



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

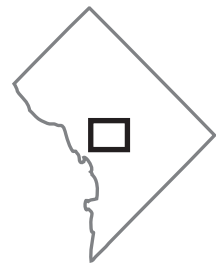
ARCHITECT: **SHALOM BARANES ASSOCIATES**
 1010 WISCONSIN AVE. NW, SUITE 900
 WASHINGTON, D.C. 20007

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 | DECEMBER 22, 2017
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shalom baranes associates architects

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

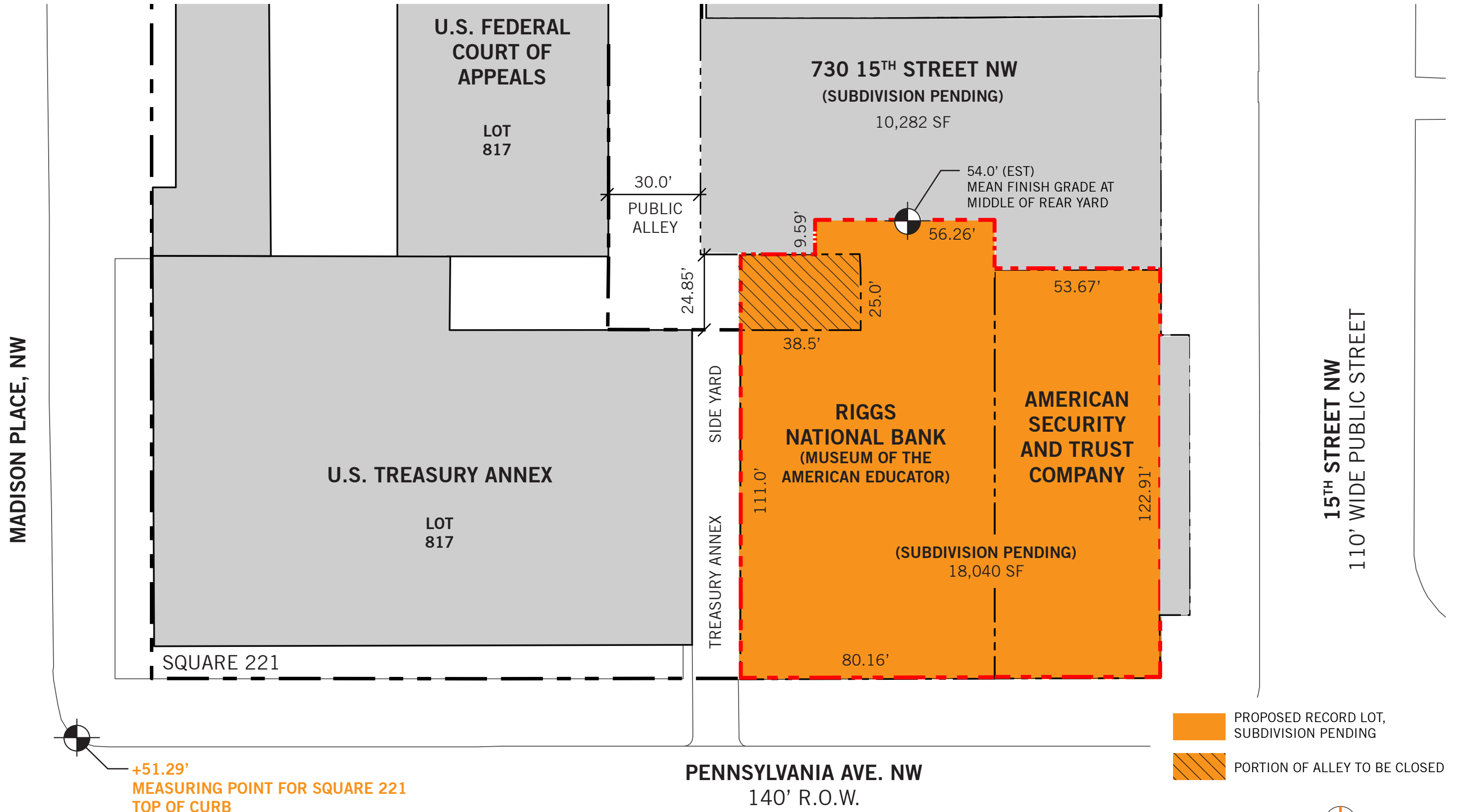
The Museum will be housed within the two historic bank structures to take advantage of the impressive bank hall spaces in both buildings. The exhibit space will be a more permanent installation in the 1503 bank hall, while the 1501 bank hall will house temporary exhibits but also be available for special 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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AKRIDGE
Invested.

