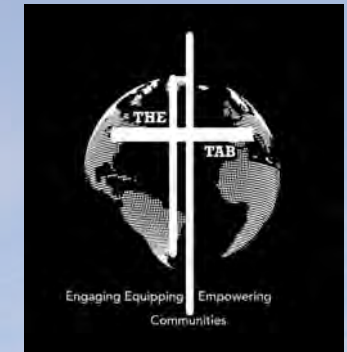


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10TH
AND V

BEACON
communities™



Christian
Tabernacle
Church
Development

09/17/2024

BZA
SUBMISSION

Board of Zoning Adjustment
District of Columbia
CASE NO.21208
EXHIBIT NO.6A1



SITE LOCATION

BZA SUBMISSION

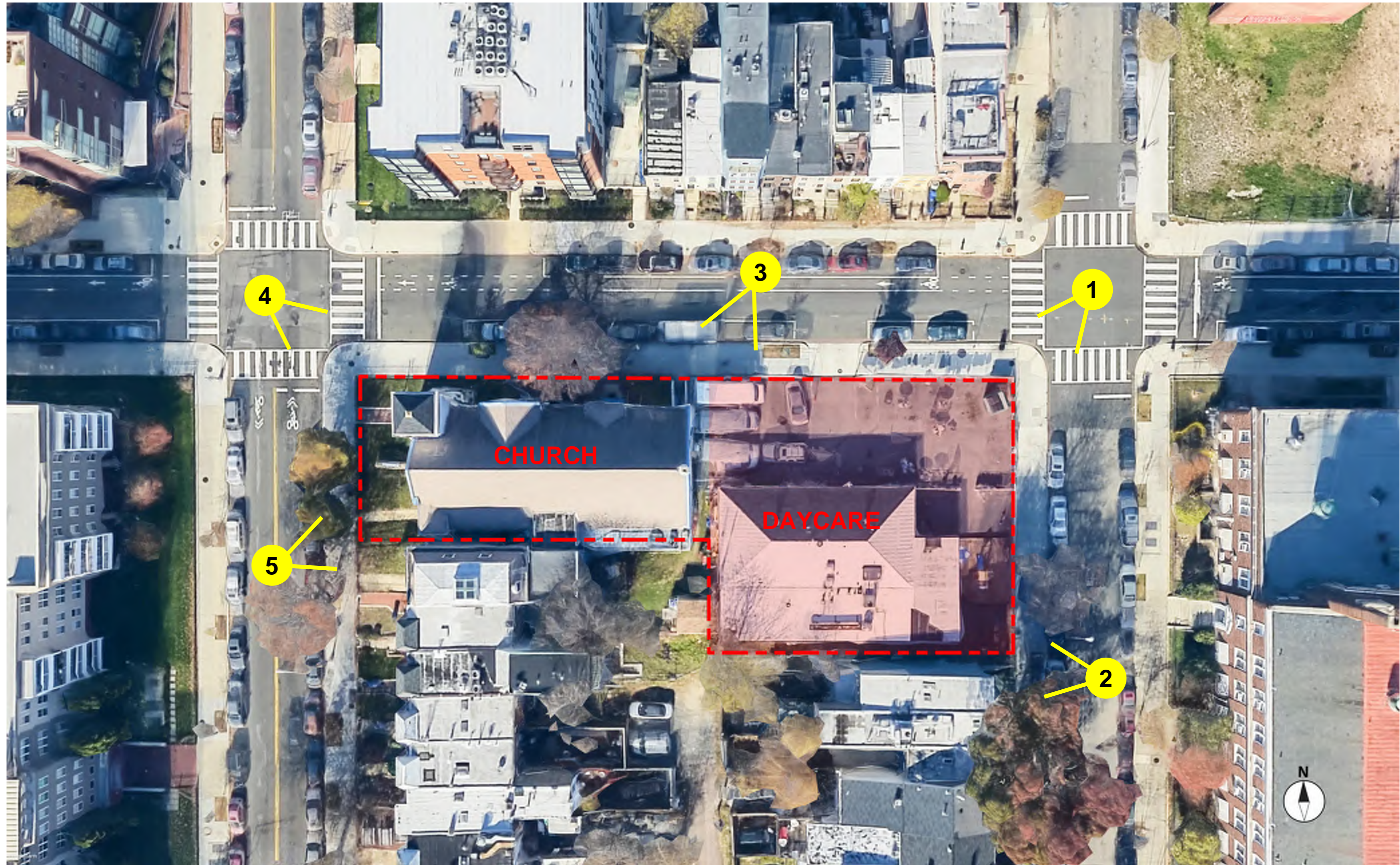
CHRISTIAN TABERNACLE
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WASHINGTON, DC 20001

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BOSTON, MA 02108
617.574.1100



