GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

DATE: January 18, 2005

TO: District of Columbia Zoning Commission

THROUGH: Ellen McCarthy, Interim Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Zoning Commission Case No. 04-22
Capital Children's Museum Site
Abdo Development L.L.C.
Zoning Map Amendment/PUD @ Square 751 Lot 13

Summary

The applicant seeks approval of a zoning map amendment to change the zoning designation of Square 751 Lot 13 from a mixture of C-3-B and C-3-A to C-3-C in conjunction with a consolidated PUD in accordance with 11DCMR §24.

Lot 13 is currently improved with a complex of structures used by the National Children's Museum. The lot takes up the entire square and consists of 104,756 square feet of land area. The applicant proposes to renovate the oldest structures on the site and construct two new structures for use as 435-445 residential condominium units. The existing structure will be restored to its original configuration and contain approximately 55 units. The total gross floor area is approximately 599,134 square feet (5.72 FAR) and the two new structures are proposed with a height of 110'. Approximately 500 parking spaces will be provided in an underground garage.

Recommended Action:
OP believes that the project benefits and amenities are commensurate with the amount of development incentive requested, the application meets the standards for a PUD and is not inconsistent with the Comprehensive Plan. The Office of Planning recommends that this application be **approved** subject to receipt of additional information on affordable housing, architectural, and environmental amenities as well as executed First Source and

ZONING COMMISSION
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EXHIBIT NO. 26

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LSDBE documents.

The flexibility requested under the PUD guidelines in addition to the additional height and FAR provided by the map amendment, include the construction of multiple buildings on a single lot of record. Multiple buildings on a single lot of record are permitted subject to approval of a special exception under 2517.2. The height and FAR permitted as a matter-of-right on the eastern half of the site, currently zoned C-3-A, is 65 feet with a maximum FAR of 4.0 of which 2.5 may be non-residential. The height permitted as a matter-of-right on the western half of the site, currently zoned C-3-B, is 70 feet and a maximum of 6 stories with a maximum FAR of 5.0 of which 4.0 may be non-residential.

Public benefits and amenities include:

1) Housing and affordable housing
2) Historic preservation of private structures
3) Urban design and architecture
4) Site planning
5) On-site landscaping and streetscape improvements
6) Effective and safe vehicular and pedestrian access
7) First source employment program
8) Local business opportunity program

Background

The Development is located at the edge of Near Northeast in the Eckington Yards area of Washington. The site takes up the entirety of Square 751 and consists of approximately 104,756 square feet. It is bounded by Eye Street, NE on the north, H Street, NE to the south and 2nd and 3rd Streets, NE on the west and east. Across 2nd Street to the west, spanning the entire block is the Railway Express Building, which was converted into offices in the 1980's. Across Eye Street to the north, commercial offices occupy the entire block frontage. To the east across 3rd Street are five rowhouses and a large property that still contains the canopy and pump islands from a previous Amoco gas station. To the south across H Street is a vacant lot currently used as a commercial parking lot. The H Street frontage represents an exceptional constraint on the site as the Hop Scotch bridge over the rail yard begins to rise from 3rd Street to pass over 2nd Street.

The property is improved with several structures. The main building, a four story brick structure initially built as a convent in 1873, St. Joseph's Home for the Aged of the Little Sisters of the Poor, was modified with various expansions through the 1960s and most recently modified and used as a museum and private school by the National Capital Children's Museum. The sprawling institutional building (the "Museum Building") is located on the southeast corner of the site and takes up most of the H Street and 3rd Street frontages of the property. A centrally located two-story structure (the "Administration Building") provides office space for the museum. The northwestern portion of the square

is open space. The entire campus is surrounded by a high brick wall with gates opening on 3rd Street for vehicles and 2nd Street for pedestrians.

Project Description

The applicant proposes to renovate the oldest portion of the existing structure, remove the 1960's additions and construct two new 110' high, 11-story multi-family dwellings. Approximately 55 units will be created in the Museum Building and 435-445 units will be created in the new structures. The proposed dwellings will be for sale units. The Administration Building will be renovated and used to provide recreation space for the development. Below grade parking of approximately 500 spaces will be provided under the new buildings. The vehicular entrance to the parking as well as the required loading facilities will be located off of Second Street. A drop off area will be provided by an internal drive looping around the Administration Building that will come out mid-block on Eye Street. Pedestrian connections to the Hop Scotch Bridge on H Street will be provided in two locations. Ground floor units with street frontage will open directly onto the street. The landscaped open central courtyard along Eye Street will be open to the neighborhood and serve as an amenity for the new residents as well as the neighborhood.

Planning And Zoning Issues

Comprehensive Plan

In evaluating the Children's Museum development for consistency with the Comprehensive Plan, the Office of Planning considered compliance with major themes of the Comprehensive Plan, compliance with the objectives and policies of the major elements of the Comprehensive Plan, and consistency with the Generalized Land Use Map. Major themes within the Comprehensive Plan relevant to this development are:

1) Stabilizing and improving the District's neighborhoods;

The addition of close to 500 ownership units in this area will provide more people in the area, which increases security and support for the H Street, NE retail core. The development of this property for medium density residential use furthers objectives of the H Street, NE Strategic Development Plan as well a transit-oriented development policies. The H Street plan identifies this as an appropriate location for higher density residential development to increase the variety of housing types available in the area and to balance the mix of uses in the Union Station transit area, which is now predominately office uses.