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ZONING SUMMARY

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	FOR PARKING PURPOSES, 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



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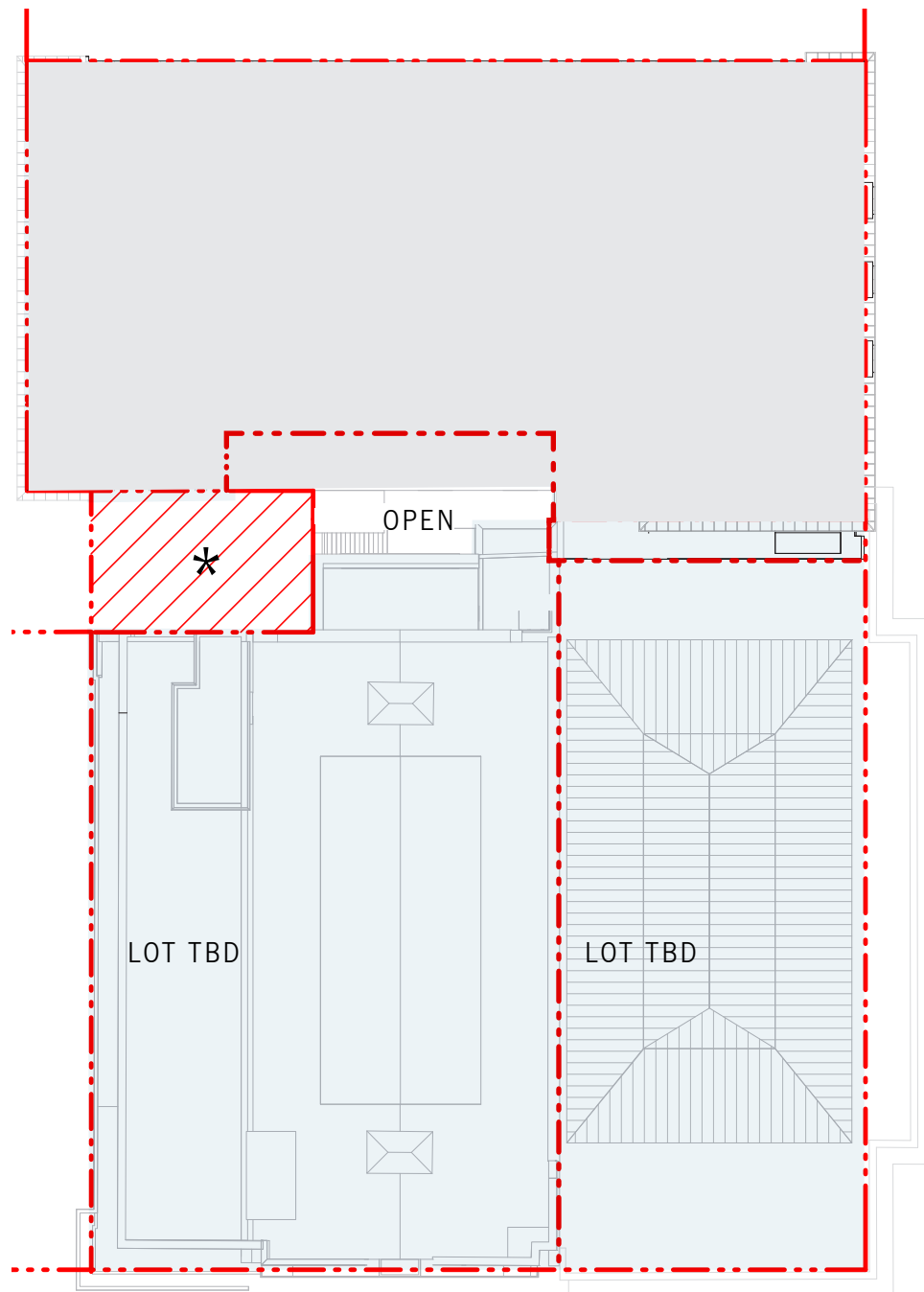
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