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Washington, DC
20001

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EXISTING SITE AERIAL VIEW

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CORNER OF
V ST & 10TH

1



CORNER OF
V ST & 11TH

4



SITE EDGE
ALONG 10TH ST

2



V ST

3



SITE EDGE
ALONG 11TH ST

5

EXISTING SITE STREET VIEWS

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PROPOSED SITE DIAGRAM

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WASHINGTON, DC 20001

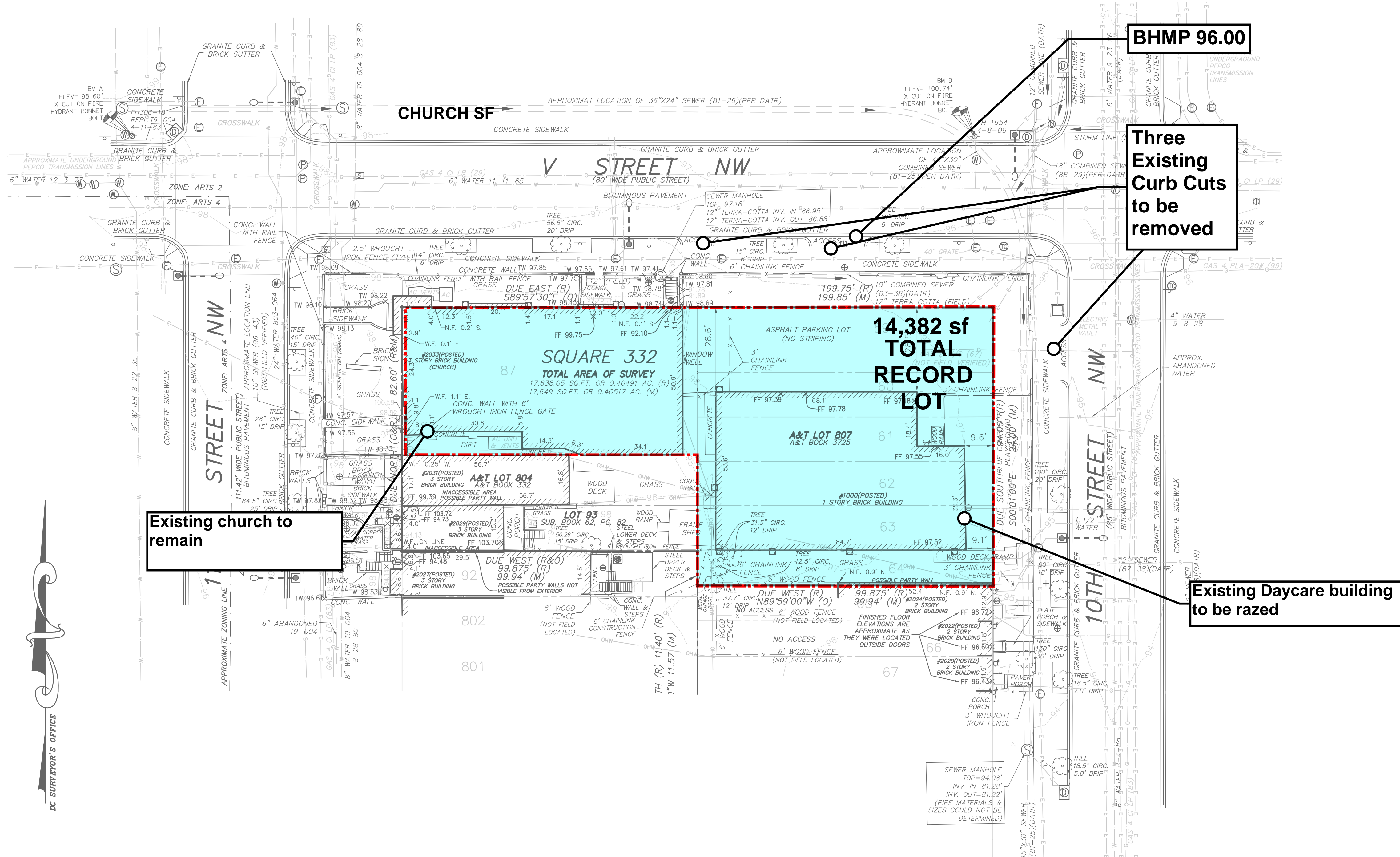
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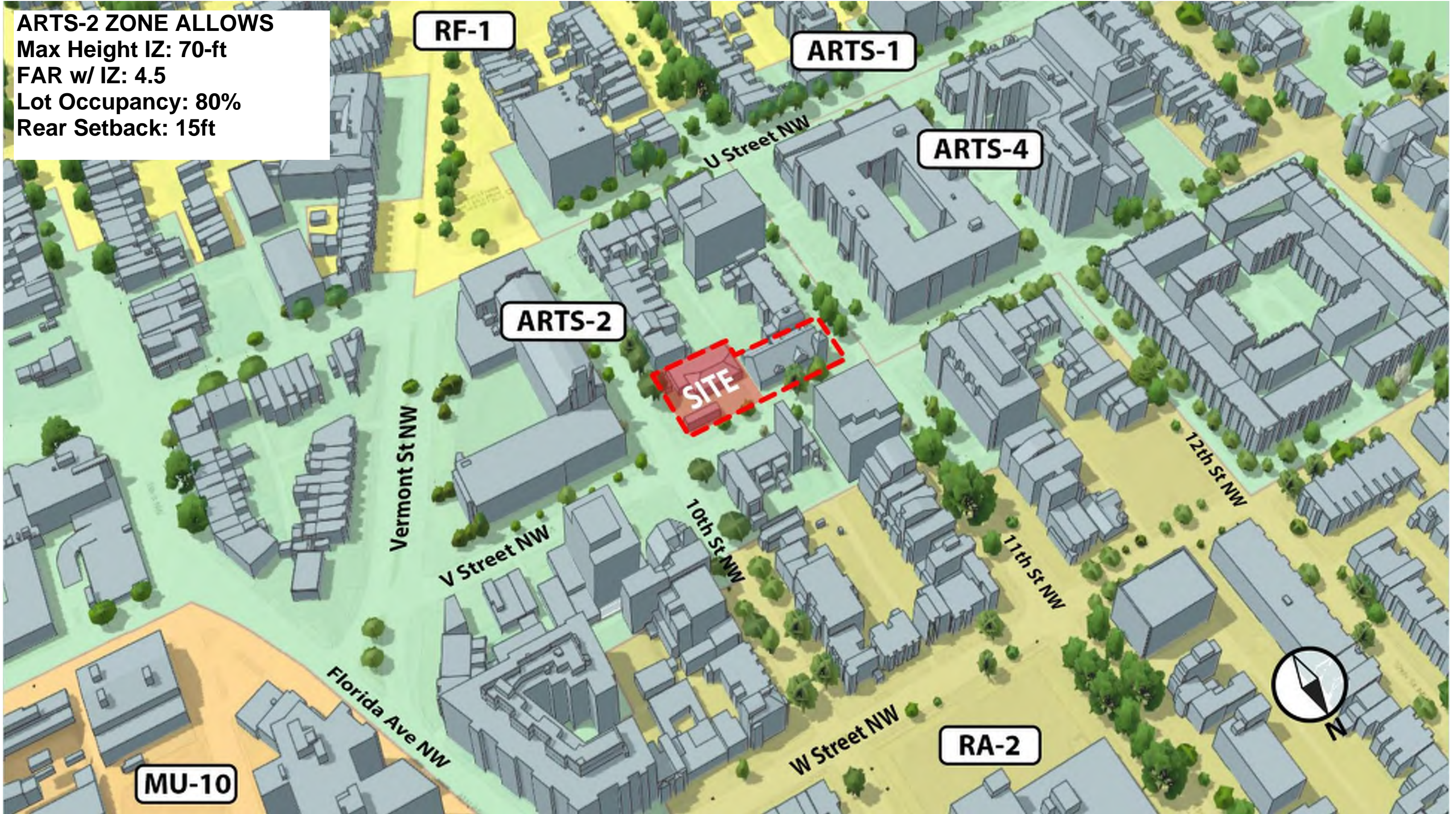
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ARTS-2 ZONE ALLOWS
 Max Height IZ: 70-ft
 FAR w/ IZ: 4.5
 Lot Occupancy: 80%
 Rear Setback: 15ft





| 2033 11th St. NW - CHRISTIAN TABERNACLE (C302.4) | | | 8/23/2024 |
|--|---------------------------------|--|---|
| SQUARE 332 - LOT 087 | ALLOWED/REQUIRED | PROVIDED | COMMENTS |
| ZONING | ARTS-2 | ARTS-2 | - |
| USES ALLOWED (U-512-514, 700) | MEDIUM DENSITY / MIXED-USE | MEDIUM DENSITY / MIXED-USE RESIDENTIAL + CHILDCARE SPACE | - |
| TOTAL SITE AREA (SF) - RECORD LOT (C302.4) | 14,382 | | RECORD LOT SF - REFERENCE IS SUBTITLE C302.4 (MULTIPLE BUILDINGS ON SINGLE RECORD LOT) |
| PROPOSED FOOTPRINT - GROUND FLOOR | | 12,420 | 1ST FLOOR OF NEW RESIDENTIAL DEVELOPMENT (8070 SF) + EXISTING CHURCH FOORTPRINT (4350 SF) |
| RESIDENTIAL FOOTPRINT - FLOORS ABOVE GRADE | 11,506 | 7,760 | 2ND-7TH FLOORS OF NEW RESIDENTIAL DEVELOPMENT |
| LOT OCCUPANCY - TOTAL (K804) | 80% | 86.36% | MAJORITY NON-RESIDENTIAL USES - 1 UNIT LOCATED ON GROUND FLOOR; INCLUDES CHURCH AND NEW DEVELOPMENT |
| MAX HEIGHT (FT) (K803.1) | 65.00 | | RELIEF REQUESTED |
| MAX HEIGHT - IZ (FT) (K803.1) | 70.00 | 70.00 | BHMP @ ELEVATION 96.00; PENTHOUSE NOT INCLUDED IN THIS FIGURE; CHURCH IS 40 FEET TALL |
| STORIES | UNLIMITED | 7 | PENTHOUSE, GARAGE, AND CELLAR LEVELS NOT INCLUDED IN THIS FIGURE |
| FAR - RECORD LOT (K-801.1) | 3.5 | | - |
| FAR - IZ - RECORD LOT (K-801.1) | 4.2 | 4.04 | BONUS DENSITY ALLOWED PER ZONING CODE |
| BUILDABLE SF BASED ON FAR - RECORD LOT | 60,404 | 58,104 | BASED ON TOTAL RECORD LOT AREA; PENTHOUSE, GARAGE, PUBLIC SPACE SF, AND CELLAR LEVELS NOT INCLUDED IN THIS FIGURE; BASED ON DESIGN INCLUDES 4350 SF CHURCH BUILDING (LOT A) AND 53.784 SF CHILDCARE AND RESIDENTIAL DEVELOPMENT |
| GREEN AREA RATIO (GAR) (K-808.1) | 0.30 | 0.23 | <p>This project is located on a record lot that encompasses both the proposed apartment building as well as the existing church that is to remain. The lot is located within the Greater U Street Historic District which is eligible for GAR exemption per Chapter 2 of the DOEE GAR Guidebook. Two (2) A&T lots will be created across the existing record lot. One (1) for the existing church and one (1) for the proposed multifamily building. We would like to request zoning relief to allow us to calculate the GAR score for the multifamily lot based on the A&T lot rather than record lot and confirm that the church A&T lot be exempt from GAR requirements due to the historic nature. This will ensure that the proposed building will provide adequate GAR components proportional to the area that is being redeveloped.</p> <p>This number represents the GAR across the entire lot without special exception. We are over the .3 required if we get special exception.</p> <p>RELIEF REQUESTED</p> |
| PENTHOUSE | | | |
| MAX HEIGHT (K803.5) | 12', 18'-6" FOR MECH MAX | 10'-6" | - |
| MAX STORIES (K803.5) | 1, 2ND STORY PERMITTED FOR MECH | 1 | - |
| SETBACK (C 1504.1) | 1:1 | 10'-6"; NO SETBACK | NO SETBACK ON OPEN COURT (ASKING FOR EXEMPTION) & SOUTH PROPERTY LINE (ALLOWED BY RIGHT) |
| MAX ADDITIONAL FAR (C 1505.1) | 0.4 | | RELIEF REQUESTED |
| MAX ADDITIONAL PENTHOUSE SF | 5,753 | 5347 | - |
| | | | BASED ON RECORD LOT SF; |