2) Preserving and Promoting Cultural and Natural Amenities;

The purchase of this property furthers the mission and goals of the National Capital Children's Museum in their relocation efforts. The tree plantings and water quality controls will reduce damage to downstream natural amenities that receive the storm water discharge from this site. The applicant proposes detention and treatment of

storm water in a system of underground storage and bio-filtration facilities.

3) Respecting and improving the physical character of the District;
The physical character of the District will be respected and improved by the restoration of the original St. Joseph's Home for the Aged of the Little Sisters of the Poor convent, new architectural contributions of the proposed buildings and the extensive streetscape improvements around the property. The proposed streetscape improvements will improve the physical character of the area. The improvements to the aesthetic appearance of the H Street Overpass including reconstruction of the sidewalk, installation of new street lights, and replacement of the concrete wall topped with chain link fence with an ornamental iron fence with greatly improve the pedestrian experience along this section of H Street.

The design of street level access on three sides of the property is sensitive to the existing character of the streets. The new architecture provides visual cues to the passing pedestrian that invoke a low scale row house feel at the base of the structures. The applicant proposes to plant new street trees where necessary, improve, repair or construct brick side walks and curbs, and install new decorative paving and plantings along the building frontages. A pocket park along I Street provides a raised water feature, ornamental stone paved walks, bench seating and attractive landscaping.

4) Preserving and ensuring community input;
The applicant has made many efforts to invite community input. The pursuit of development approval through the PUD process also ensures community input in the project.

5) Increasing the Quantity and Quality of Employment Opportunities in the District;
The applicant has reinforced his commitment to the quantity and quality of employment opportunities through the LSDBE and first source agreements proposed. The first source agreement with the District Department of Employee Services will ensure 51% of all new jobs created by the project will be filled by DC residents. The Memorandum of Understanding with the District Office of Local Business Development sets a minimum goal of awarding 35% of the contracted development costs to Local Small and Disadvantaged Business Enterprises. In a past project the applicant exceeded this goal, awarding 70% of its construction contracts to local small and disadvantaged business enterprises.

Specific goals within some of the major elements of the Comprehensive Plan further support these themes.

- The Housing Element sets a goal to support homeownership among moderate-income households. The project proposes to provide 19,852 square feet of affordable housing and the creation of approximately 460 units of new market rate housing. The Office of Planning is working with the developer to define the level

of affordability and minimum diration of the affordable commitment. A copy of OP's Inclusionary Housing Commitment Standards is attached as a guideline (see Attachment 5).

- The Urban Design Element encourages rehabilitation, rather that demolition and redevelopment of architecturally significant and structurally sound structures in deteriorating areas. The renovation and adaptive reuse of the original historic buildings on the site is consistent with this goal. Preservation of key structures like the Little Sister's of the Poor complex are important to creating a sense of place for the H Street corridor and contributing to revitalization of the corridor.
- The Environmental Protection Element would support developments that improve the overall quality of the environment through preservation and protection of natural features, establishment of water quality control practices, and planting of new vegetation. The project proposes to plant additional landscaping with almost 200 new trees and hundreds of shrubs, provide storm water management and treatment, and will incorporate green technologies in the building such as energy saving fixtures and appliances, energy saving insulation, a green roof, storage of storm water for irrigation, and conservation of materials and resources during construction.
- The Transportation Element supports land use arrangements that simplify and economize transportation services, including mixed-use zones that permit the co-development of residential and nonresidential uses to promote higher density residential development at strategic locations, particularly near appropriate Metrorail stations. The proposed development is within close proximity to Union Station Metrorail station and on the edge of the central employment area. It will significantly increase the residential component in the area's mix of uses. Additional pedestrian connectivity to H Street, the proposed streetscape which will improve the public realm and create a pedestrian friendly streets, and the attractive architecture and design meet transit-oriented development policies and goals.
- The Land Use Element designates the Northeast No. 1/Ekington Yards No. 1 area, within which the site is located, as a "Development Opportunity Area" and as a "Special Treatment Area". The area is targeted for redevelopment with new commercial and mixed-use developments. Development opportunity areas offer opportunities for new growth and development and are generally located in underutilized areas of the District with proximity to transit and where development can be used to improve neighborhood quality and stability. The proposed development is consistent with the goals and objectives of the Development Opportunity Areas by increasing the underrepresented residential component in the mix of uses, redeveloping an underutilized area in proximity to transit and improving neighborhood quality and stability. Special treatment areas identify areas where well coordinated, revitalization planning is needed. The subject property is part of District revitalization effort in the H Street, NE Corridor. The H Street NE Strategic Development Plan, adopted by the District Council in February of 2004, provides further guidance in support of the special

treatment area designation.

The proposed development will provide a gateway to H Street NE and support the objectives of the H Street NE Strategic Development Plan to develop this portion of the corridor as an "Urban Living" area with denser residential development. The project will further the goals of the plan to create a signature project on this site and to help create a critical mass of residents in the area that will patronize the restaurants, shops and services in the revitalized H Street Commercial Corridor. The plan also recommends restoration and reuse of the existing buildings as potential historic resources to the corridor. The Children's Museum is identified in the plan as one of these resources.

