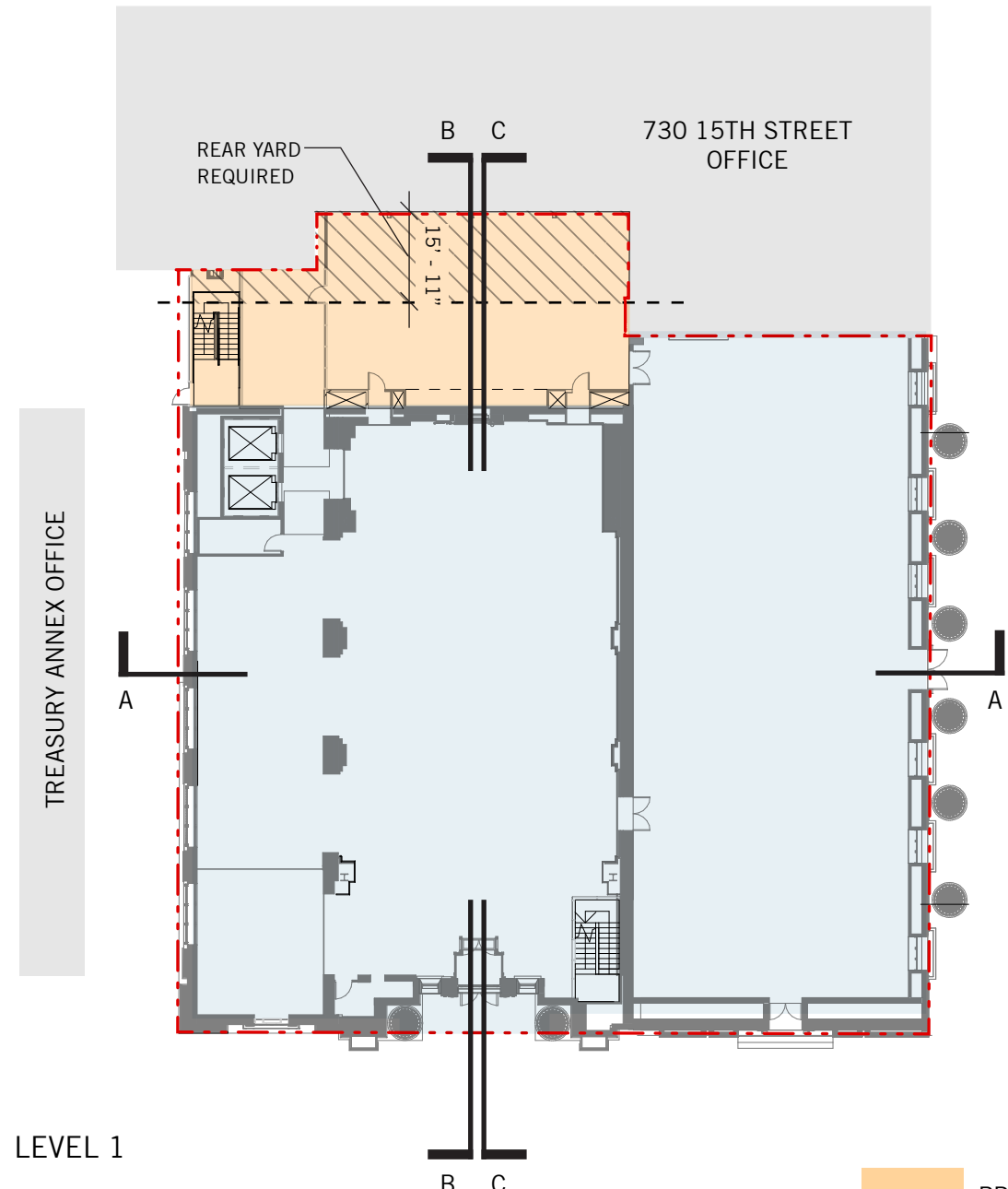
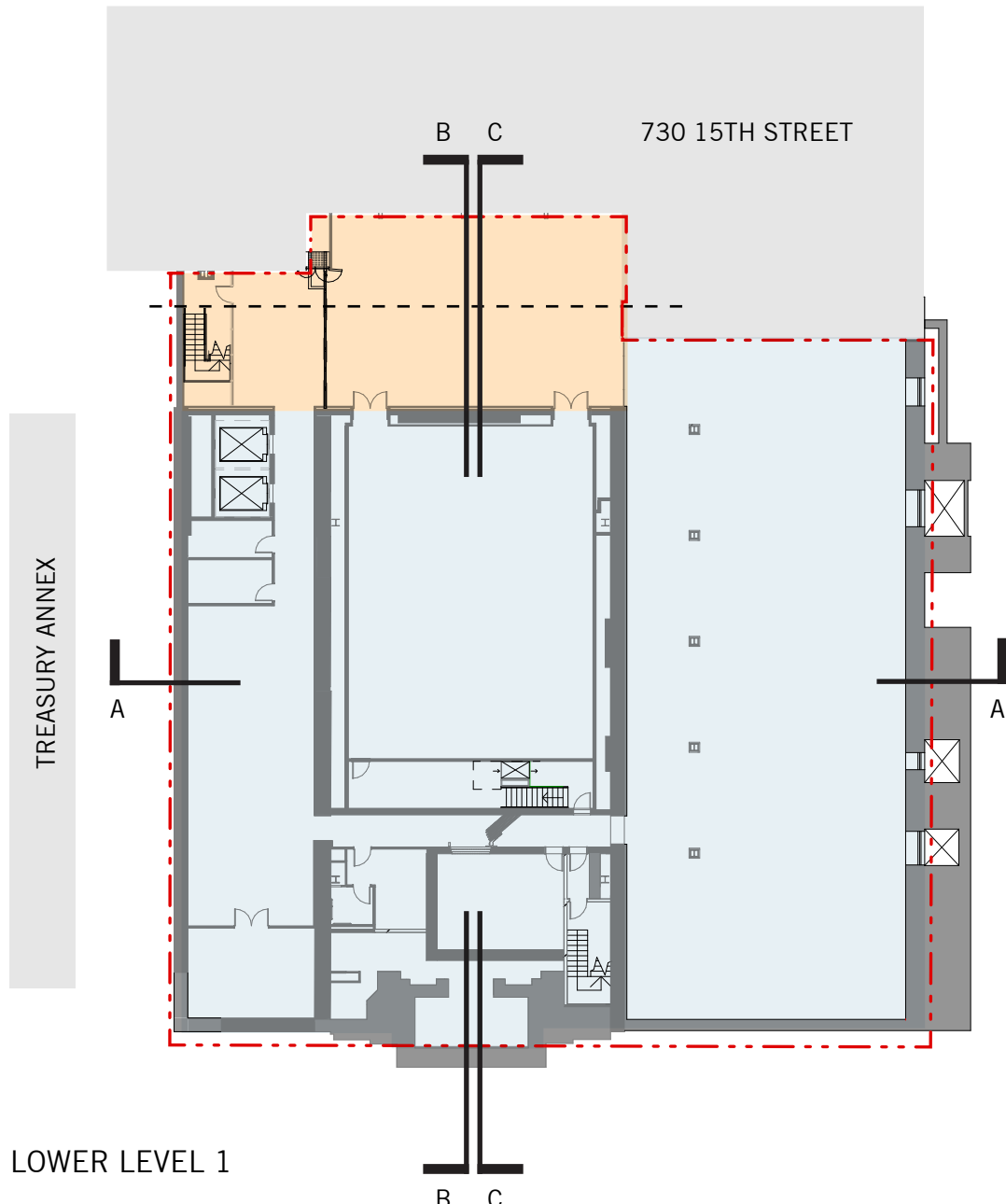
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AKRIDGE
Invested.