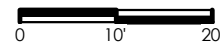
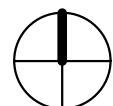
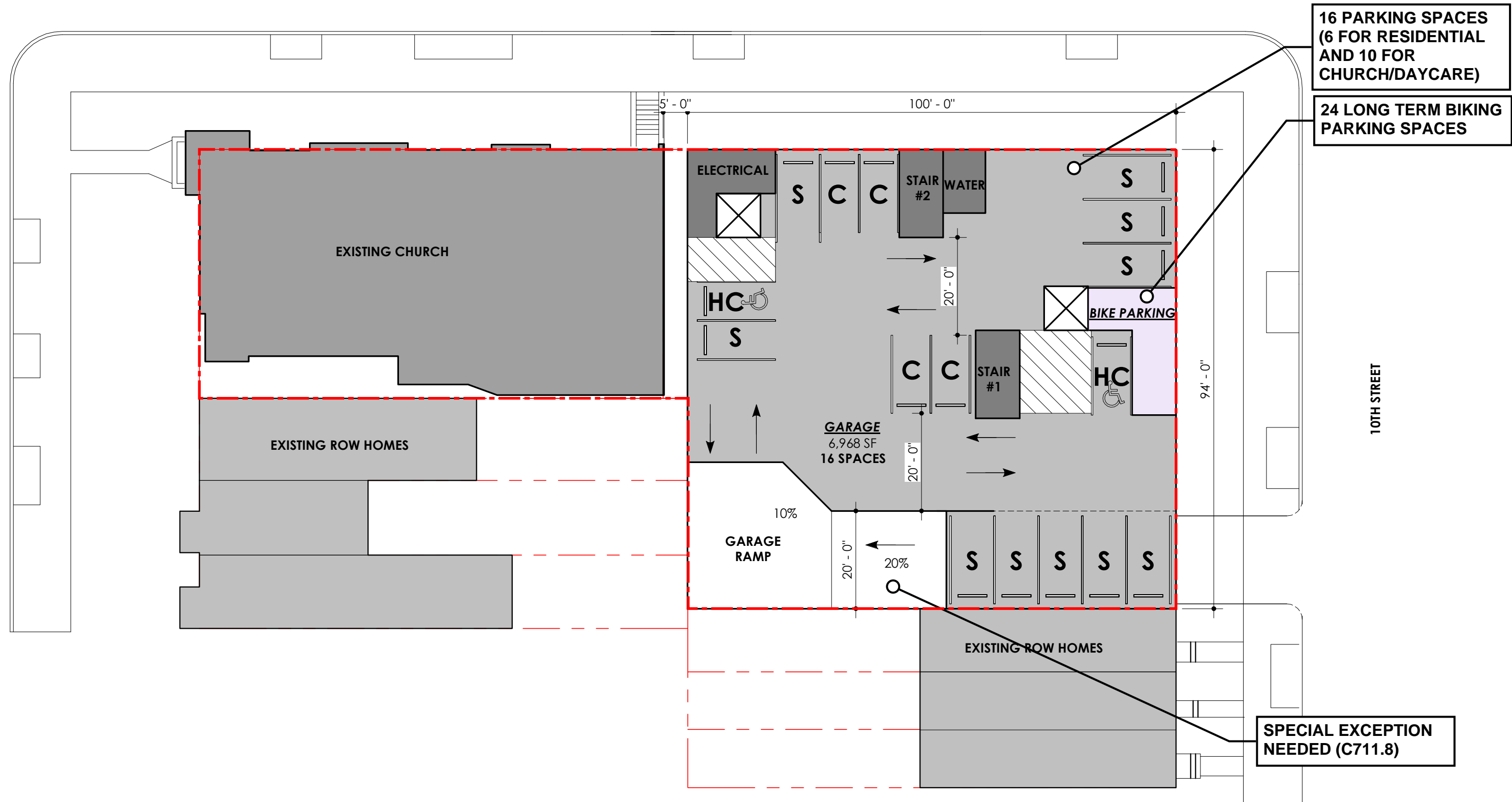
| 2033 11th St. NW - CHRISTIAN TABERNACLE (C302.4) | | | | 8/23/2024 |
|--|--|----------|----------|---|
| SQUARE 332 - LOT 087 | ALLOWED/REQUIRED | PROVIDED | COMMENTS | |
| SETBACKS & COURTS | | | | |
| SIDE YARD (FT) (K806.1) | IF PROVIDED, 2" PER 1' HEIGHT, 5' MIN | 0.00 | 0.00 | NO SIDE YARD PROVIDED ON SOUTH PROPERTY LINE |
| REAR YARD (FT) (K805.1) (B318.8) | 15' | 15.00 | 15.00 | PER B318.8 - LOT IS A CORNER LOT ABUTTING 3 STREETS; REAR YARD TO BE TAKEN FROM CENTERLINE OF 11TH ST |
| OPEN COURT WIDTH (FT) (K807.1) @ EXISTING CHURCH | IF PROVIDED, 4" PER 1' HEIGHT, 10' MIN | 13.33 | 11.67 | IRREGULARLY SHAPED COURT HAS MULTIPLE CONDITIONS; HEIGHT MEASUREMENT TAKEN TO TOP OF CHURCH (40'-0") - ABOVE THIS WOULD NOT BE CONSIDERED COURT ASKING FOR SPECIAL EXCEPTION |
| OPEN COURT WIDTH (FT) (K807.1) @ WEST PROPERTY LINE | IF PROVIDED, 4" PER 1' HEIGHT, 10' MIN | 25.33 | 11.67 | IRREGULARLY SHAPED COURT HAS MULTIPLE CONDITIONS; HEIGHT MEASUREMENT BASED ON NEW DEVELOPMENT 76' HEIGHT (COURTYARD STARTS @ ELEVATION 4.5' AND GOES UNTIL TOP OF PENTHOUSE @ ELEVATION 80.5) |
| OPEN COURT WIDTH (FT) (K807.1) @ SOUTH WEST PROPERTY LINE | IF PROVIDED, 4" PER 1' HEIGHT, 10' MIN | 25.33 | 28.33 | RELIEF REQUESTED |
| CLOSED COURT WIDTH (FT) (K807.1) | IF PROVIDED, 4" PER 1' HEIGHT, 15' MIN | N/A | N/A | IRREGULARLY SHAPED COURT HAS MULTIPLE CONDITIONS; HEIGHT MEASUREMENT BASED ON NEW DEVELOPMENT 76' HEIGHT (COURTYARD STARTS @ ELEVATION 4.5' AND GOES UNTIL TOP OF PENTHOUSE @ ELEVATION 80.5) |
| CLOSED COURT AREA (SF) (K807.1) | IF PROVIDED, 2x MIN WIDTH SQUARED, 350 SF MIN | N/A | N/A | NOT APPLICABLE |
| PARKING | | | | NOT APPLICABLE |
| PARKING, RESIDENTIAL MULTIFAMILY (C701.5) | 1 PER 3 DWELLING UNITS, MINUS FIRST FOUR | 20.33 | | BASED ON 65 UNITS |
| PARKING, CHILDCARE CENTER (C701.5) | .5 PER 1,000 SF | 4 | | BASED ON 8000 SF OF SPACE |
| PARKING, RESIDENTIAL - REDUCTION - METRO ACCESS (C702.1) | 50% | 10.17 | | - |
| PARKING, CHILDCARE - REDUCTION - METRO ACCESS (C702.1) | 50% | 2 | - | - |
| PARKING NEEDED/PROVIDED (ROUND DOWN IF LESS THEN .5 SPACE) | | 12 | 16 | |
| ACCESS RAMP SLOPE (C711.8) | GARAGE | T | 20% | RELIEF REQUESTED |
| LOADING (C901.1) | | | | |
| LOADING BERTH | (50+ DUs) (12'W x 30'L x 14'H) | 1 | 0 | RELIEF REQUESTED |
| LOADING PLATFORM | (8'W & MIN 100SF) | 1 | 0 | RELIEF REQUESTED |
| SERVICE DELIVERY SPACE | (10'W x 20'L x 10'H) | 1 | 0 | RELIEF REQUESTED |
| BICYCLE PARKING (C802.1) | | | | |
| SHORT TERM SPACES | 1 PER 20 DWELLING UNITS; 1 PER 10,000 SF DAYCARE | 4 | 4 | BASED ON 65 UNITS |
| LONG TERM SPACES | 1 PER 3 DWELLING UNITS 1 PER 10,000 SF DAYCARE | 24 | 24 | BASED ON 65 UNITS |