Another critical component of the H Street Plan is connections to the street. The proposed development will provide two pedestrian connections to H Street and provide substantial upgrades to the streetscape. This, along with the significant addition of new housing, can be a catalyst in the re-emergence of H Street as a thriving corridor. The proposed project contributes to each of the elements of the vision for H Street developed in the plan:

1) Quality design and development – by providing a quality site plan and quality architecture.
2) Respect for diversity, heritage and diversity – by preserving and adaptively reusing the museum.
3) A rich mix of uses – by providing new residents where the plan calls for them.
4) Leveraging transit investments – by efficiently utilizing land in proximity to transit.
5) Streets for people – by providing pedestrian accessibility to H Street and properly located and well-designed vehicular access.
6) Quality public realm – by contributing substantially to the redevelopment of the streetscape.

The development of this site with residential uses will fit into the character of the community, be consistent with the strategic plan and will be in conformance with the Generalized Land Use Map. On the Generalized Land Use Map the subject property is designated institutional (see Attachment 2).

PUD Area Requirements and Development Standards

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or results in an action inconsistent with the Comprehensive Plan. In a C-3-C zone, a PUD has a 15,000 minimum lot area requirement; this project meets that standard.

The following table summarizes the zoning flexibility requested in the application:

	C-3-A	C-3-B	C-3-C w/PUD	Proposed
PUD Area (sq.ft.)	52,378	52,378	15,000 min. req.	104,756
FAR (res./non-res./total)	4.0/2.5/4.0 209,512 GFA	5.0/4.0/5.0 261,890 GFA	8.0/8.0/8.0 838,048 GFA	5.7/0.0/5.7 594,027 GFA
Height	65'	70'	130'*	110'
Lot Occupancy	75%	100%	100%	65%
Res. Rec. Space	15%	10%	10%	10%
Rear Yard	2½"/ft min.12 ft.	2½"/ft min.12 ft.	2½"/ft min.12 ft.	23 ft.
Parking	1/2 DU	1/4 DU	1/4 DU	500 spaces/500 DU (approx.)
Loading Spaces	1@20', 1@55'	1@20', 1@55'	1@20', 1@55'	2@20', 1@30', 1@50'

*Subject to the restrictions of the Height Act of 1910.

The flexibility requested is to allow the additional height and the additional FAR to provide an additional 122,625 square feet over a matter-of-right development. Additional, relief is required from the building lot control provisions to allow more than one principal structure on a single lot of record.

The PUD evaluation standards are addressed as follows:

2403.3 *The impact of the project on the surrounding area and on the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.*

Impact of the project on the surrounding area: The major impacts of the development increase population density, which in this particular case is a favorable impact and increased shadows from the taller buildings. The impact of shadows is mitigated by a design change to the new building on the corner of 3rd and I Streets to setback the top two floors at the southeast corner. The revised shadow studies provided show that this cutout significantly reduces the shadow impact of the residential row houses across 3rd Street.

Impact of the project on the operation of city services: To date no comments have been received from other agencies, but OP anticipates that this infill development will provide new tax revenue from a property that was previously not producing taxes. Water and sewer demands can be met by existing services. Storm water runoff will be treated to remove pollutants before discharge into the sewer system. Energy consumption will be minimized by the use of energy efficient water source heat pumps, elevator equipment, lighting, appliances and insulation.

2403.4 *The Commission shall find that the proposed PUD is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site.*

This is specifically addressed above under the section entitled

"Comprehensive Plan". OP belives the project is not inconsistent with the Comprehensive Plan.

2403.5 *In the context of the Comprehensive Plan, the Commission shall also evaluate the specific public benefits and project amenities of the proposed development, which features may in some instances overlap.*

The benefit and amenity package has substantial merit as outlined below and is supportive of the goals of the Comprehensive Plan.

2403.9 *Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:*

(a) Urban design, architecture, landscaping, or creation or preservation of open spaces;

The project will provide upgraded masonry, windows and metalwork in the new construction estimated to cost an additional $2,254,974. In addition, the enhanced landscaping provided along the four street frontages of the site have an additional estimated cost of $777,000.

The application provides architectural expression using massing, color, pattern, relief, details and ornamental devices to relate to scale and character of surrounding buildings. In an e-mail provided to the Office of Planning by Phil Esokoff, the project architect, specific architectural features were listed that he felt are above what could be done as a matter-of-right and include:

a. 9' ceilings and therefore more solid to void on exterior.
b. No thru-wall AC units
c. No thru-wall toilet/kitchen/dryer vents (except in units to accommodate rooftop pool)
d. No thru-wall exhaust flues
e. $1200/M brick vs. $450 typical
f. Multiple brick colors and tinted mortar, about 3 shades instead of EIFS
g. Custom bonding pattern w/numerous special shapes
    i. color patterning
    ii. texture patterning
h. Pre-cast window sills which project into surrounding brick
i. Pre-cast window heads projecting into surrounding brick
j. Pre-cast, ornamental pieces at base, top and various key locations
k. Embellished brick window heads
l. Recessing of window glass plane beyond standard amount to create better shadow lines and weathering characteristics, (5" vs. 2" maybe?)
m. Clear Low-E glass, not tinted or mirrored.
n. Green roofs, with landscaping, pool and accessory amenities and equipment
o. Architectural rooftop embellishments that incorporate exhaust vents and provide wind screening, shade and defined areas. Elements that make the building habitable but also enrich the skyline of the building and therefore

the public realm.

