

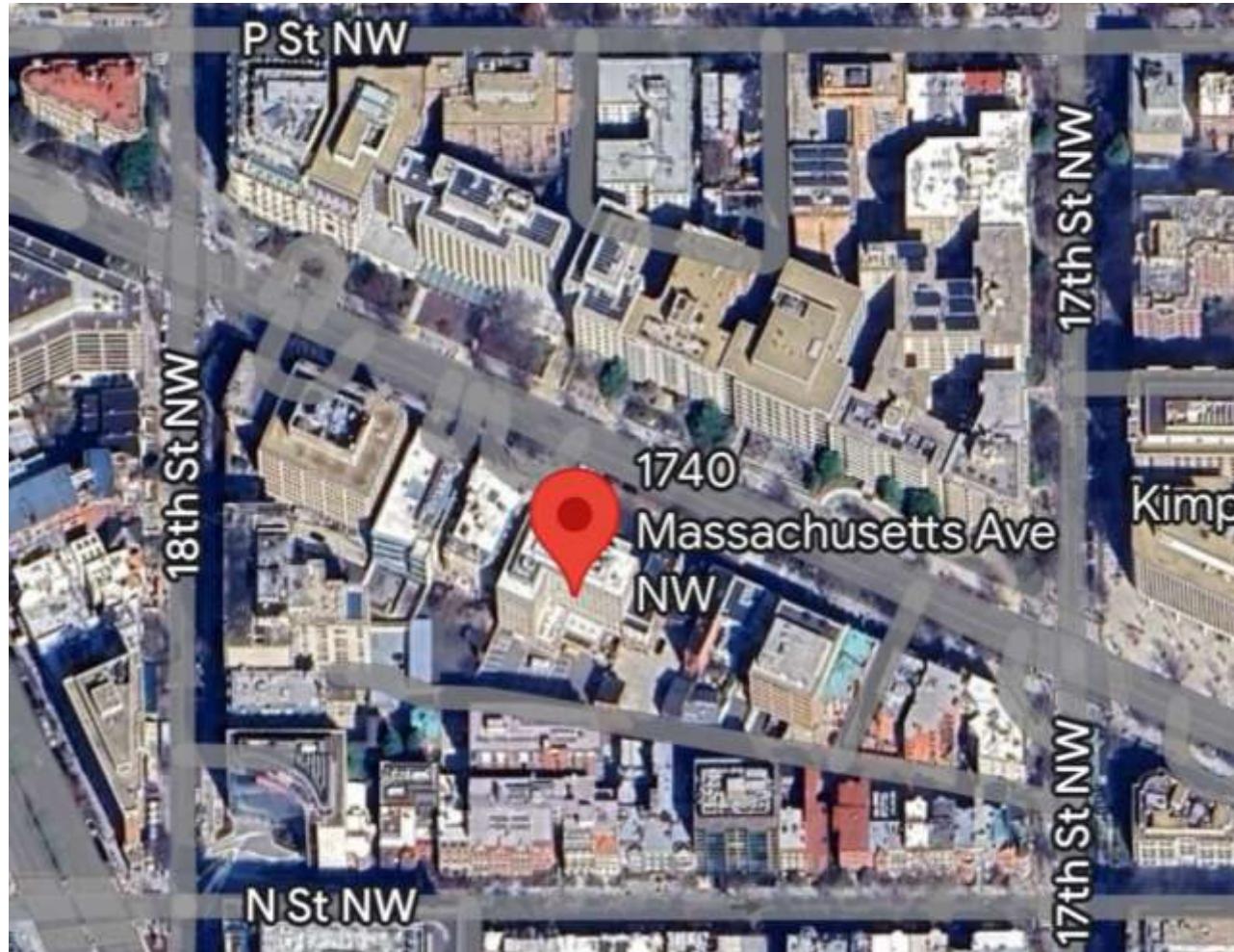


Embassy of the Republic of Poland

Application to Locate Chancery

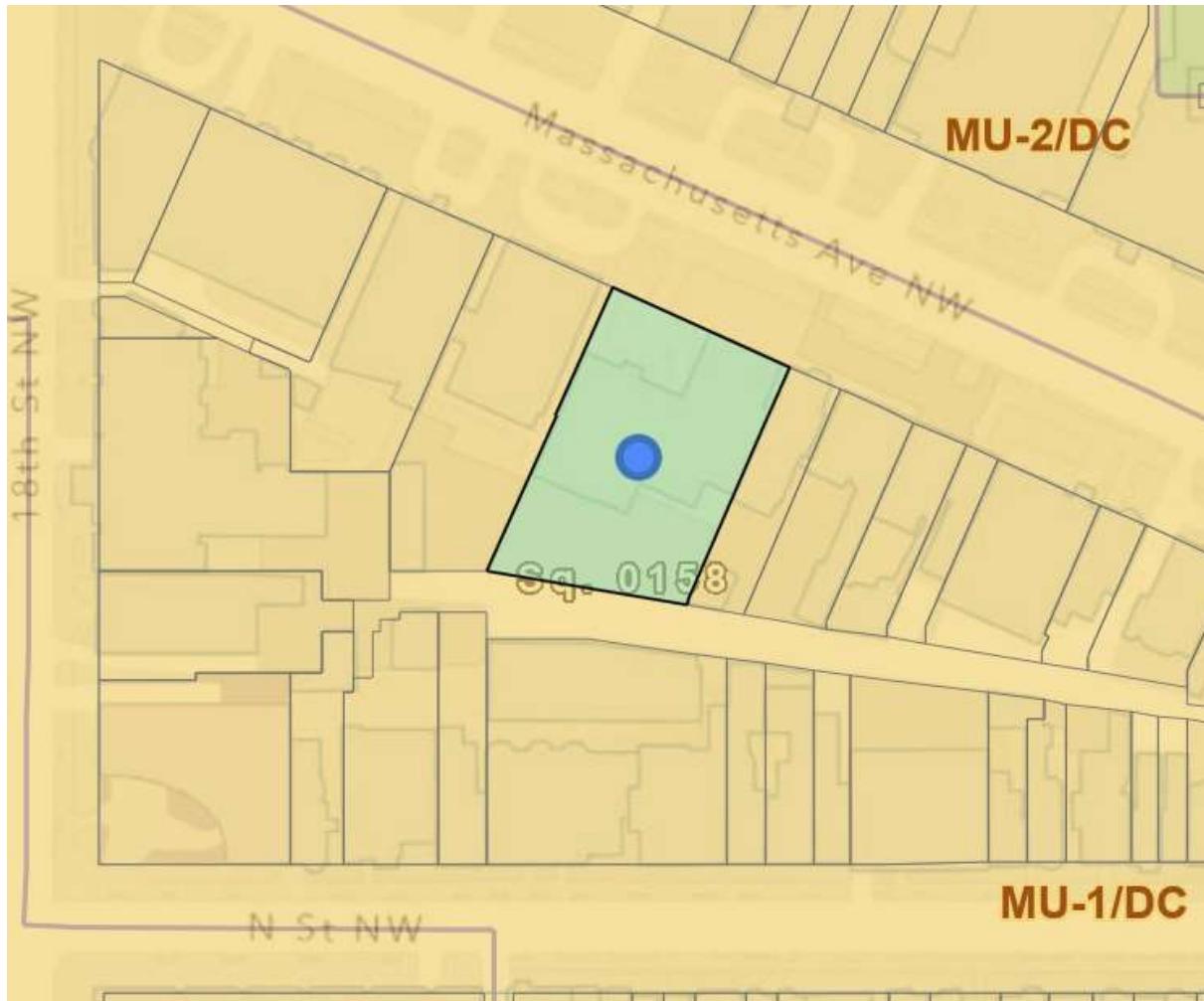
Outline of Presentation

- Introduction
- Site overview
- Review of application proposal
- FMBZA review criteria