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NOTE:
 SIZES AND LOCATIONS OF DOORS, WINDOWS, INTERIOR PARTITIONS, INTERIOR STAIRS,
 AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED ADDITION
 EXISTING HISTORIC BUILDING

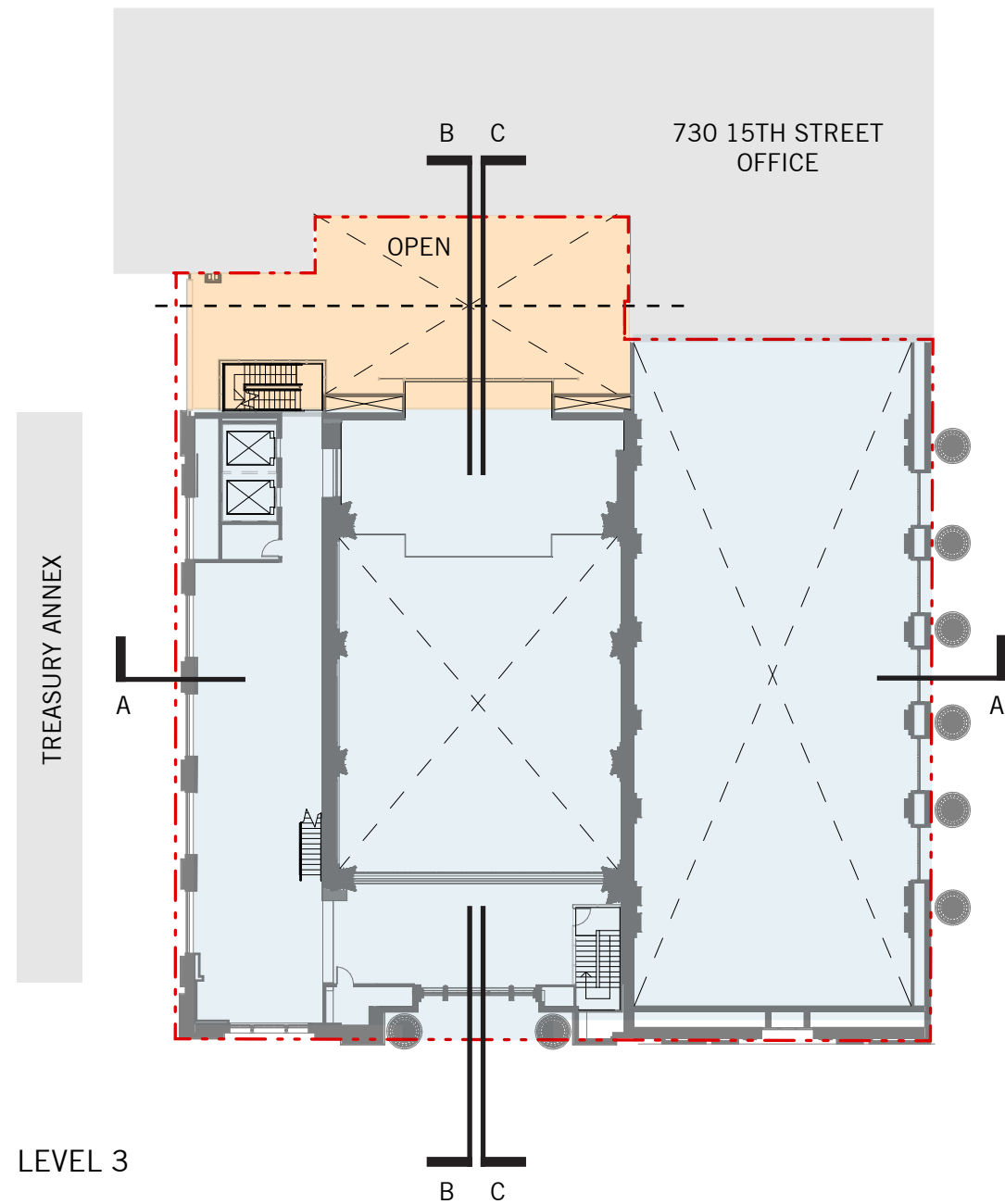
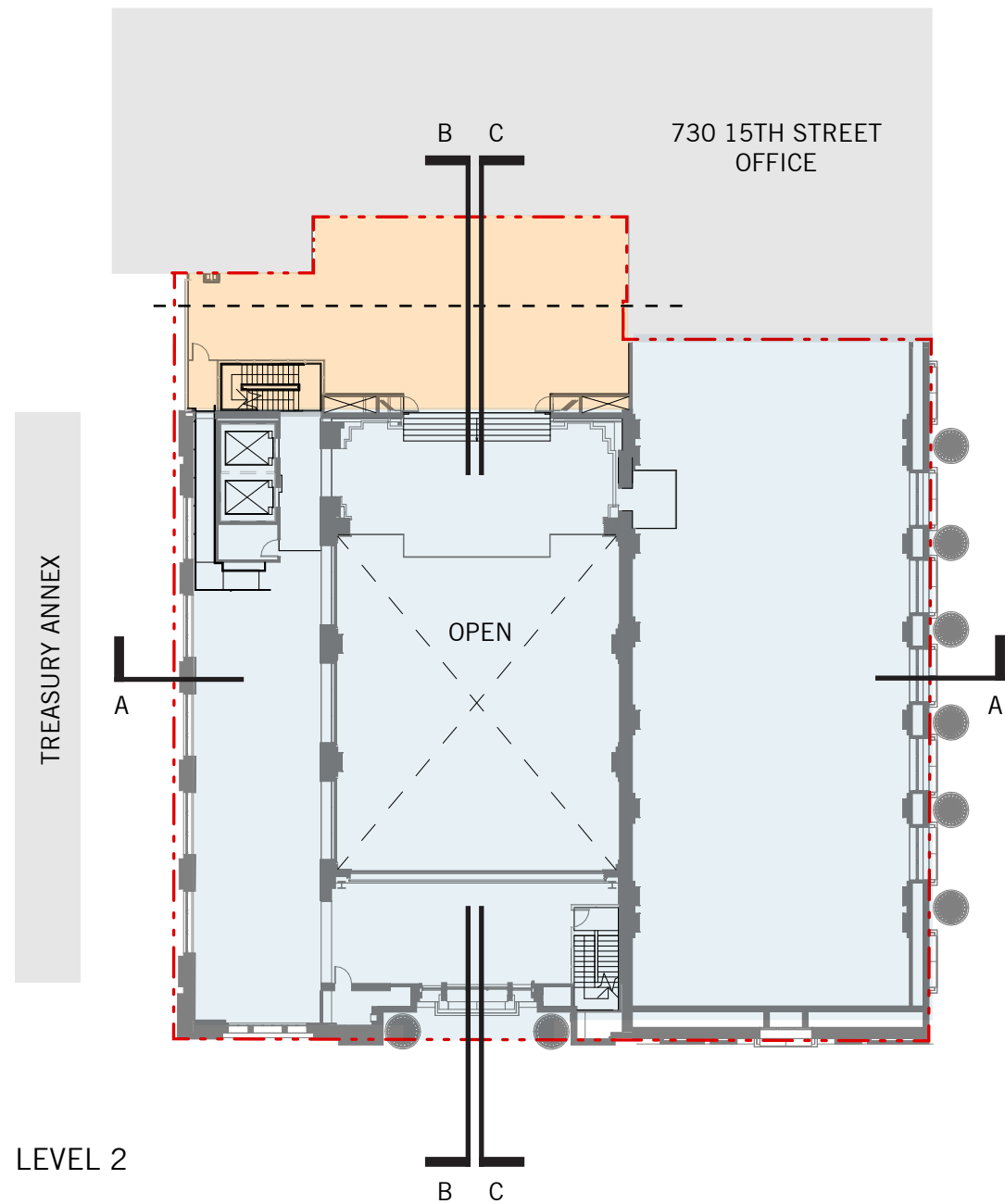