| 2033 11th St. NW - CHRISTIAN TABERNACLE | | | | | | | | | | | | 5/31/2024 |
|---|---------------------------------|-------------------------|----------------------|---------------|---------|-------|--------------|--------------|-----------|--|----------|-----------------|
| Level | Use | *Gross Floor Area (gsf) | Area in Public Space | Net Area (sf) | STUDIOS | 1 BED | 2 BED 1 BATH | 3 BED 2 BATH | # of Apts | Efficiency | Height** | Constr. Type*** |
| | | | | | 400 | 600 | 825 | 1,044 | | | | |
| Penthouse | Residential | 5,347 | - | 4,475 | 5 | - | 3 | - | 8 | 84% | 10.50 | Concrete, IA |
| Level 7 | Residential | 7,614 | 157 | 6,325 | 1 | 3 | 5 | - | 9 | 83% | 9.00 | Concrete, IA |
| Level 6 | Residential | 7,614 | 157 | 6,325 | 1 | 3 | 5 | - | 9 | 83% | 9.00 | Concrete, IA |
| Level 5 | Residential | 7,614 | 301 | 5,500 | 1 | 3 | 4 | 1 | 9 | 72% | 9.00 | Concrete, IA |
| Level 4 | Residential | 7,614 | 301 | 5,500 | 1 | 3 | 4 | 1 | 9 | 72% | 9.00 | Concrete, IA |
| Level 3 | Residential | 7,614 | 301 | 5,500 | 1 | 3 | 4 | 1 | 9 | 72% | 9.00 | Concrete, IA |
| Level 2 | Residential | 7,614 | 301 | 5,500 | 1 | 3 | 4 | 1 | 9 | 72% | 9.00 | Concrete, IA |
| Level 1** | Residential/ChildCare/Amenities | 8,070 | 246 | 600 | | 1 | | | 1 | 7% | 9.00 | Concrete, IA |
| Cellar | Residential/ChildCare | 5,717 | 144 | 1,000 | 1 | 1 | | | 2 | 17% | 9.00 | Concrete, IA |
| Garage | Parking, Bike Parking | 9,440 | | - | - | - | - | | 0 | 0% | 9.50 | Concrete, IA |
| | | 53,754 | 1,751 | 40,725 | 12 | 20 | 29 | 4 | 65 | 63% | 69.50 | |
| * DOES NOT INCLUDE PENTHOUSE, GARAGE, PUBLIC SPACE AND CELLAR LEVEL SQUARE FOOTAGE **LEVEL 1 SQUARE FOOTAGE INCLUDES BOTH ON GRADE AND ELEVATION 4'-6" FLOOR SLABS | | CONSTRUCTION FLOOR AREA | | | | | | | | **DOES NOT INCLUDE GARAGE OR PENTHOUSE FLOORS; INCLUDES 4'-6" OF CELLAR LEVEL AND A 2' PARAPET *** CONCRETE FLOORS W/ 8' CEILINGS | | |
| | | 75,852 | | | 18% | 31% | 45% | 6% | 100% | | | |

| | | |
|---------|-----------------------|-------|
| PROGRAM | CHILDCARE DEVELOPMENT | 7,377 |
| | CDC PLAYGROUND | 1,156 |
| | AMENITIES | 1,662 |
| | PARKING | 9,440 |





GARAGE AREA PLAN - EL. (82'-0")

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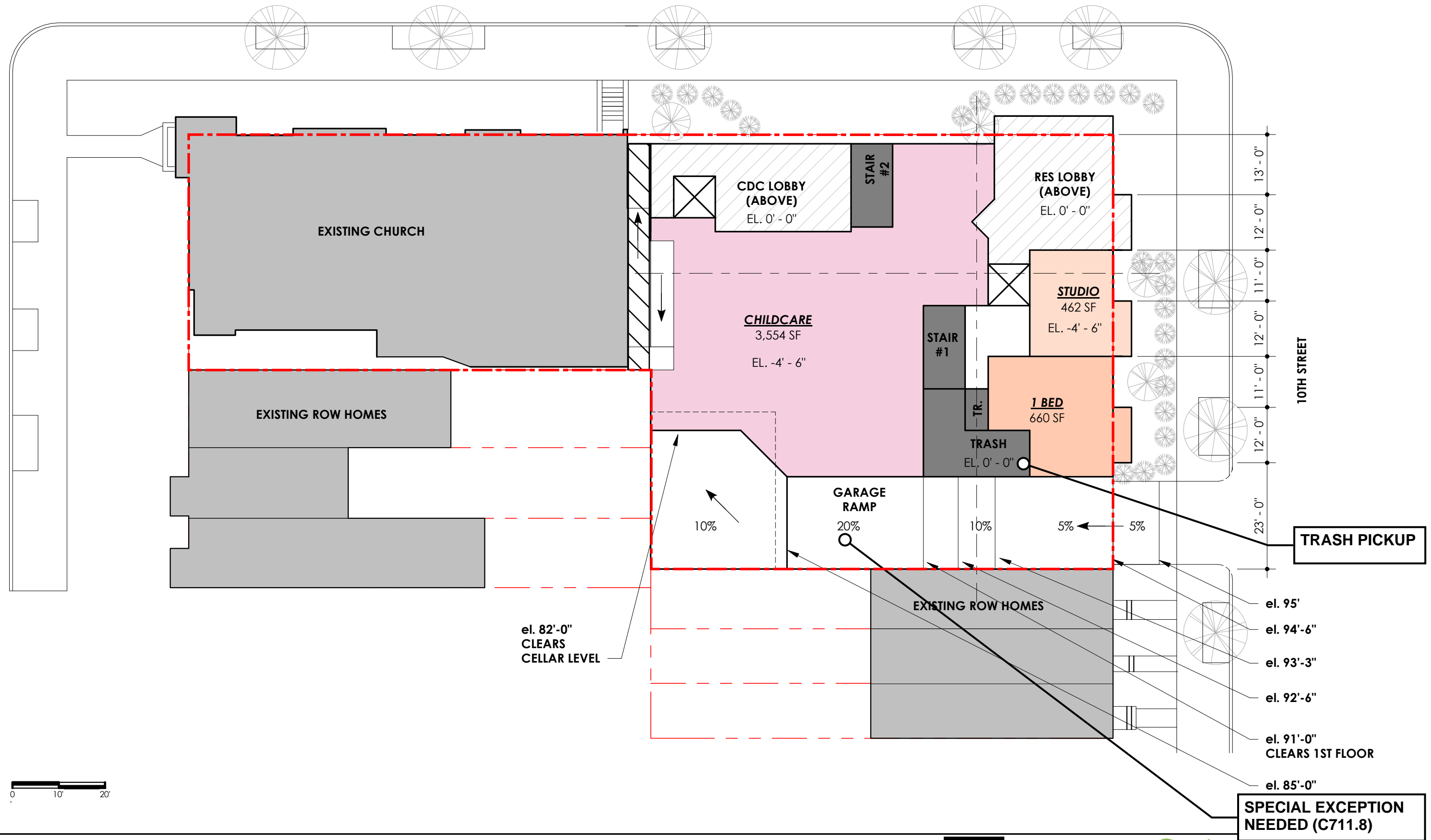
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CELLAR FLOOR AREA - EL.
(91'-6")