p. Custom ornamental metal trim work and accents related to context.
q. All trash collected at P-1 level to ensure pick-up at one point off 2nd Street with no trash through main residential street front elevations (needs extra mechanical, electrical and plumbing infrastructure and internal hauling system)
r. Tower element at west building along H Street to visually anchor and announce Revitalized H Street.
s. 90% of recreation space requirement to be exterior vs. 50% required
t. Larger caliper trees at perimeter of project, especially along H Street to de-facto create "public trees" where no space is currently available
u. Architectural expression using massing, color, pattern, relief, details and ornamental devices to relate to scale and character of surrounding buildings

However, many of the items listed above are not reflected in the plans and details provided in the applicant's submission and the applicant should provide updated and detailed plans to consider these as project amenities. The Office of Planning believes that the provision of these amenities can make this a superior amenity in this category.As outlined in the amenities a substantial amount of exceptional design characteristics are incorporated into the development. These include design details in the façade, window treatment, green roof elements, landscape, streetscape improvements, preservation of open spaces around the existing structure and the park element along I Street.

(b) Site planning, and efficient and economical land utilization;

The development will provide an open feeling with wide openings in the street wall and spacious interior courtyards. This openness is reflected in the low lot occupancy of 65%. The following elements are above what would normally occur:

a. All loading covered and internal to project
b. All loading and parking access off one point off 2nd street away from surrounding residential uses
c. Direct access to ground-level units requiring more site work and custom unit plans
d. 1:1 ratio of parking spaces to dwelling unit count provide underground at additional expense
e. Creation of landscape zone at H Street to visually replace typical buffer lost due to width of bridge roadway
f. "Belling" of sidewalk at east end of H Street to calm traffic and reduce width of street crossing (pending DDOT approval)
g. Multiple entries at H street to building(s) and courtyard area

The overall site plan is efficient and exceeds the amount of open space that would normally be provided as only 65% of the lot is occupied. In the C-3-

A portion allows a lot occupancy of 75% and the C-3-B portion allows a lot occupancy of 100%. The FAR achieved could be redistributed on the site without the need for additional height, but at a loss of openness and spacious open spaces created by the proposed site plan.

(c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

The close proximity of a rail transit station, the five bus routes serving the site, the bicycle facilities provided and the pedestrian connections to the H Street Overpass provide effective and safe vehicular and pedestrian access and connections to public transit service.

(d) Historic preservation of private or public structures, places, or parks;

The restoration of the aging 1837 convent on the site, the sensitive preservation of open space around the structure, restoration of the façade, and the adaptive reuse of the structure is estimated by the applicant to cost an additional $2,521,224. The preservation and restoration of the St. Joseph's Home for the Aged of the Little Sisters of the Poor convent will contribute to historic preservation. The careful deconstruction of the non-contributing additions to the original structure and reconstruction of the revealed facades creates a more expensive project with the benefit of an attractive contribution to the historic fabric of this area of the District. The interiors of the existing structures will be maintained and adaptively reused, instead of completely demolishing the interior to permit a more cost effective design.

(e) Employment and training opportunities;

A First Source Employment Agreement and a Memorandum of Understanding for the Use of Local, Small or Disadvantaged Business Enterprises are provided.

(f) Housing and affordable housing;

The project will create approximately 500 new housing units with an estimated contribution in additional real estate and income tax revenues of $4,684,358 per year. Housing and affordable housing are provided in an area in need of additional housing and housing types. The affordable component will create a substantial number of units and further District polices to create more affordable housing. The creation of housing along the H Street corridor and in close proximity to a Metrorail station is consistent with the District's Transit-oriented Development polices. This housing also furthers the H Street Strategic Development Plans goals and objectives.

The proposed 19,852 square feet of affordable housing provided in the project is estimated by the applicant to cost an additional $2,977,800.

The applicant needs to provide additional information on the location and type of units, term of affordability and target incomes that will comprise the 19,852 square feet of affordable housing. The Office of Planning is working with the developer to define the level of affordability and minimum diration of the affordable commitment. A copy of OP's Inclusionary Housing Commitment Standards is attached as a guideline (see Attachment 5). The Office of Planning believes that the provision of these amenities can make this a superior amenity in this category.

(g) Social services/facilities;

No benefits are proffered for this category.

(h) Environmental benefits, such as storm water runoff controls and preservation of open space or trees;

The development will have numerous environmental benefits in addition to the green roof features mentioned above including:

a. Water source Heat Pumps (40% more efficient than air-to-air)
b. 100% outside ventilation air-to-corridors no recycled corridor air.
c. Energy-saving elevators
d. Recycling chute in addition to trash chute to encourage compliance
e. Generous bike parking
f. Exterior wall especially high R-value based on using rigid insulation system outside of sheathing not simply batts between steel suds. This virtually eliminates the thermal bridging in standard method of construction
g. Windows with higher STC and R value characteristics than standard
h. Bio-water detention system in addition to green roof
i. Storage of rainwater used for irrigation
j. Conservation of materials and resources by preservation of 75% of the existing shell and utilizing recycled content for at least 5% of the total value of the materials in the project (a LEED criteria)
k. Achieving LEED Indoor Environmental Quality Criteria
l. Establishing an underground bio-filtration system to retain and filter storm water.