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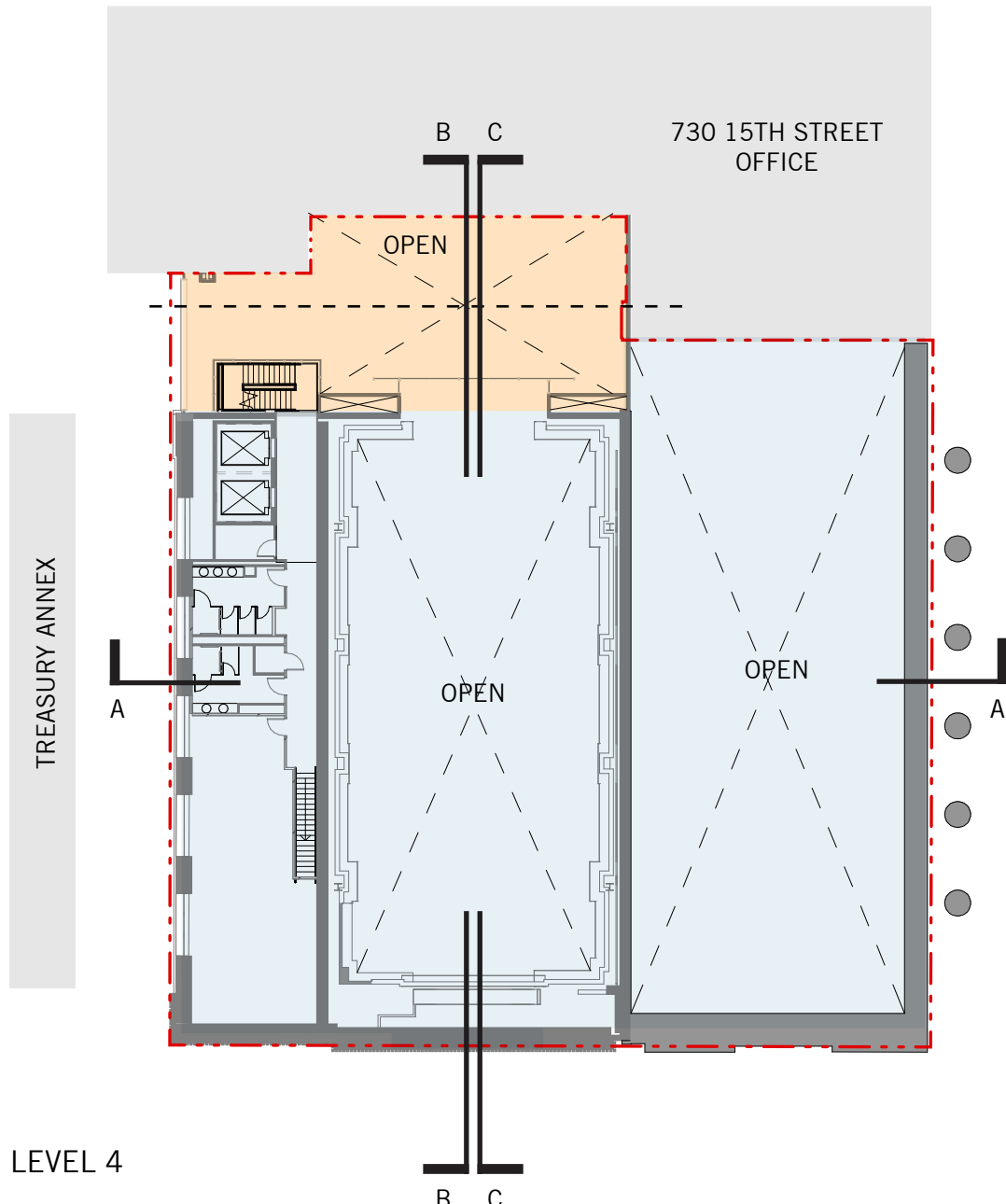
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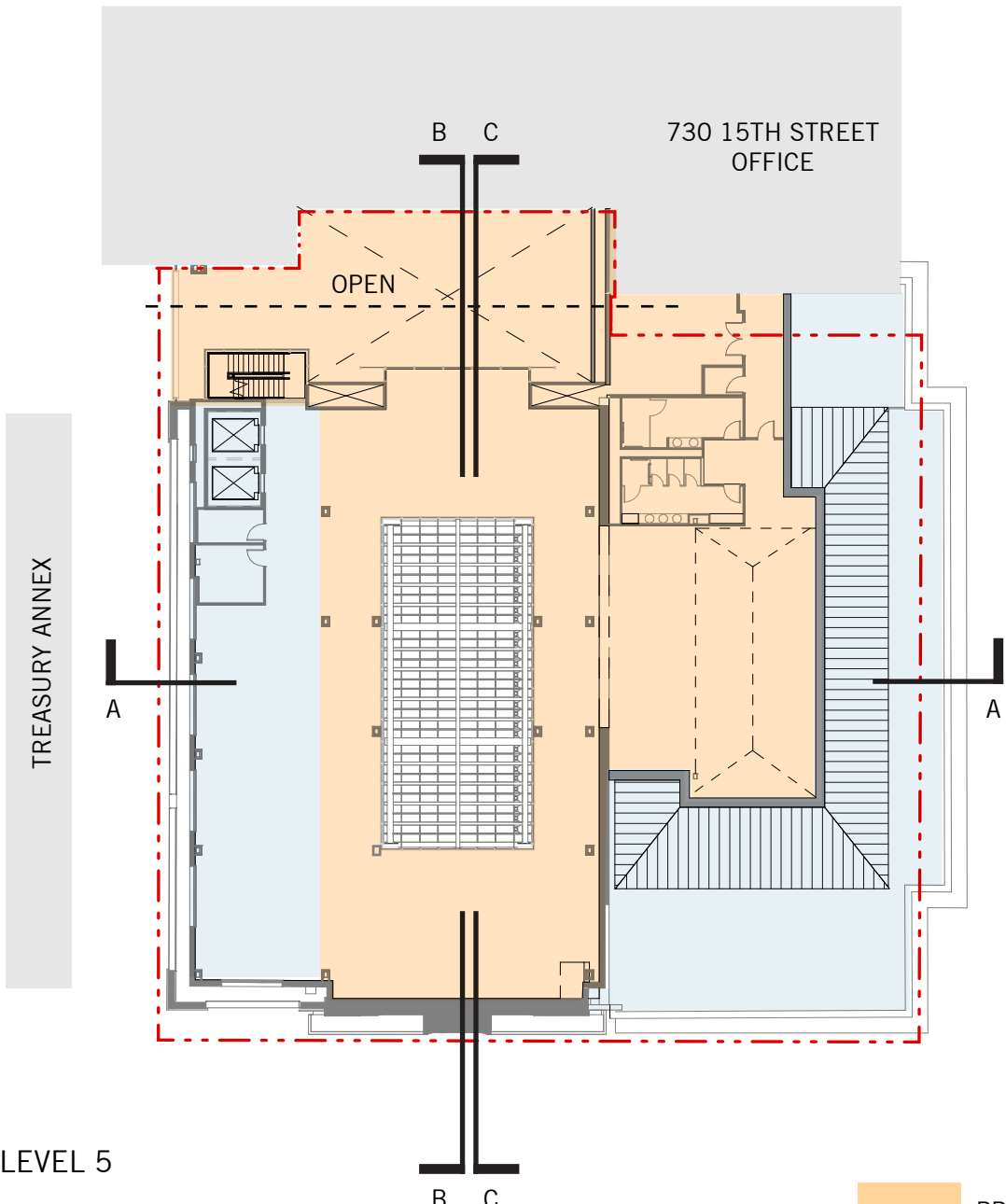
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LEVEL 4