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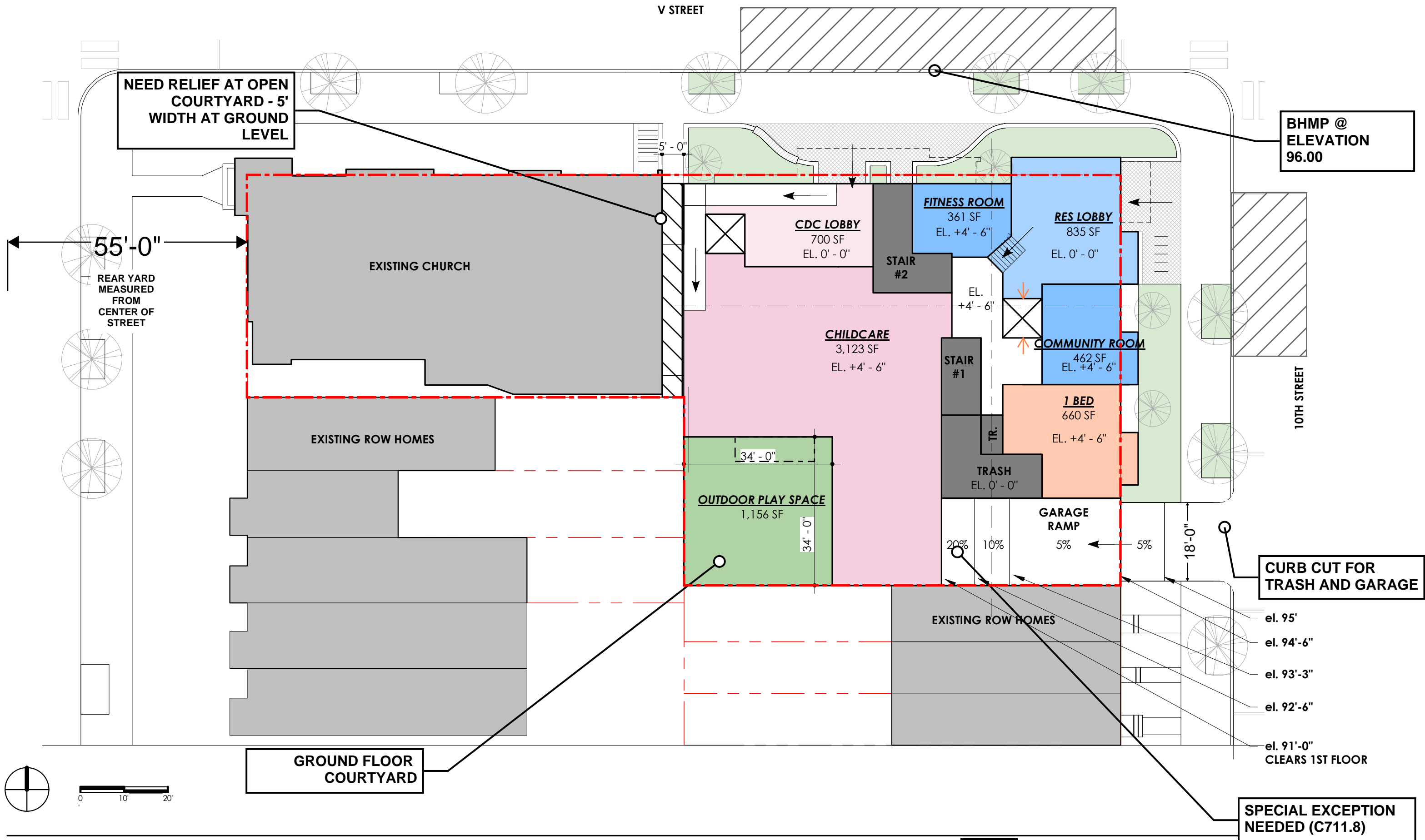
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FIRST FLOOR AREA PLAN - EL.
(96'-6")

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V STREET

Public space projection
 single projection = 9' + 4' + 12'-8" = 25'-8"
 multiple projections = 14'-8" + 33' = 47'-8"

NEED OPEN
COURTYARD WIDTH
RELIEF

EXISTING CHURCH

11'-8 1/2"
OPEN
COURTYARD
@ WEST
LINE

EXISTING ROW HOMES

OPEN
COURTYARD
@ CHURCH

2 BED
828 SF

2 BED
879 SF

3 BED
1,044 SF

STAIR
#2

2 BED
825 SF

STUDIO
402 SF

LAUNDRY

STAIR
#1

1 BED
549 SF

1 BED
669 SF

COURTYARD
BELOW

2 BED
947 SF

1 BED
621 SF

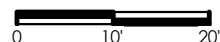
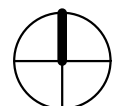
EXISTING ROW HOMES

OPEN
COURTYARD
@ SOUTH
WEST LINE

10TH STREET

Public Space Projections
 single projection = 9' + 4' + 11'-8" = 24'-8"
 multiple projections = 14'-8" + 30' = 44'-8"