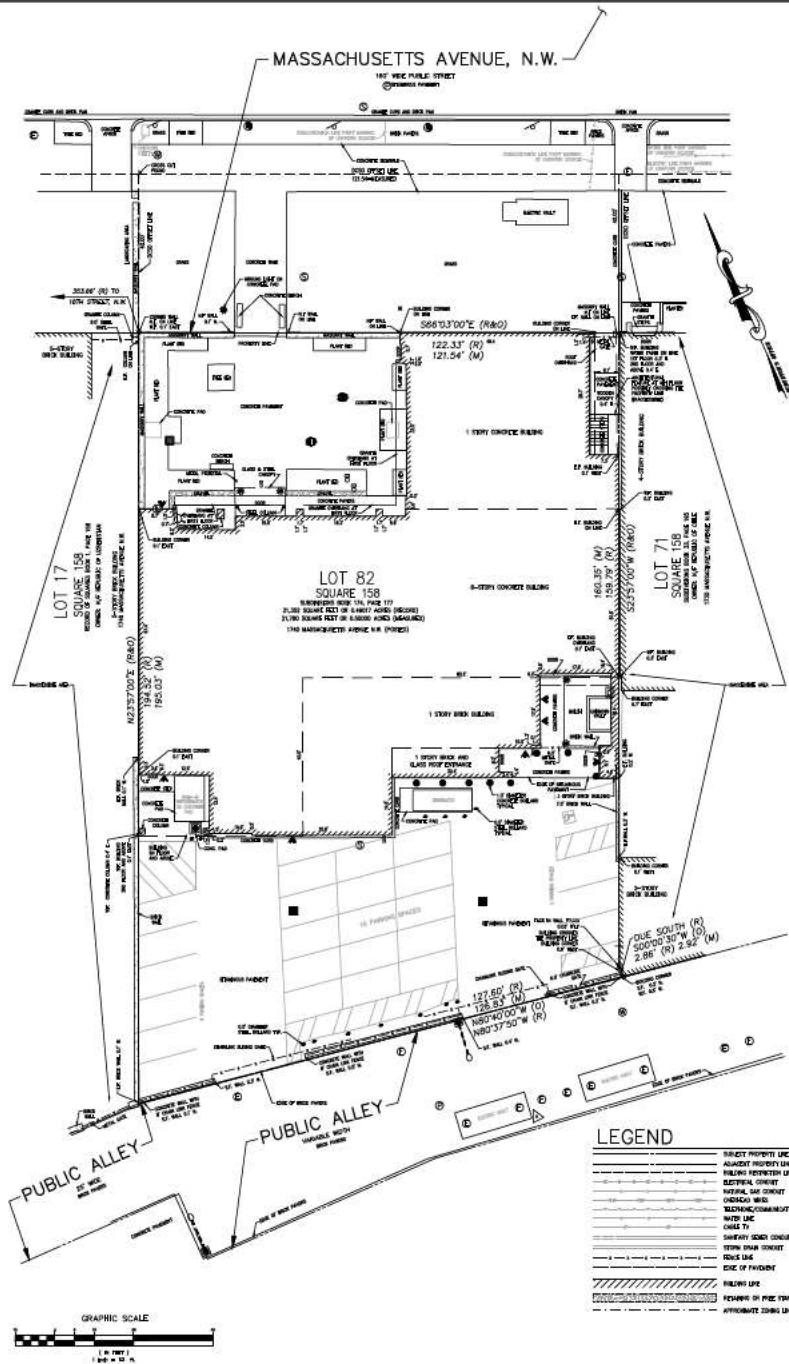
Aerial Image of Existing Office Building

BZA Case No. 21267
Embassy of the Republic of Poland
Application to Locate Chancery



Property Located in MU-1/DC Zone

BZA Case No. 21267
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NOTES:

PARKING TABULATION:

SURFACE PARKING
STRIPPED PARKING SPACES: _____ 24
ACCESSIBLE STRIPPED PARKING SPACES: _____ 3
TOTAL STRIPPED SURFACE PARKING SPACES ON SITE: _____ 27

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VINA CAPITAL, LTD. DOES NOT CONVEY THAT SPACES ARE STRIPPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL

TITLE REPORT NOTE:

ALTA COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 30-34-4164 WITH AN EXPIRATION DATE NOVEMBER 15, 2004.

LEGAL DESCRIPTION:

FOR AN ALTA COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 06-24-1184 WITH AN EXPIRATION DATE OF NOVEMBER 15, 2004.

DC BOUNDARY NOTE:

DC BOUNDARY INFORMATION WHICH BEHOLD WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD AS FAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE FINAL DECISIONS TO BE MADE BY THE OWNERS OF THE PROPERTY. A SURVEY TO HAVE BEEN MADE BY THE OFFICE OF CALIFORNIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIRMATION FOR THIS PROPERTY.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM SOURCECODE AND SITE
LOT 33 IN SQUARE 155 20402 HS MS-1/66 (MNC USE)

SURVEYOR'S CERTIFICATION

THE REST-AMERICAN FIRE INSURANCE COMPANY, THE REPUBLIC OF POLAND

IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
IN ACCORDANCE WITH THE 2002 MINIMUM STANDARD REQUIREMENTS FOR ALTA MAPS.
THE SURVEY WAS PLANNED AND ADJUSTED BY ALTA AND MAPS, AND PUBLISHED BY
S.A. 1000, 750, 600, 500, 400, 300, 200, 150, 100, 75, 50, 33, 25, 17, 13 AND 10 OF TABLE 4. SURVEYOR: THE FIELD WORK WAS CONDUCTED
NOVEMBER 4, 2004
Geetha