LEVEL 5

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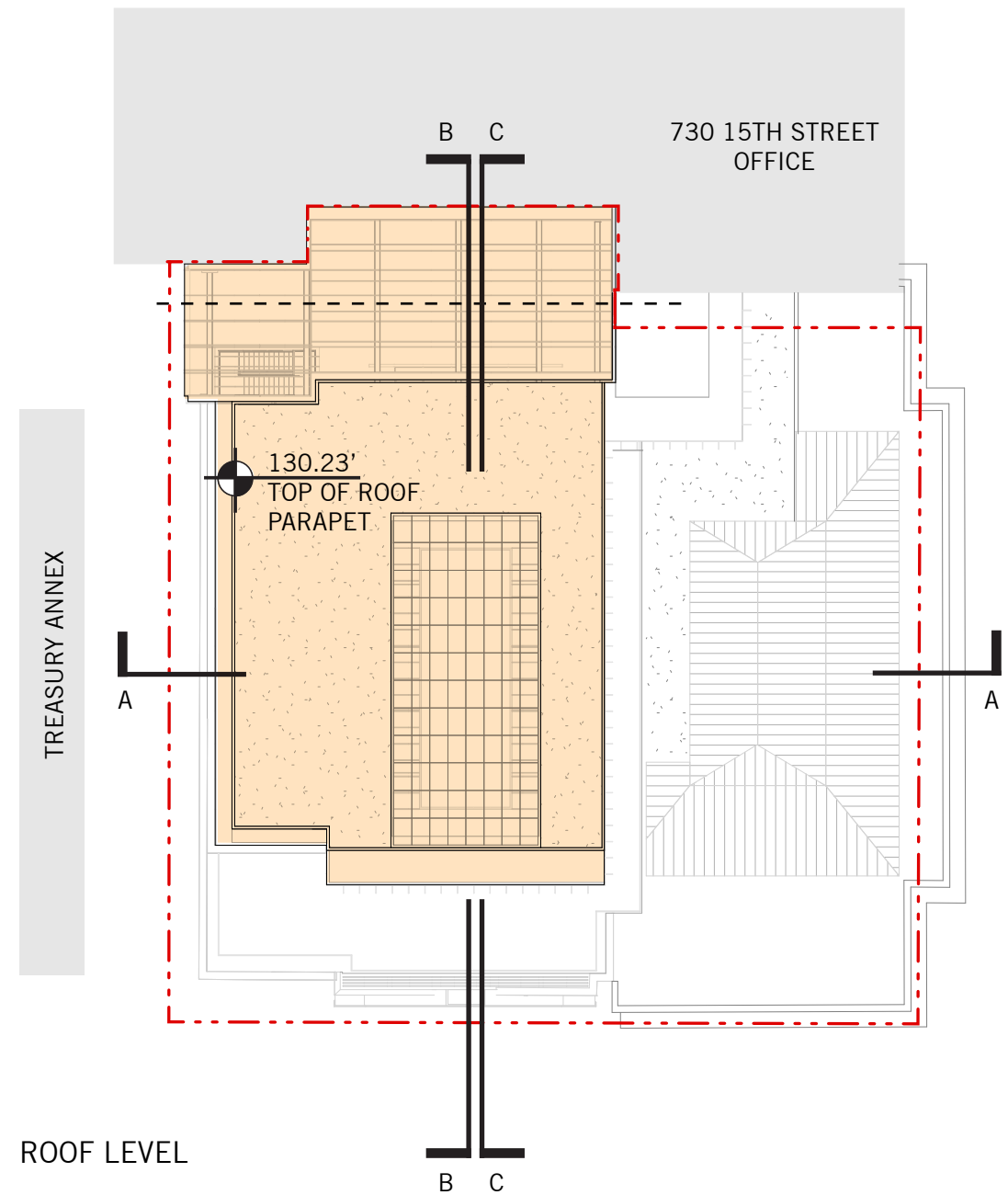
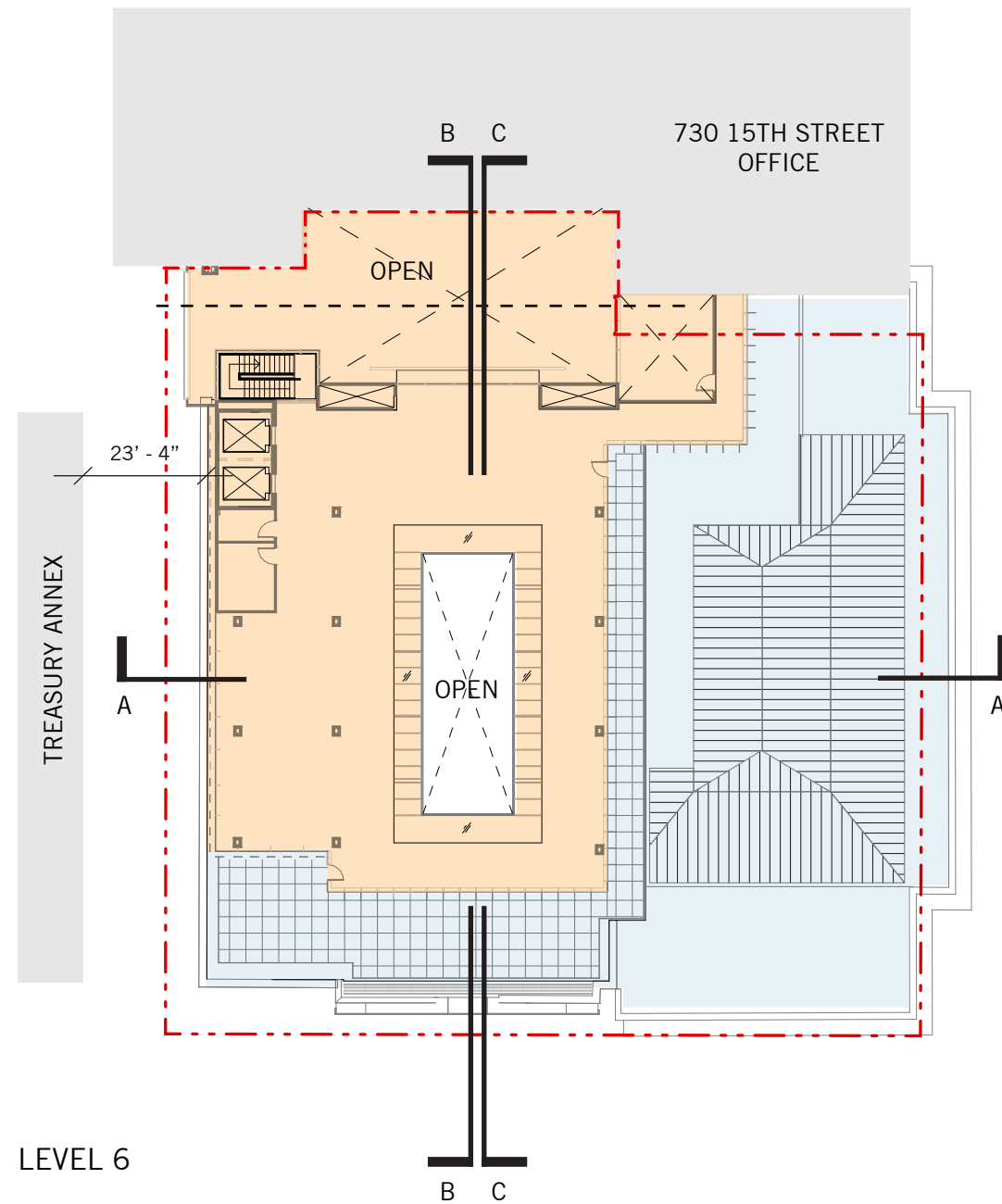


