

COMPARISON OF HEIGHTS OF ADJACENT HOMES AND SUNRISE DEVELOPMENT



The five homes that share a property line with the proposed Sunrise development.

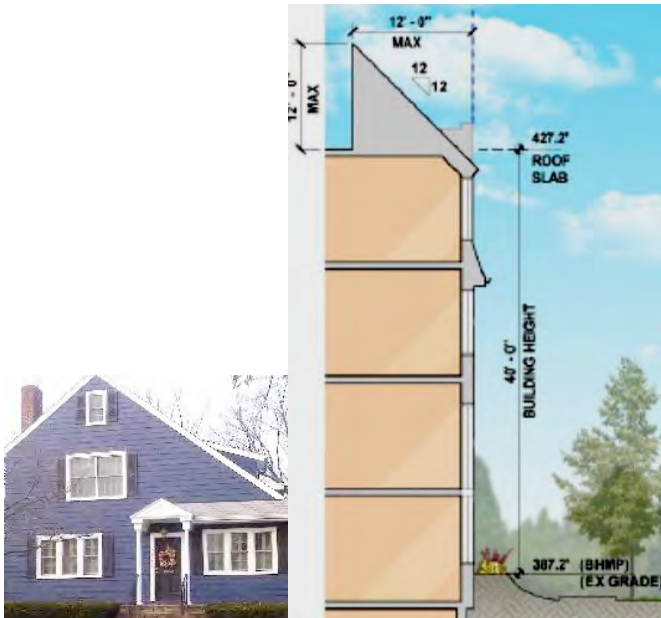
View from 39th Street (to scale)

The hazed out portion in the middle of the Sunrise building, as portrayed here by Sunrise, is too wide. The building is divided approximately into thirds with each end next to the truck ramp and the middle third indented for a courtyard.

SCALE COMPARISONS BETWEEN 3920 ALTON (SUNRISE DEVELOPMENT) AND HOMES WITHIN 200 FEET

Comparison of proposed 52-foot Sunrise building, 70 feet at the steeple, and adjacent single family two-story homes ranging from 21 feet 2 inches to 31 feet 5 inches in height. Both the tallest and shortest homes are pre-civil war historic Grant Road houses. NOTE that the Sunrise measurements are taken starting somewhat above grade. In the comparisons below, the home used as an example is the tallest of the home on that Street or Place.

ALTON PLACE:



3903 ALTON PLACE HOUSE AND SUNRISE BUILDING ON SAME SCALE

HOUSE COMPARED TO SUNRISE CROSS SECTION (note measure for sunrise starts substantially above grade).



House height: 28' 11"