The enhanced environmental features of the project add an estimated additional $908,918 in cost. However, many of the items listed above are not reflected in the plans and details provided in the applicant's submission and the applicant should provide updated and detailed plans to consider these as project amenities. The Office of Planning believes that the provision of these amenities can make this a superior amenity in this category.

(i) Uses of special value to the neighborhood or the District of Columbia as a whole;

The provision of housing and affordable housing is consistent with the goals of the H Street NE Strategic Development Plan and transit-oriented development policies.

(j) Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.

As a catalyst for the development of the H Street Corridor and in further the objectives of the H Street Plan, the project substantially advance objectives of the Comprehensive Plan as discussed above under the Comprehensive Plan section.

2403.10 A project may qualify for approval by being particularly strong in only one or a few of the categories in §2403.9, but must be acceptable in all proffered categories and superior in many.

OP believes on balance that the benefits and amenities offered are superior in affordable housing, historic preservation, environmental benefits, and architecture and are acceptable in all other proffered categories.

2403.11 To assist the Commission in applying the evaluation standards of this section, the applicant shall prepare and submit to the record of the case an annotated table that shows:

(a) The extent to which the proposed development would comply with the standards and requirements that would apply to a matter-of-right development under the zone district classification of the site at the time the application is filed;

(b) The specific relief that the applicant requests from the matter-of-right standards and requirements; and

(c) If the applicant requests a map amendment, the extent of compliance with, and the requested relief from, the matter-of-right standards and requirements of development under conventional zoning.

Much of the amenity package analysis by the applicant is based on a request for a base zone of C-3-C, which permits more FAR and height than the existing zones of C-3-A and C-3-B. This results in an additional 132,346 square feet of development.

2403.12 The annotated table required by §2403.11 shall also show how the public benefits offered are superior in quality and quantity to typical development of the type proposed and the duration of the operational or grant programs.

The benefits and amenities are discussed separately below.

2403.13 Public benefits other than affordable housing, such as public facilities or public open space, may be located off-site; provided, that:

(a) There is a clear public policy relationship between the PUD proposal and the offsite benefit; and

(b) The off-site benefit shall be located within one-quarter mile of the PUD site or within the boundaries of the Advisory Neighborhood Commission for the area that includes the PUD site.

The applicant is not proposing any off-site benefits.

2403.14 *If the off-site public benefit is housing, it shall be provided according to the requirements of §2404.*

Off-site housing is not required and is not proposed as a benefit.

Agency Referrals

This application has been referred to the following District government agencies for review and comment:

1. Department of Transportation;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration
5. D.C. Board of Education
6. Department of Housing and Community Development; and
7. Department of Consumer and Regulatory Affairs (DCRA).

At the time of this report no comments have been received from other District agencies.

Community Outreach and Involvement

The applicant presented the plans and answered questions at a well-attended meeting at the Children's Museum sponsored by Council Member Ambrose. The plans were well received by the community at this meeting. The applicant has support from ANC 6C and the surrounding neighborhood. The H Street Northeast Strategic Development Plan was created with substantial community input and the proposed development is consistent with this plan.