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PROPOSED ADDITION
 EXISTING HISTORIC BUILDING



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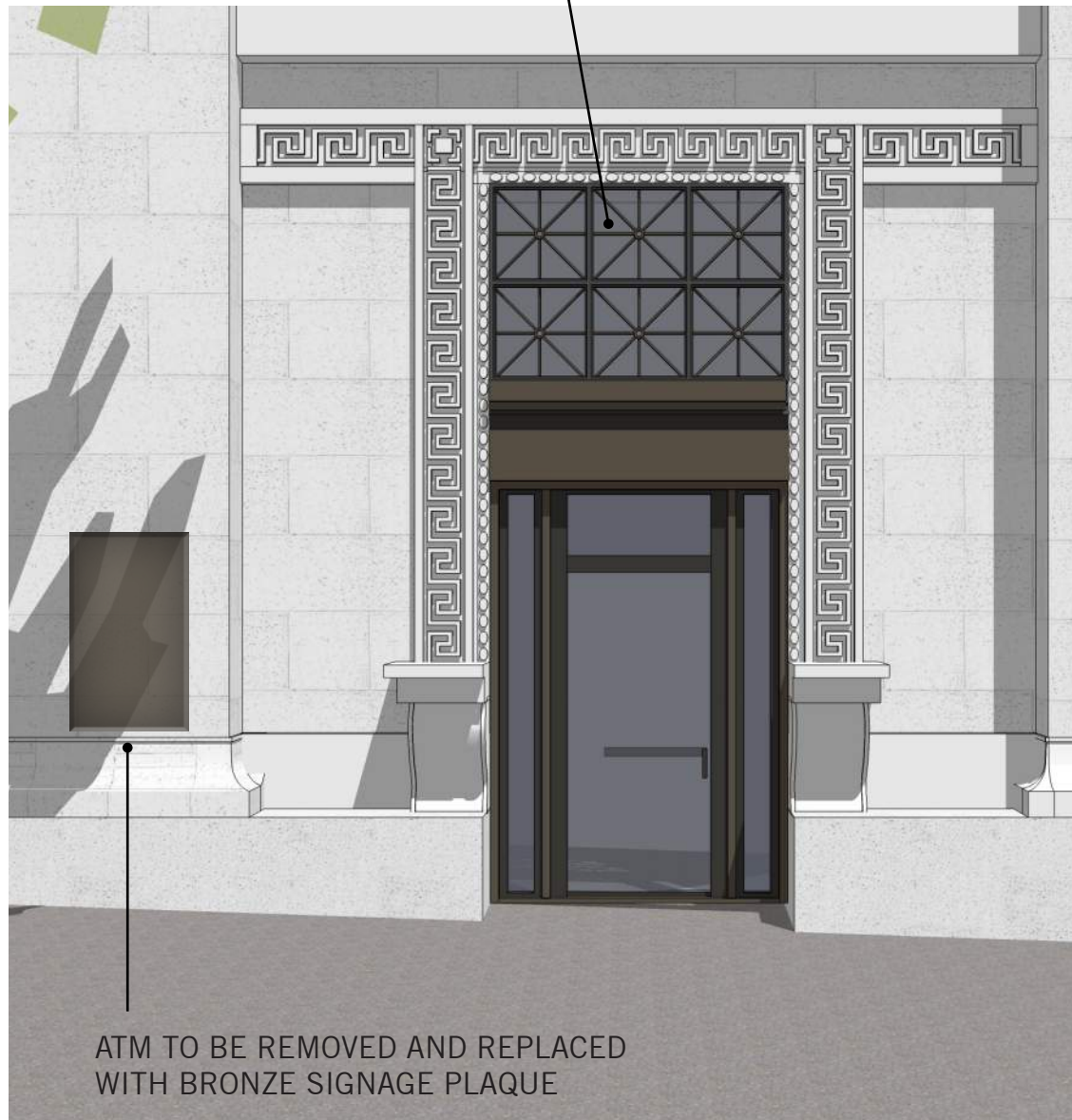
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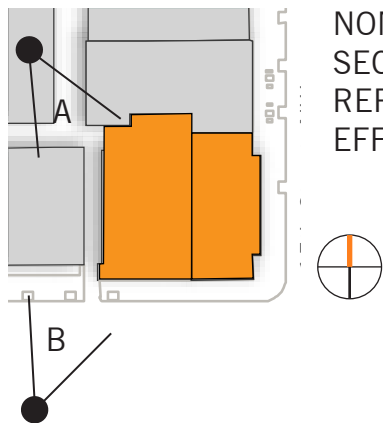
NEW DOOR AND SIDELIGHTS -
BRONZE TO MATCH EXISTING