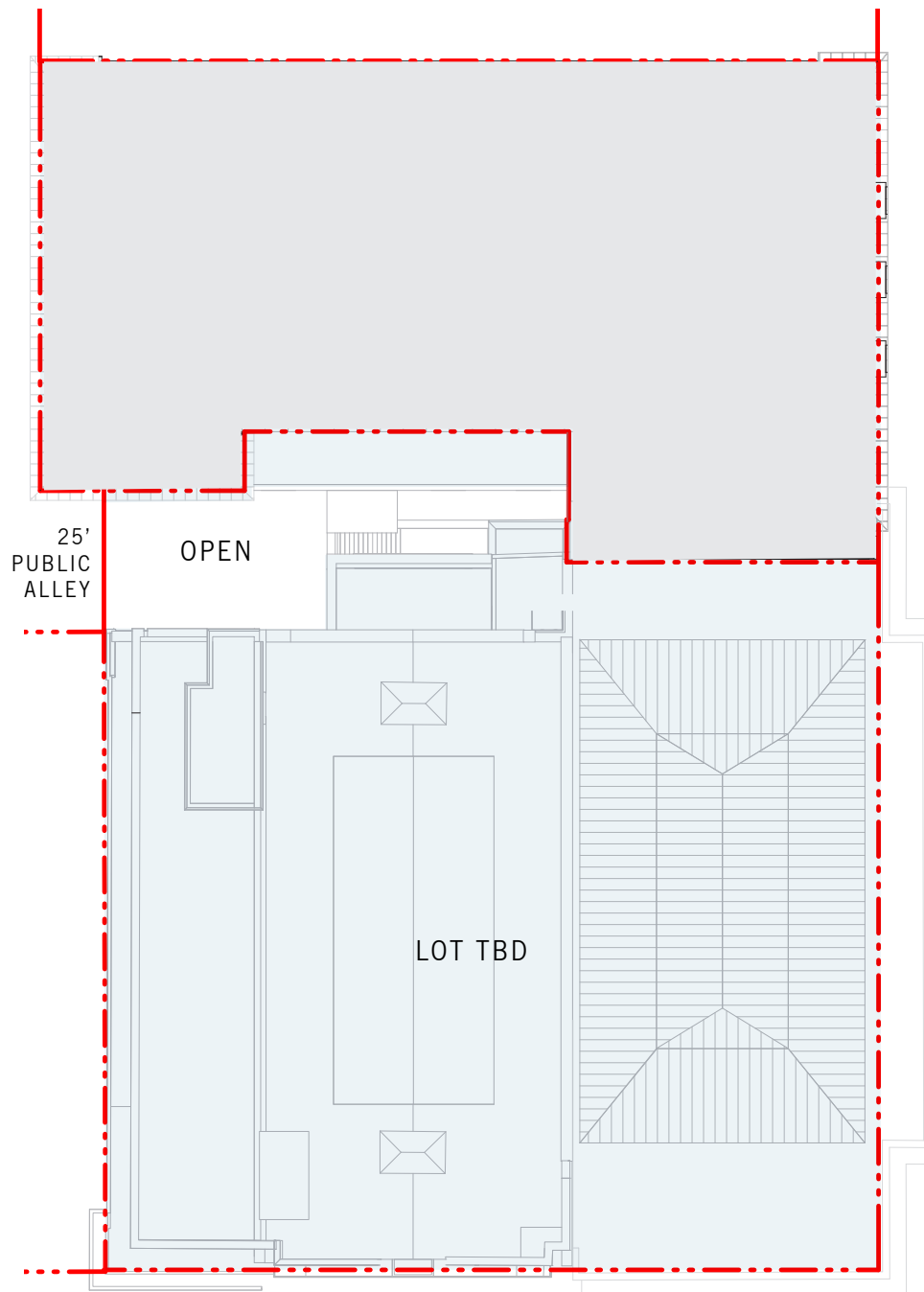
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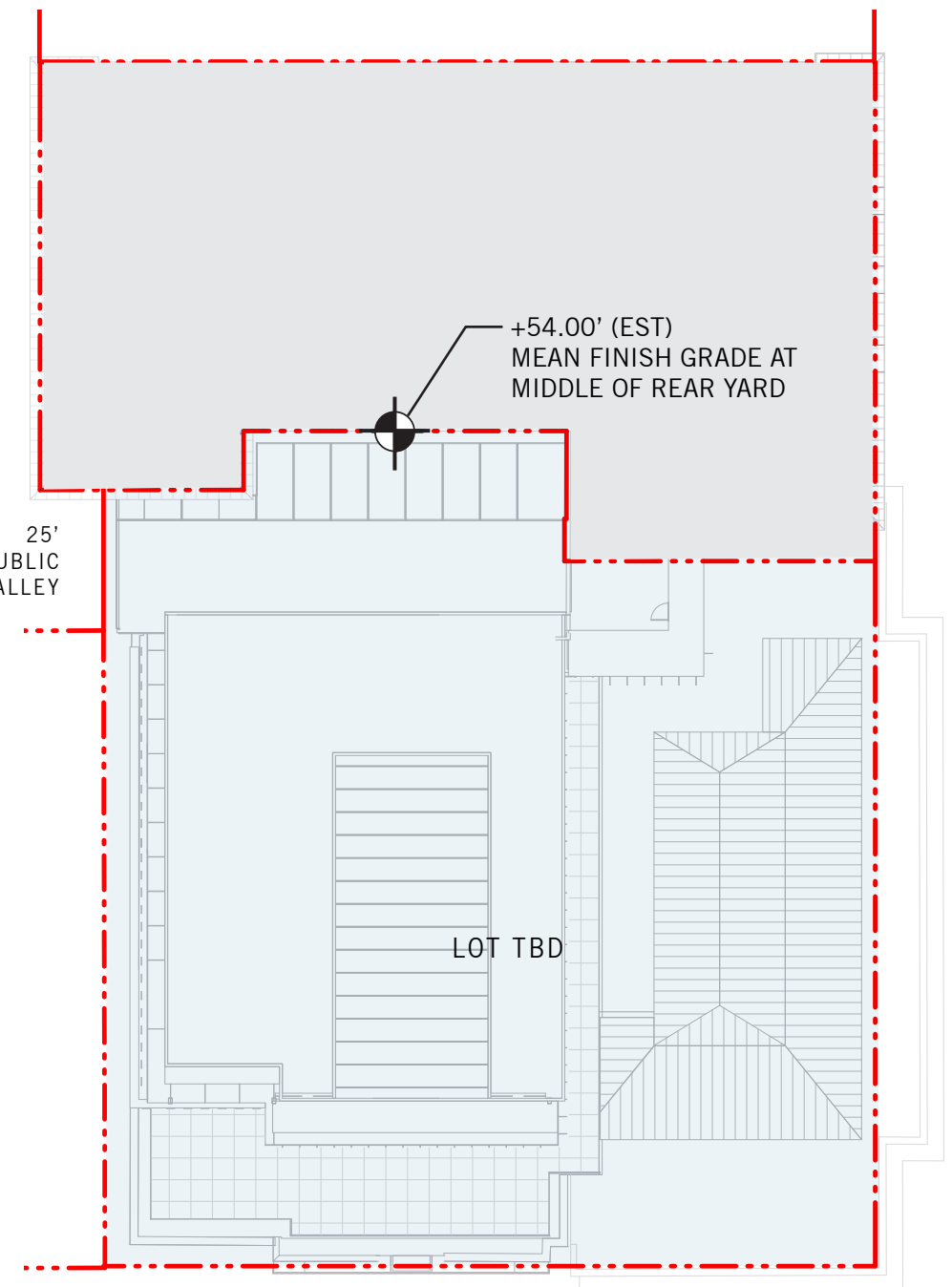
BUILDING REAR YARD