LOT OCCUPANCY IS
80% AT RESIDENTIAL
FLOORS 2-7



FLOORS 2-5 AREA PLAN

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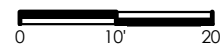
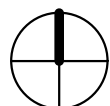
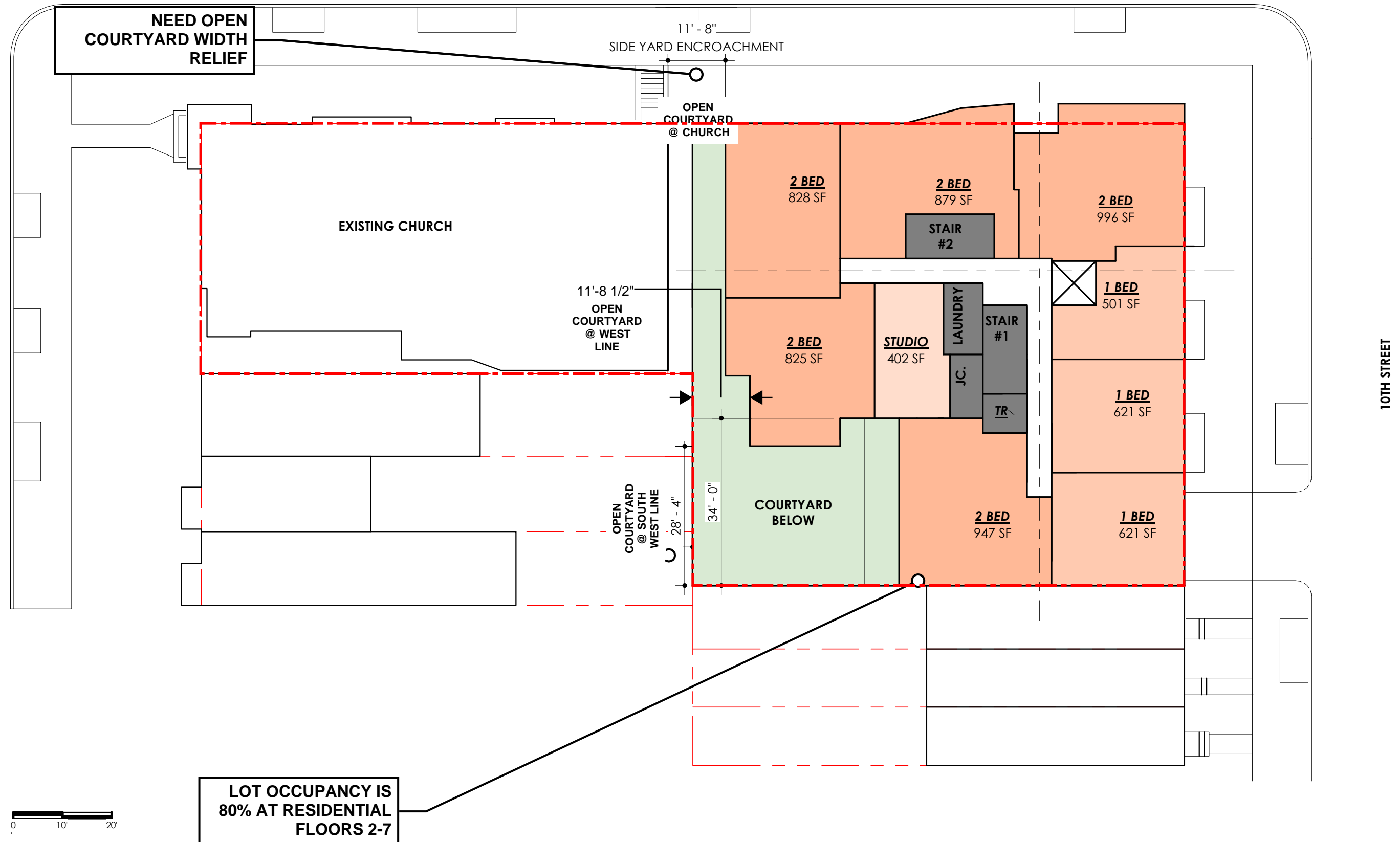
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FLOORS 6-7 AREA PLAN

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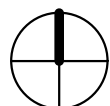
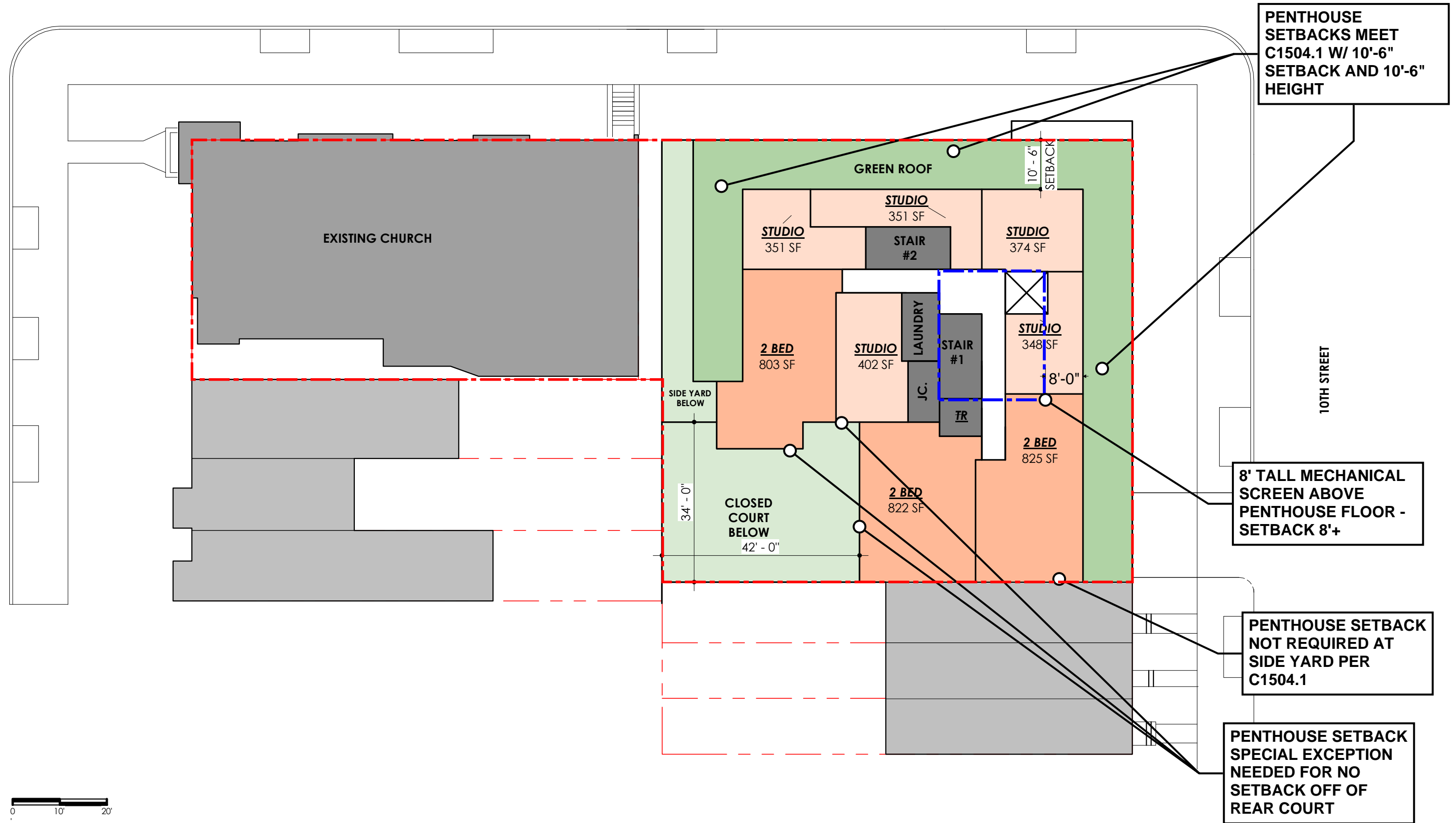
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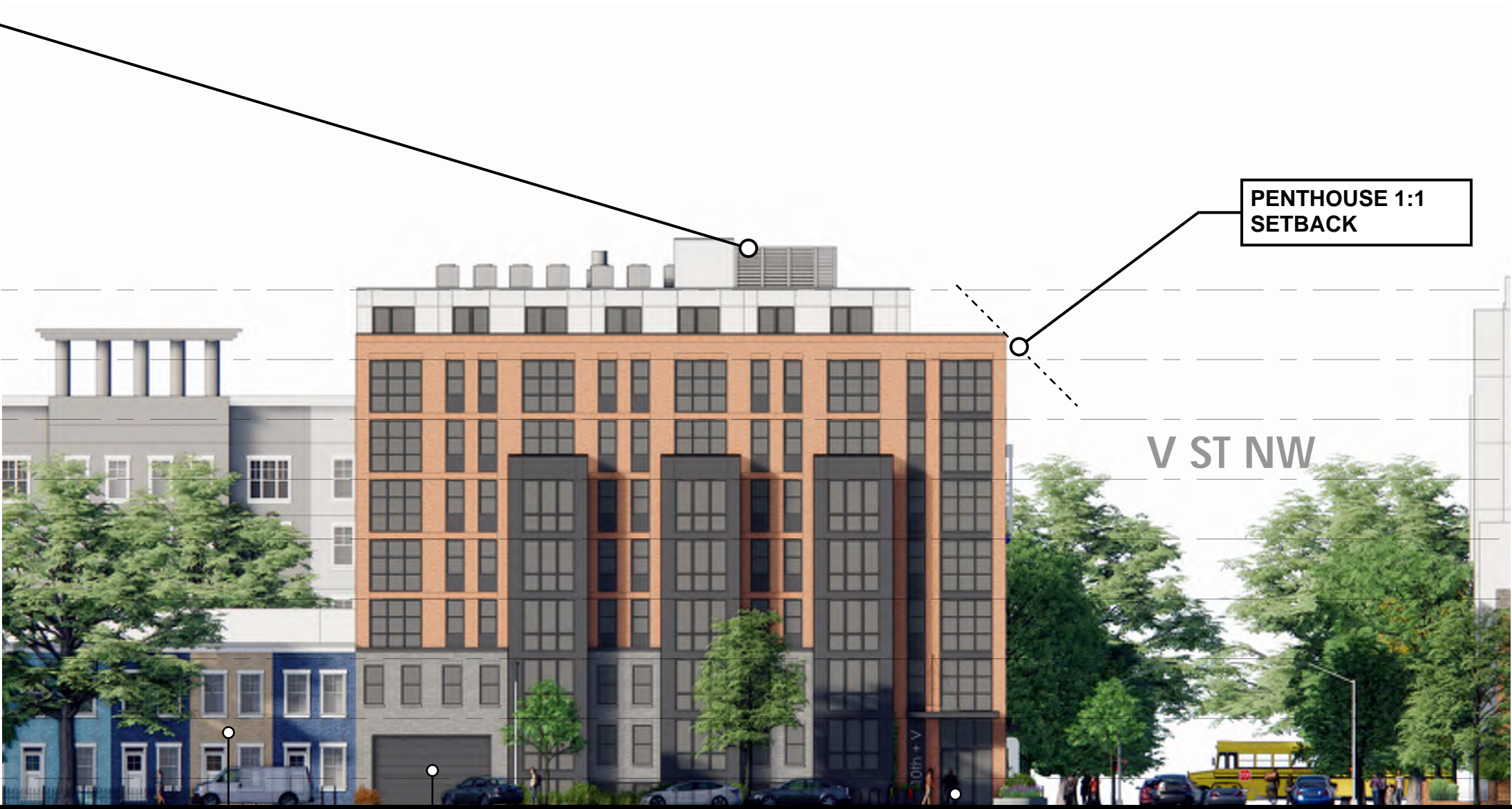
0 10' 20'