Sunrise: 52 plus feet

FULL VIEW OF SUNRISE FROM ALTON PLACE

ENTIRE FAÇADE OF SUNRISE FROM ALTON PLACE WITH HEIGHT MEASUREMENTS

** Comparison of House and entire façade becomes too small to read if placed side by side.



ALTON PLACE: Height of Homes*

3901 – 26 Feet 6 inches

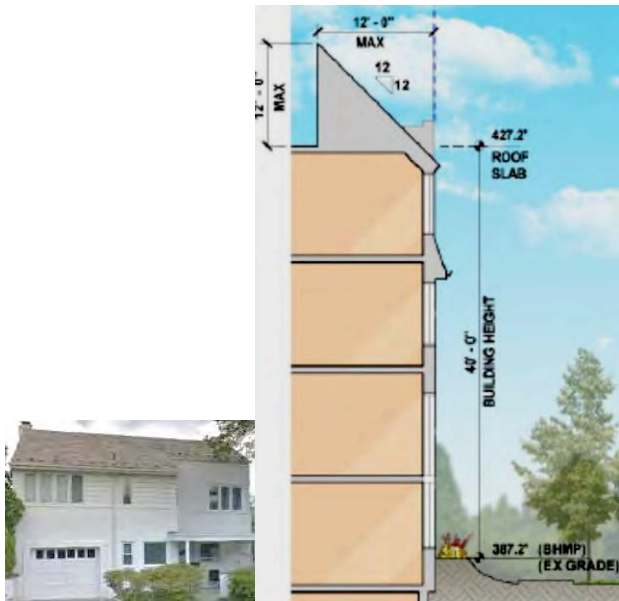
3903 – 28 Feet 11 inches

3905 - 25 Feet 10 inches

Alton Place and Yuma Street homes: The homes shown are approximately 100 years old - having been built when the neighborhood was known as Armesleigh Park. Civil War Major George Armes, who fought on the Union side, conceived the neighborhood in the late 1890's. Many of the homes surrounding the lot have brick or stone basements. See Exhibit 91 for more detail on Armesleigh Park homes.

*All height measurements by EMS General Contractors.

39th STREET: Comparison of proposed Sunrise and adjacent homes, sharing property line



4408 39th St House at 28 feet versus Sunrise at 52 feet plus. Note Sunrise measure starts above grade. HOUSE AND SUNRISE BUILDING ON SAME SCALE

Sunrise on 39th Street side (**truncated width**)



4408 39th St. HOUSE AND SUNRISE BUILDING ON 39th St SIDE ON SAME SCALE

House height: 28' Sunrise Measure starts substantially above grade plus building façade also goes about 5 feet to bottom of Truck Ramp

Note that the 39th Street homes would be in the foreground of this picture, with the truck ramp going between them and this side of the Sunrise building. The entire vertical façade of Sunrise on this side from the bottom of the truck ramp to top of penthouse would be 52'+ 13' plus = 65 feet plus. The Steeple on left side has a height of 70 feet.

39TH STREET: VIEW OF ENTIRE SUNRISE BUILDING ON THAT SIDE

The back of the building goes down about 15 feet below grade to accommodate the truck ramp. The truck ramp is 13 feet but is measured from the first floor, which is a few feet below grade. The line of trees are what Sunrise states they will plant as a “buffer” between this high-volume commercial use and the single family homes. The 39th Street homes would be in the foreground of this building and are about the same height as the trees pictured.



There are five homes that share a property line with Sunrise/WABC. The homes on each end of the row take the postal address of Alton and Yuma, respectively. The hazed out portion in the middle of the Sunrise building, as portrayed here by Sunrise, is too wide. The building is divided approximately into thirds with each end next to the truck ramp and the middle third indented for a courtyard.

Height of homes on 39th Street, sharing property line

- 3900 Alton Place – 26 feet 3 inches
- 4412 39th Street – 26 feet 3 inches
- 4408 39th Street – 28 feet
- 4404 39th Street – 23 feet 3 inches
- 3901 Yuma Street – 22 feet 6 inches



3900 Alton



4412 39th



4408 39th



4404 39th



3901 Yuma

The five homes facing 39th Street, whose very short backyards are adjacent to the truck ramp, were built in 1942 by Architect Joseph H. Abel, who designed many Washington residences as well as over 100 apartment buildings. Historian James Goode stated that Abel “was a pioneer in modernistic design in Washington,” and responsible for notable apartment houses, such as the *Shoreham*, *Broadmoor*, *Irene* and the *James*, the first DC apartment building with a rooftop pool. See Exhibit 37 for more on the 5 homes.

YUMA STEET Comparison of adjacent homes and proposed Sunrise/WABC building with 70-foot steeple