PROPOSED ELEVATION



EXISTING PHOTOGRAPH



NON-HISTORIC ACCRETIONS, INCLUDING FIRE ESCAPES AND WINDOW SECURITY BARS, WILL BE REMOVED. FACADES WILL BE CLEANED AND REPOINTED. WINDOWS WILL BE REPAIRED AND MADE MORE ENERGY EFFICIENT.



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DISTRICT OF COLUMBIA GOVERNMENT

Washington, D.C., December 15, 2017

Plat for Building Permit of: SQUARE 221 LOTS 29, 810

Scale: 1 inch = 30 feet
 Recorded in Book 24 Page 45 (Lot 29)
 Book A & T Tracing Page 221 (Lot 810)

Receipt No. 18-01610

Furnished to: HOLLAND & KNIGHT / F. HOBAR

A. E. P.
 For Surveyor, D.C.

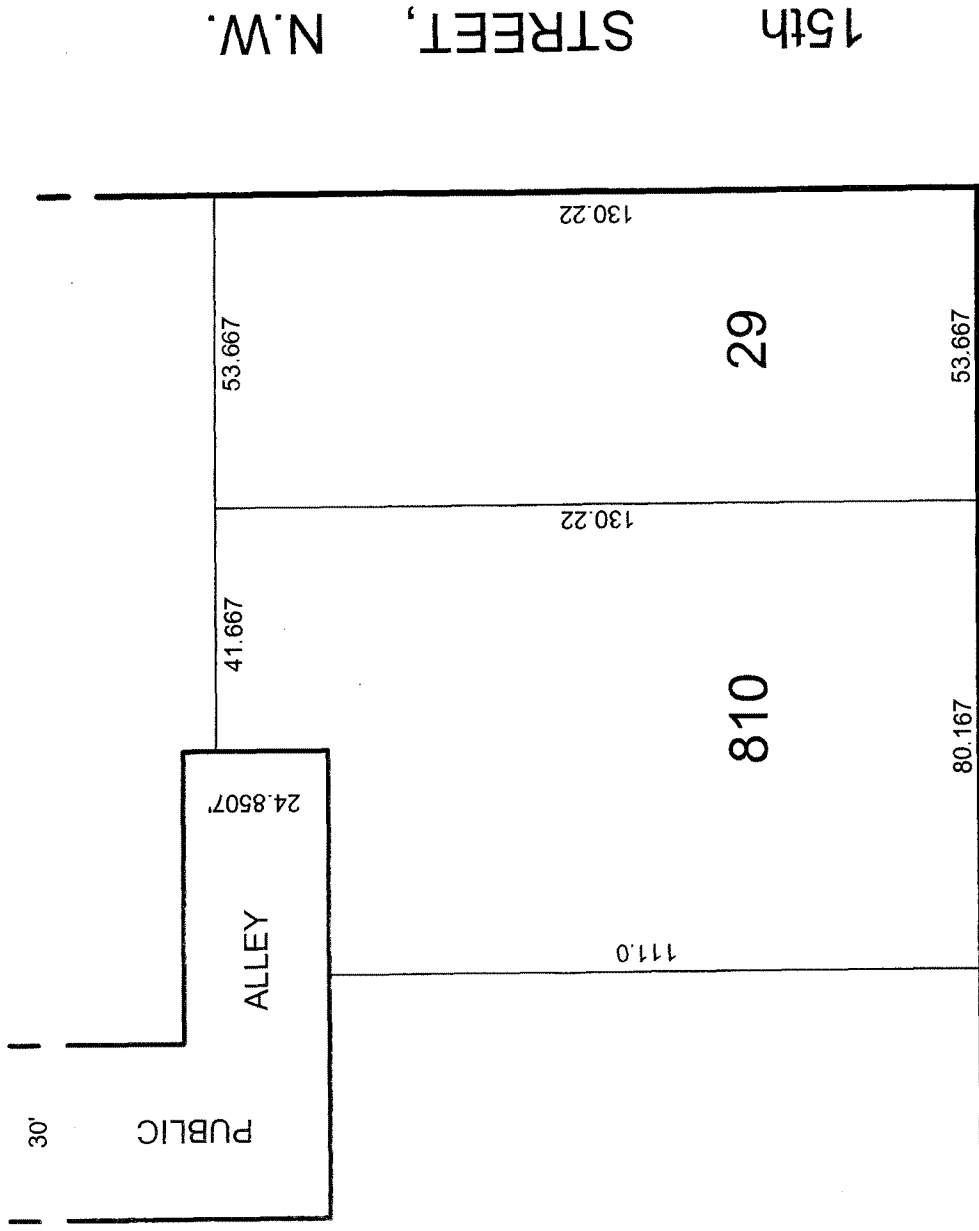
By: A.S.

Date: _____

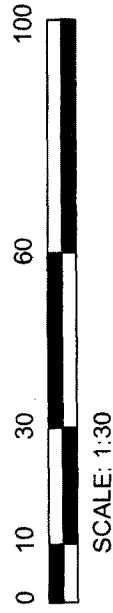
 (Signature of owner or his authorized agent)

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



PENNSYLVANIA AVENUE, N.W.