8' TALL
MECHANICAL
SCREEN

PENTHOUSE 1:1
SETBACK

- +76'-6" - PENTHOUSE ROOF
174.00 (174' - 0")
- +67'-6" - PENTHOUSE
163.50 (163' - 6")
- +58'-6" - LEVEL 7
154.50 (154' - 6")
- +49'-6" - LEVEL 6
145.50 (145' - 6")
- +40'-6" - LEVEL 5
136.50 (136' - 6")
- +31'-6" - LEVEL 4
127.50 (127' - 6")
- +22'-6" - LEVEL 3
118.50 (118' - 6")
- +13'-6" - LEVEL 2
109.50 (109' - 6")
- +4'-6" - LEVEL 1
100.50 (100' - 6")
- 0'-0" - LOBBY
96.00 (96' - 0")
- 4'-6" - CELLAR
91.50 (91' - 6")
- 13'-6" - GARAGE
82.00 (82' - 0")



EXISTING 2-STORY
ROWHOMES
(ARTS-2)

GARAGE
/ TRASH

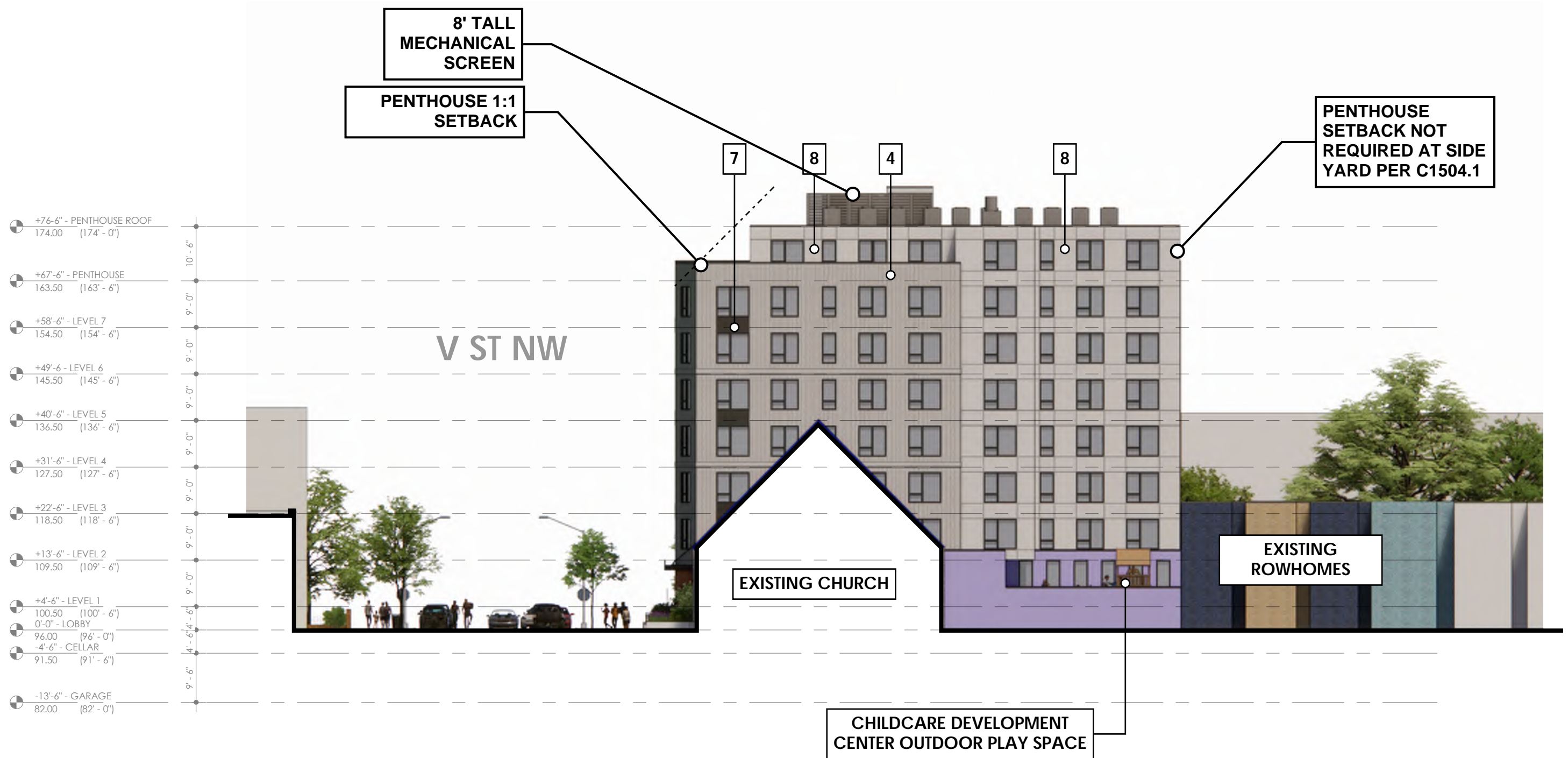
RESIDENTIAL
ENTRY

1 10TH ST ELEVATION
1" = 20'-0"