RECEIVED
NOVEMBER 16, 2004
RECEIVED
NOVEMBER 16, 2004

ALTA/NSPS LAND TITLE SURVEY		LOT 82 IN SQUARE 158 SUBDIVISIONS BOOK 174 PAGE 177
DRAWN BY: CLARK		MAP
REVIEWED BY: CLARK		MAP
APPROVED BY: CLARK		MAP
DATE: NOV 10 2003		MAP
COMP: 405		MAP
REVISION: 1		MAP
SCALE: 1" = 100'		MAP
PROJECT/FILE NUMBER: 1000		MAP
VEGETATION: 1		MAP
OWNER'S NAME: 1		MAP

Site Plan for **1740 Massachusetts Ave., NW**

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Poland's Chancery Needs in Washington, DC

- Consolidating multiple locations
- Right-sizing for diplomatic activities



2640 16th Street, NW



2224 Wyoming Avenue, NW



1503 21st Street, NW

Poland's Uses/Activities at New Chancery Location

- Office space for approximately 60-70 employees
 - Including diplomatic and economic sections
- Meeting space
- Consular section
 - E.g., visa and passport services
- Security areas
- Reception areas



Front View from Massachusetts Avenue

FMBZA Application Review Criteria (Subtitle X § 201.8(a))

“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”

Criterion 1	Applicant Meets this Criterion
The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the Nation’s Capital	Decision not to disapprove would fulfill United States’ obligation to facilitate Poland’s provision of adequate and secure facilities in Washington, DC

FMBZA Application Review Criteria (Subtitle X § 201.8(b))

“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”

Criterion 2	Applicant Meets this Criterion
Historic preservation, as determined by the Board of Zoning Adjustment. In carrying out this section, and in order to ensure compatibility with historic landmarks and districts, substantial compliance with District of Columbia and federal regulations governing historic preservation shall be required with respect to new construction and to demolition of or alteration to historic landmark	<ul style="list-style-type: none">• Property is located in Dupont Circle and Massachusetts Avenue Historic Districts• Property is <u>not</u> a contributing building to either• No physical alterations proposed in this Application

FMBZA Application Review Criteria (Subtitle X § 201.8(c))

“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”

Criterion 3	Applicant Meets this Criterion
The adequacy of off-street parking or other parking and the extent to which the area will be served by public transportation to reduce parking needs, subject to such special security requirements as may be determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services	<ul style="list-style-type: none">• Adequate on-site parking with 25 spots accessible through the alley• Within $\frac{1}{2}$ mile of Dupont Circle Metro Station and multiple Metrobus routes• Within $\frac{1}{2}$ block of a Capital Bikeshare station• Applicant will provide long- and short-term bicycle parking

FMBZA Application Review Criteria (Subtitle X § 201.8(d))

“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”

Criterion 4	Applicant Meets this Criterion
The extent to which the area is capable of being adequately protected, as determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services	State Department found: <ul style="list-style-type: none">• No special security requirements related to parking• Property site and area are capable of being adequately protected

FMBZA Application Review Criteria (Subtitle X § 201.8(e))

“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”

Criterion 5	Applicant Meets this Criterion
The municipal interest, as determined by the Mayor of the District of Columbia	<ul style="list-style-type: none">• Applicant will strengthen District’s image as the nation’s capital while also highlighting District’s international and cultural assets• Applicant will promote adaptive reuse of an underutilized building• Applicant’s use of the Property minimizes encroachment upon residential areas

FMBZA Application Review Criteria (Subtitle X § 201.8(f))

“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”

Criterion 6	Applicant Meets this Criterion
The federal interest, as determined by the Secretary of State	<ul style="list-style-type: none">• State Department found the Republic of Poland helpful in addressing the United States’ land use needs in Warsaw, Poland• Consolidating its three (3) embassies’ building will help the Applicant more efficiently conduct diplomatic relations• Property is in a mixed-use area and chancery use would be compatible

Thank You!

DDOT Coordination

- Transportation Statement
 - Multimodal assessment performed
 - Scoping document finalized on February 3, 2025
 - Transportation Statement submitted on February 3, 2025
- DDOT has no objection to the Application based on the information provided and has determined that the proposed action will not have an adverse impact on the District's transportation network

Voluntary Transportation Demand Management Measures

- Establish TDM Coordinator
- Produce TDM marketing program and annual survey
- Work with and coordinate with goDCgo (DDOT's TDM program)
- Meet zoning requirements for bicycle parking
 - Including two short-term spaces and 12 long-term spaces