70 FT LINE MEASURED FROM BHMP (Steeple)

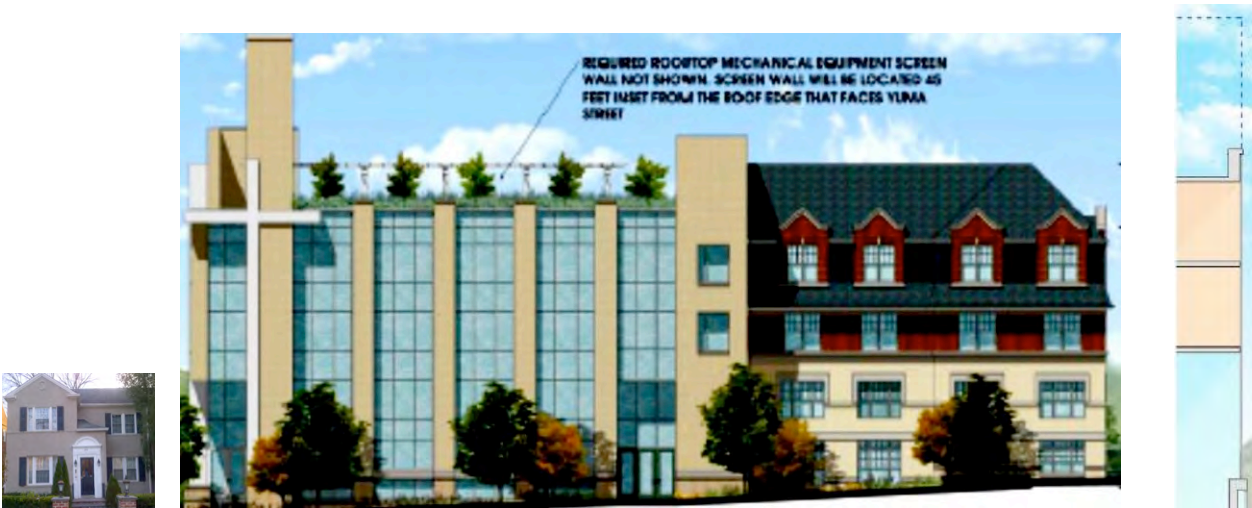


HOUSE AND SUNRISE BUILDING ON SAME SCALE

House height: 27' Sunrise Building with WABC 70-foot steeple

The blue at bottom of Sunrise building is to denote church sanctuary on first floor and opening for church sanctuary on second floor, with Sunrise residents living on top two floors. See the four floor plans on last page here. Source: Sunrise

YUMA STREET: Sunrise/church at 4 stories plus 70-foot steeple. Church occupies less than half of the first floor and is on this, the Yuma, side of the building. Only the sanctuary opening goes to 2d floor in corner to the left. Although not shown on this Sunrise-provided picture, the bottom 2 floors are now set in substantially and the top two floors, where Sunrise residents will live, are cantilevered over those floors containing the sanctuary, near the crosses on left. The church occupies less than 13% of the building despite outward appearances.



HOUSE AND SUNRISE BUILDING ON SAME SCALE



3912 Yuma 3906 Yuma 3904 Yuma 3900 Yuma

Height of Homes on Yuma *

- 3900 Yuma – 27 feet and 1 inches
- 3904 Yuma – 22 feet and 6 inches
- 3906 Yuma – 22 feet and 6 inches
- 3912 Yuma – 27 feet and 6 inches

* The homes are not numbered consecutively.



This Sunrise picture provided so that measurements included at ends of building can be seen. Note that a substantial portion of the height of the building on the left is above the 427.2 elevation (40 ft to middle of mansard roof), going up to top of the 70-foot steeple.

HISTORIC GRANT ROAD HOUSES

Built before the Civil War

The Grant Road Historic District, with its pre-Civil War houses, is within 200 feet, as is the Curran House, built in 1890, on the corner of Alton Place and 39th Street. "The Rest" at 4343 39th Street, on the Register of Historic Places, is one house beyond the 200-foot mark. Many of the Grant Road homes have brick or stone basements. See Exhibit 36 for greater detail on the historic homes.

4426 Grant Road – 31 feet 5 inches

4430 Grant Road - 21 feet 5 inches

4434 Grant Road – 21 feet 2 inches



4426 Grant Rd 4430 Grant Rd 4434 Grant Rd

There is a strip of federal park land between the Grant Road houses and the Sunrise building. The houses are within 200 feet of the Sunrise building, below, which is 70 feet tall at top of the steeple.





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