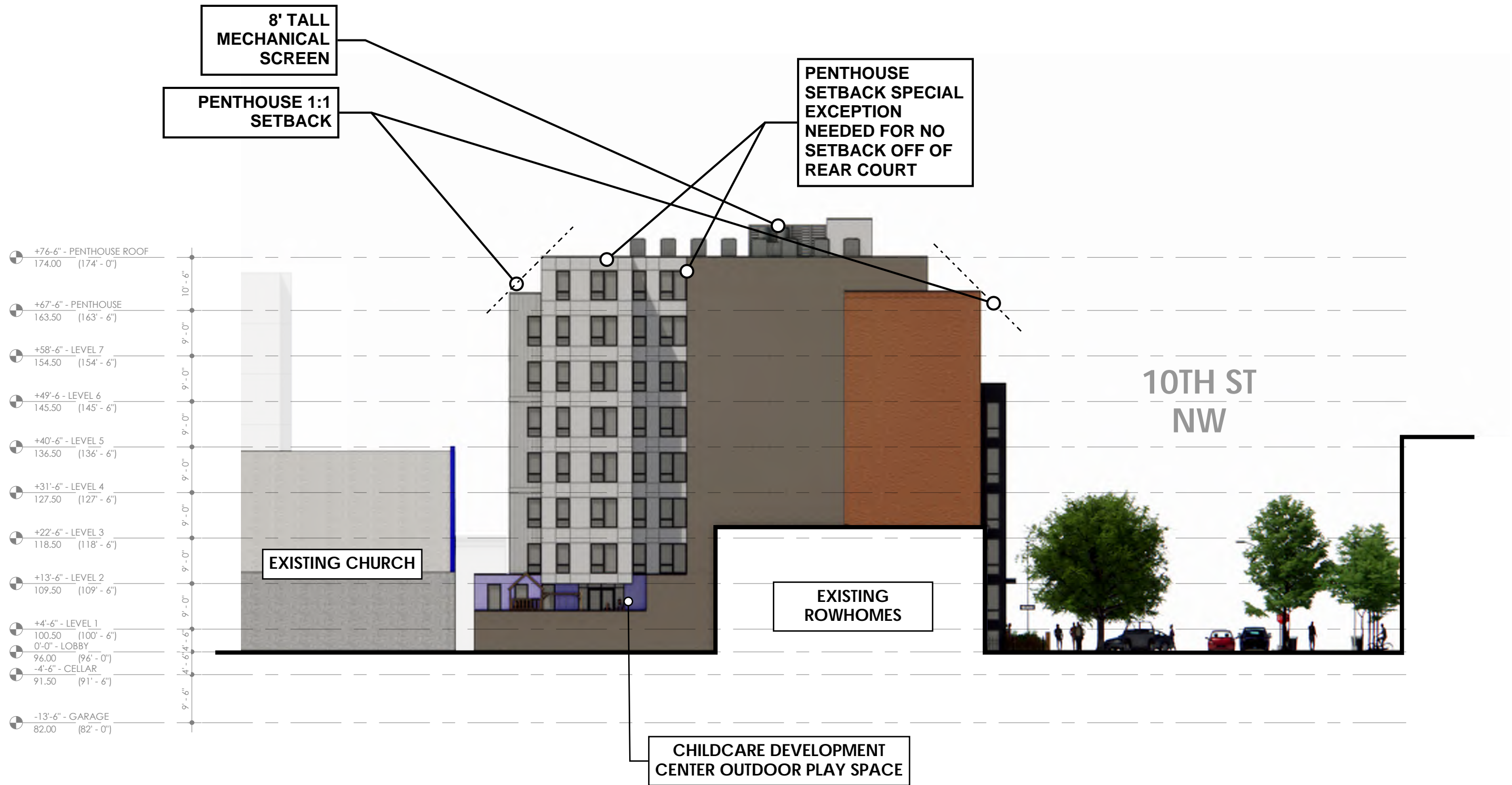




1 V ST ELEVATION
1" = 20'-0"

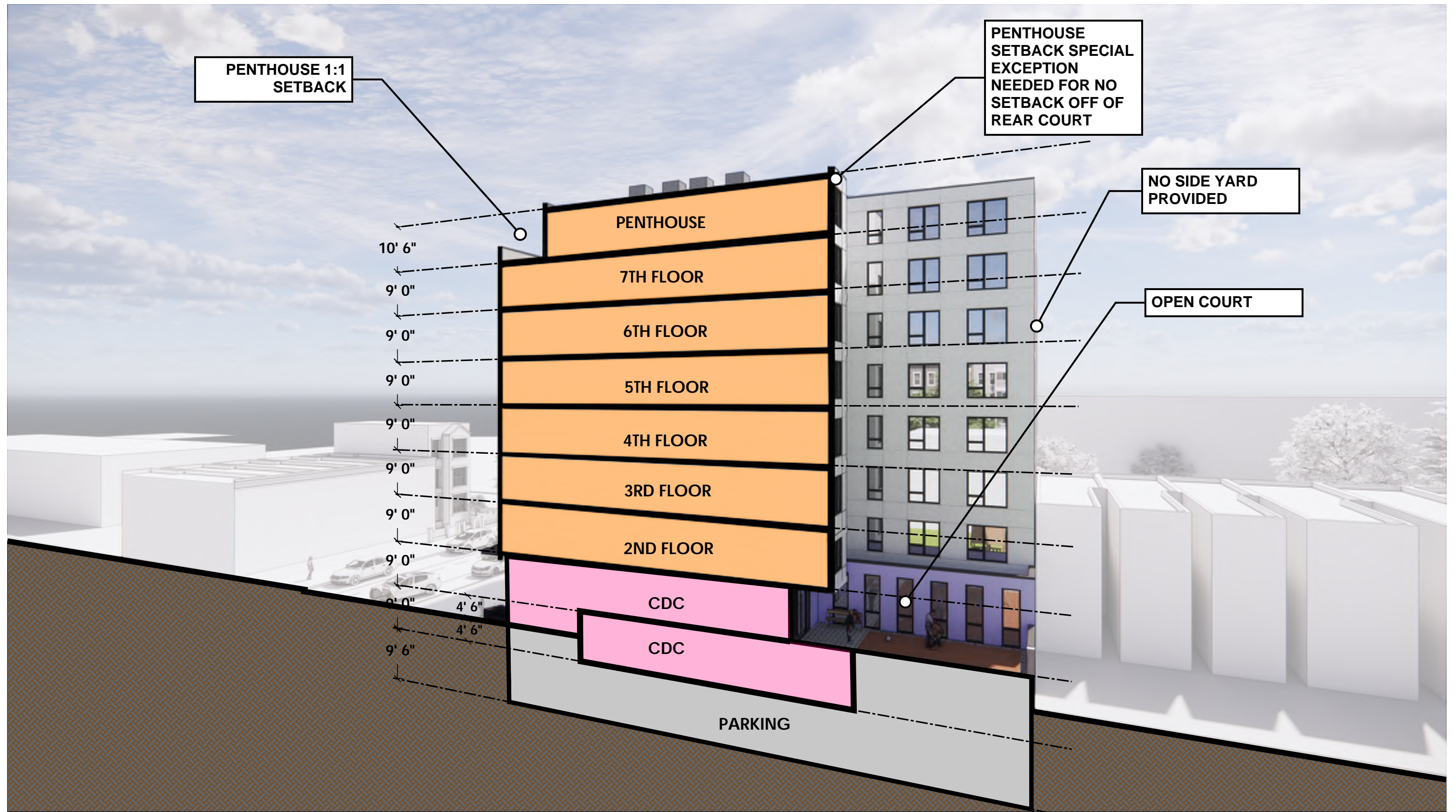


1 WEST ELEVATION
1" = 20'-0"



1 SOUTH ELEVATION

1" = 20'-0"



DIAGRAMMATIC SECTION
- V ST.

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RENDERING - CORNER

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RENDERING - 10TH ST.

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RENDERING - V ST.

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RENDERING - V ST. AND 11TH
CORNER

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