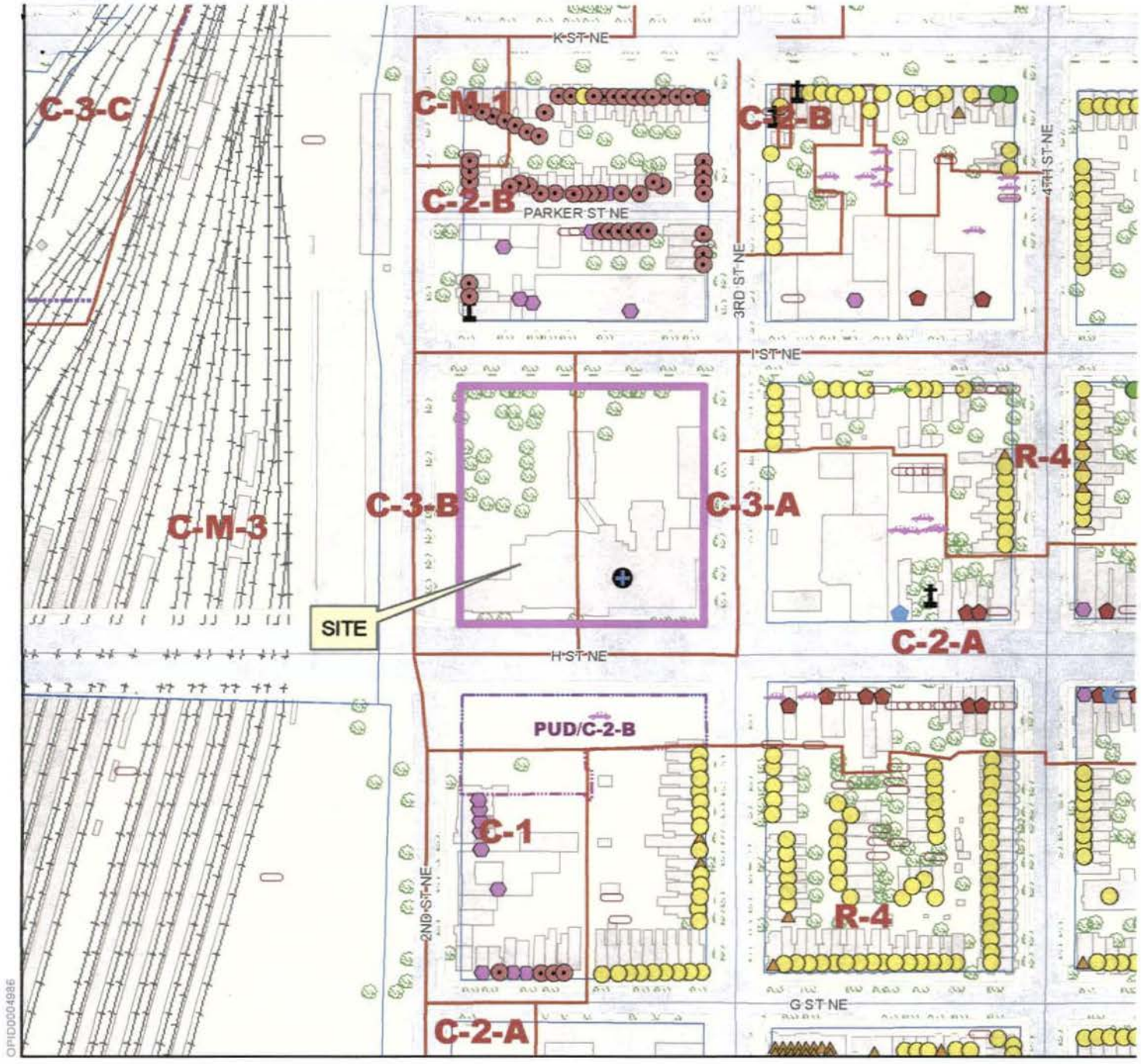
Recommendation

The Office of Planning finds the project to be consistent with the Comprehensive Plan and the H Street Northeast Strategic Development Plan. OP recommends ZC 04-22 be **approved** subject to additional information on affordable housing, more detailed information on the elements the distinguish the project as superior architecture, and more detailed information on elements that constitute a superior environmental amenity. Additionally, the applicant should provide an executed First Source Employment Agreement and LSDBE memorandum of understanding. OP believes that the development of the Capital Children's Museum site is a priority for achieving the goals of the H Street Plan and to support the mission and the future relocation of the Capital

Children's Museum. Successful revitalization of the H Street NE commercial corridor is critical to the District and this project represents a key element in the plan.

ATTACHMENTS:

1. Comprehensive Plan Map
2. Zoning and Land Use Map
3. Aerial Photo
4. Oblique Aerial Photos
5. Inclusionary Housing Commitment Standards



Zoning and Land Use Map
Capital Children's Museum Site
ZC Case No. 04-22

N

Feet

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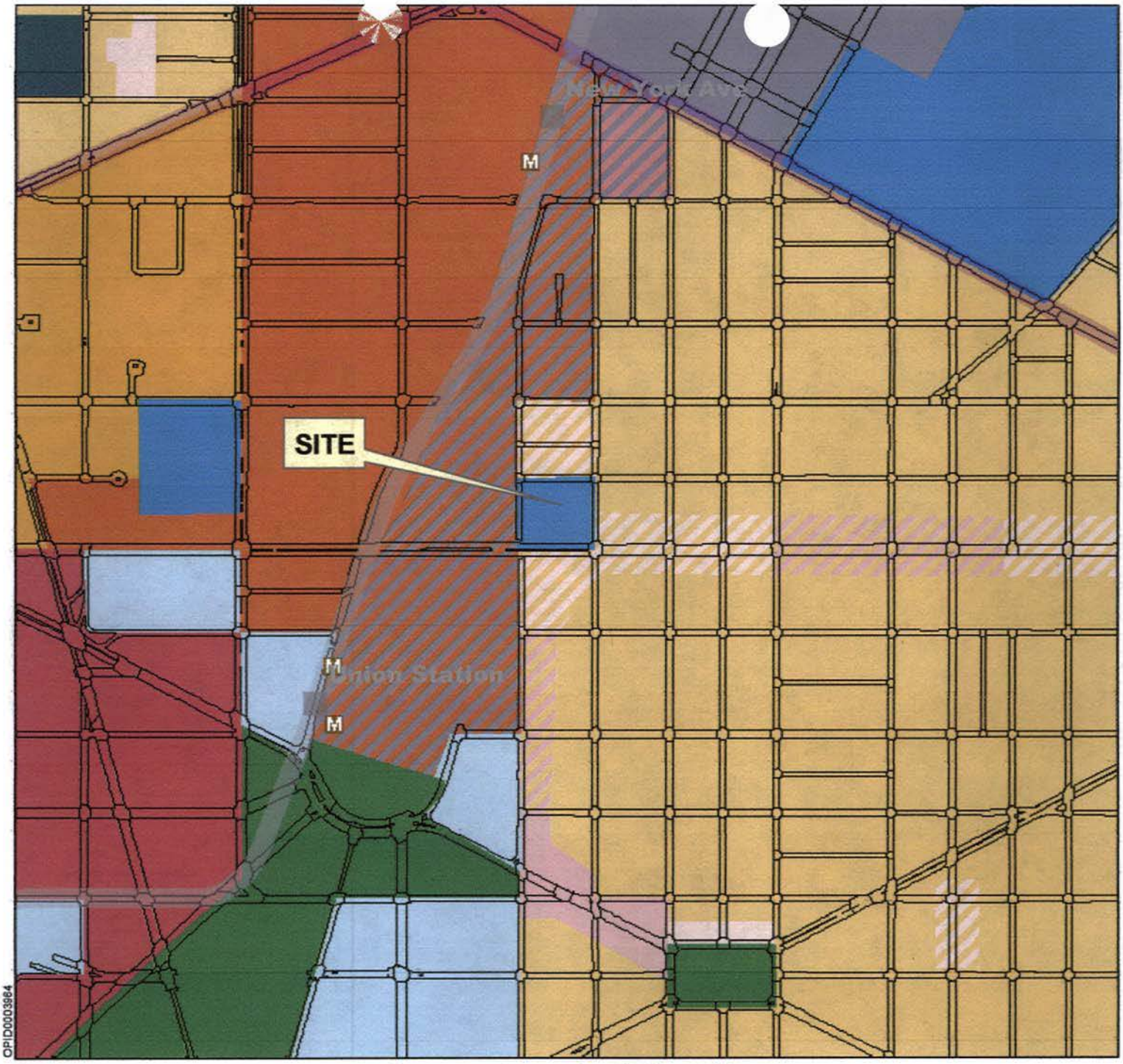
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Anthony A. Williams, Mayor