SR-18-01610(2017)

SCALE: 1:30

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivides Lots 29, 30 and the remainder of Lot 23 (Book 24 Page 45) and Lot 33 (Book 43 Page 108) all Lots in Square 221 into three Lots and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

OWNERS

GRANITE LLC

Laurie Wade
WITNESS SIGNATURE

Michael L. Klowden
MICHAEL L. KLOWDEN, CHIEF EXECUTIVE OFFICER

Shanika Melharyj
WITNESS SIGNATURE

Subscribed and sworn before me this 21st day of November 2017

Kathy F. McDaniel
Notary Public

July 14, 2021
My Commission Expires

(NOTARY SEAL)

NUMBER OF TRUSTS: _____

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: JOSE TORRES

Drawn by: L.E.S.

Checked by: *B.M. Myers*

Record and computations by: B. MYERS

Recorded at: _____

Recorded in Book _____

Page _____

SR-17-07881

Scale: 1 inch = 20 feet

File No. 17-24917

OFFICE OF TAX AND REVENUE

_____, 2017

I certify that the following statements relating to this subdivision are correct.

1 Ownership agrees with our records: _____

2 Real estate taxes are paid to: _____

3 There are no unpaid assessments: _____

Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

_____, 2017

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: _____

Zoning Administrator

DEPARTMENT OF THE ENERGY & ENVIRONMENT (DOEE)

_____, 2017

I certify that this subdivision complies with all applicable provisions of DCMR20, Chapter 31 - Flood Hazard Rules, of the District of Columbia.

Flood Zone & Flood Elevation: _____

DOEE Official

_____, 2017

HISTORIC PRESERVATION

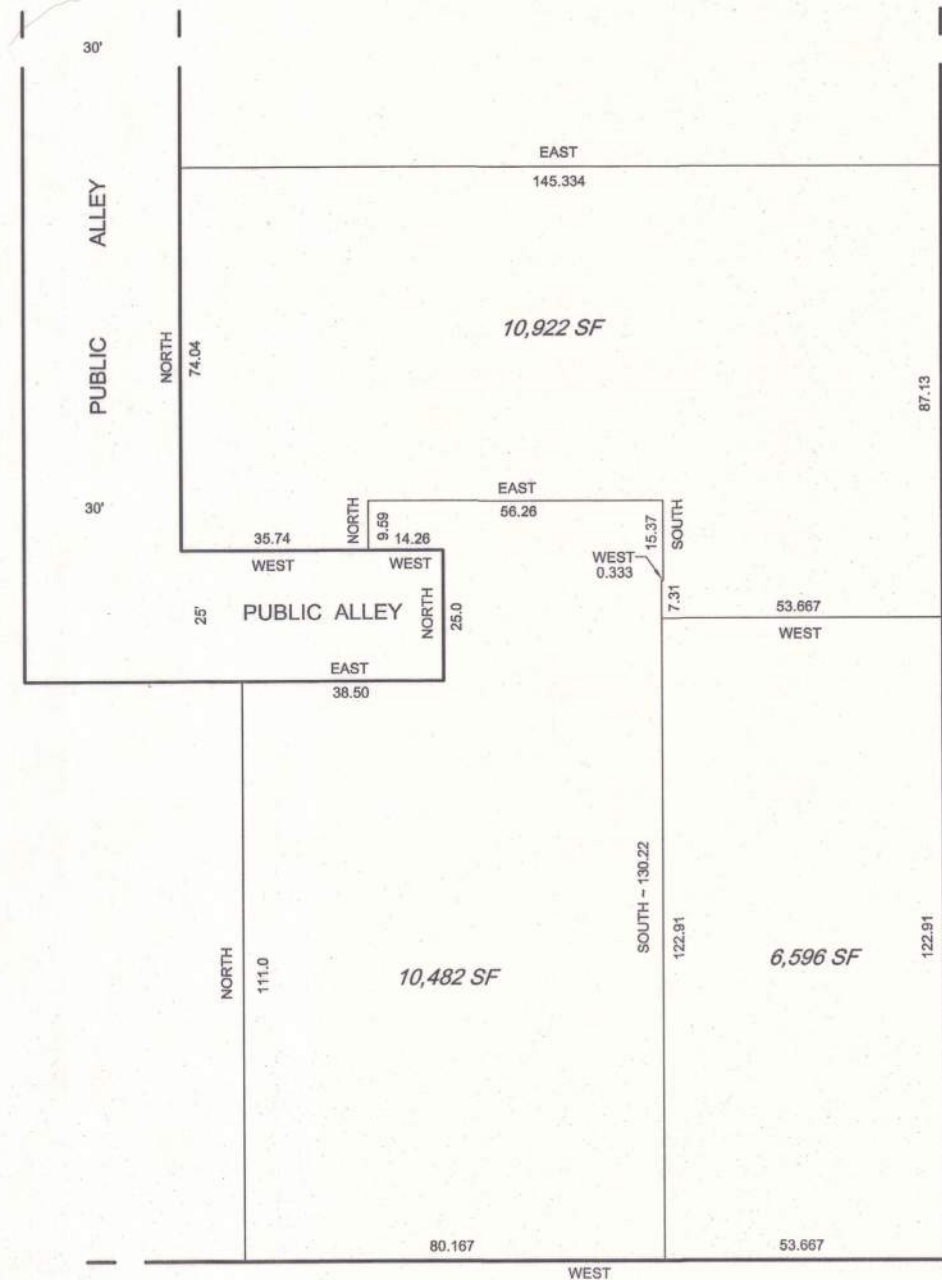
OFFICE OF THE SURVEYOR

_____, 2017

I certify that this plat is correct and is hereby recorded.

Surveyor, D.C.

SUBDIVISION
SQUARE 221



PENNSYLVANIA AVENUE, N.W.