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)



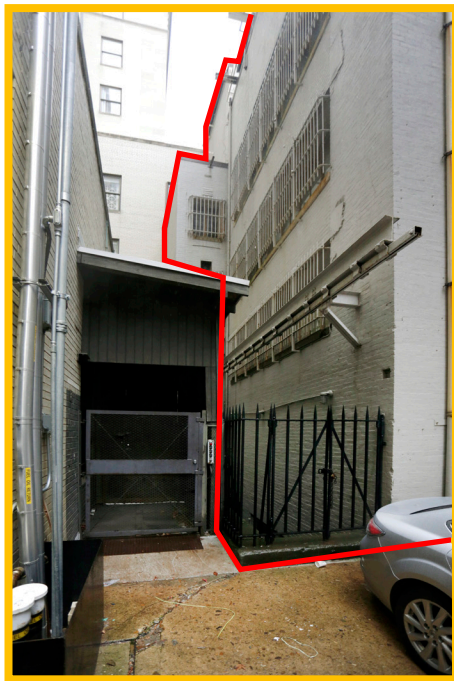
PROPOSED BUILDING FOOTPRINT ON PROPOSED LOT SUBDIVISION
 (100% LOT COVERAGE)



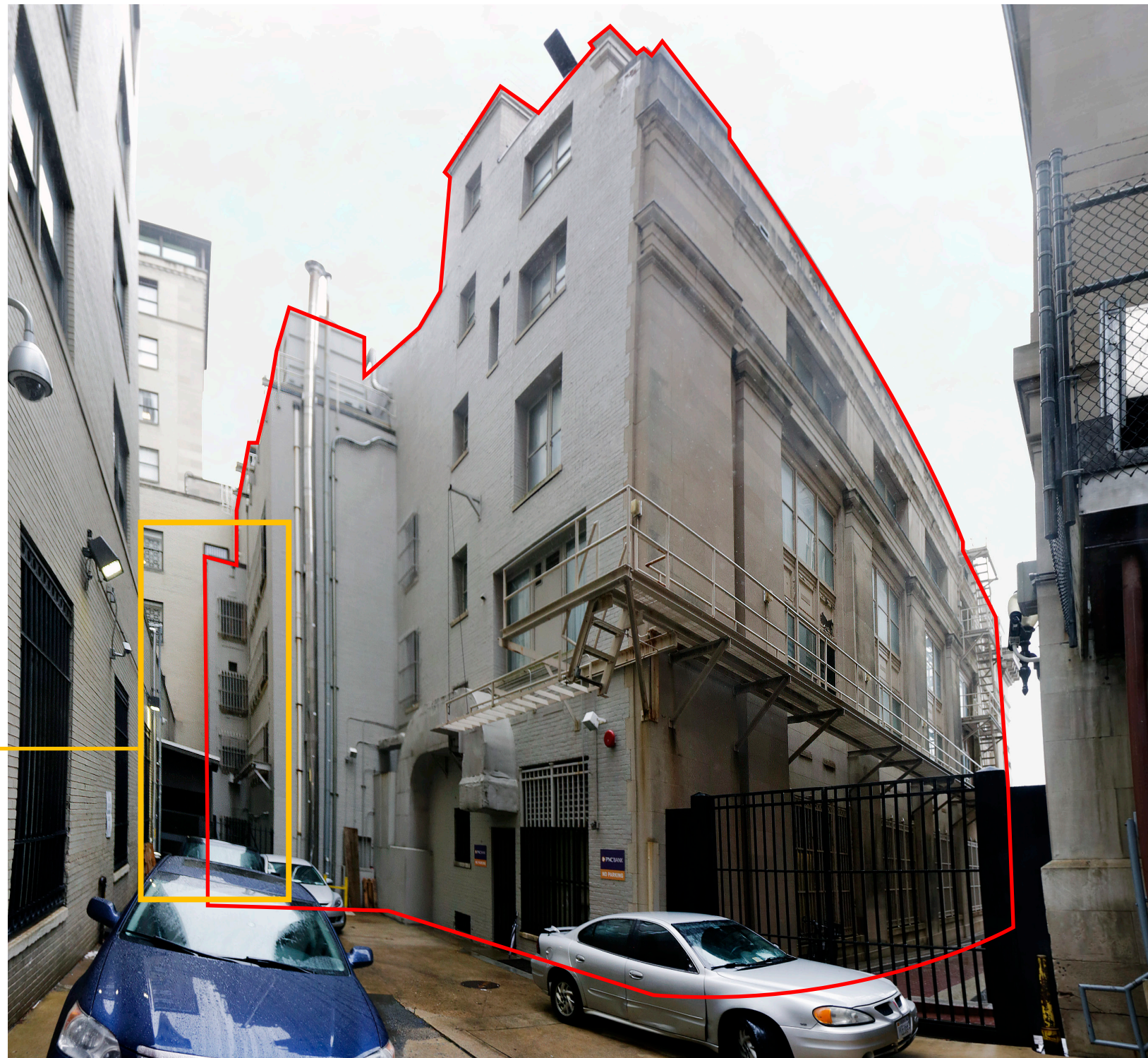
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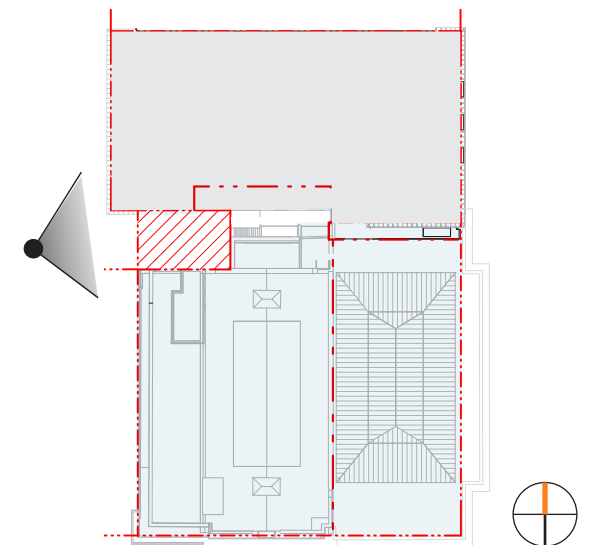




ENLARGED VIEW OF EXISTING
NON-COMPLIANT REAR YARD



 EXISTING HISTORIC
BUILDING



KEY PLAN