Office of Planning ~ September 16, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Legend

- Non-conforming SF Use
- Rowhouse
- Single-Family Detached
- Single-Family Semi-Detached
- Resid. Garage
- Multi-family
- Store
- Barber/Beauty Shop
- Office
- Parking - Special Purpose
- Religious
- Educational
- Embassy/Chancery
- Special Purpose
- Vacant



Comprehensive Plan Map
Capital Children's Museum Site
ZC Case No. 04-22

N

Feet

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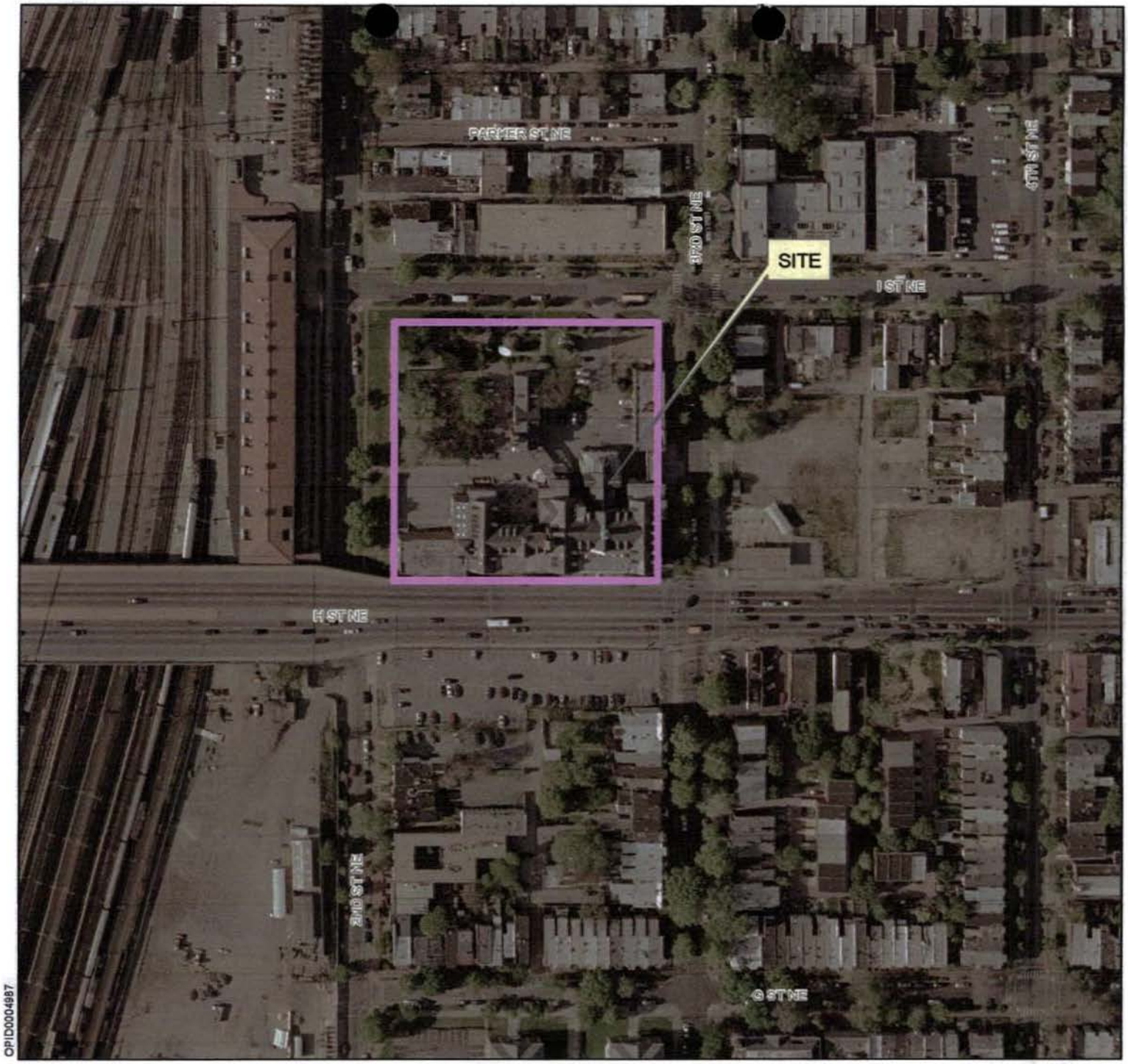
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Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment

Attachment 2



Aerial Photo
Capital Children's Museum
ZC 04-22

N

Feet

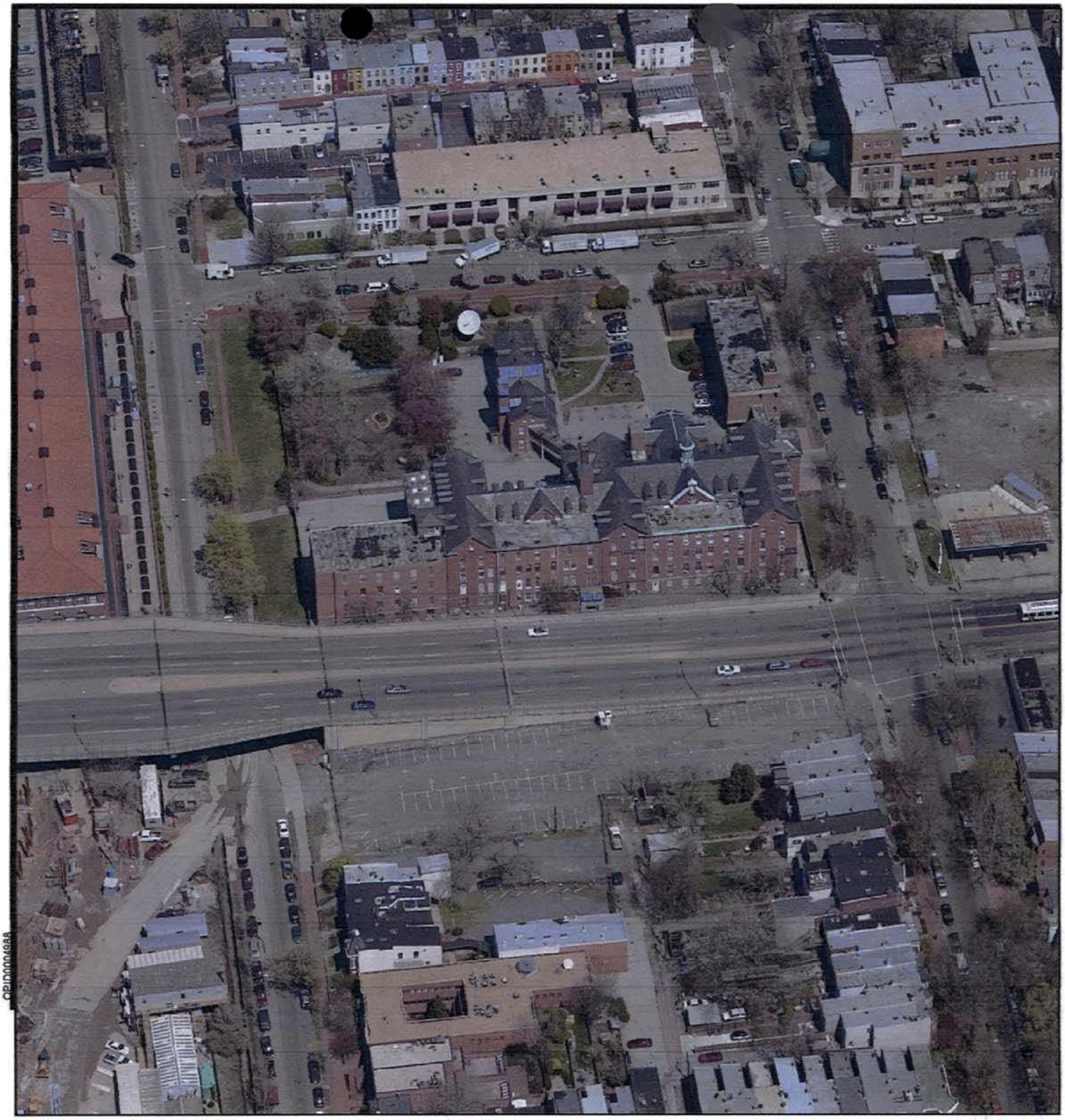
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Office of Planning ~ September 20, 2004

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Attachment 3



Aerial Oblique Photos
Zoning Commission Case 04-22
Children's Museum

★ ★ ★ **Government of the District of Columbia**
Anthony A. Williams, Mayor

Office of Planning ~ September 22, 2004

☆ Subject Property

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
Oblique imagery ©2003 Pictometry International

Attachment 4