ABDO DEVELOPMENT

# Capital Children's Museum PUD
# 220 H Street, NE

Zoning Commission Hearing
January 27, 2005

## Development Team

- **Applicant**: Abdo Development and Capital Children's Museum
- **Architects:**
  - Historic - Abdo Development
  - New Construction - Esocoff & Associates
  - Amenity Building - David Bell Architects
- **Civil Engineer:** Bowman Consulting Group
- **Traffic Consultant**: Wells & Associates
- **Landscape Architect**: Clinton Associates
- **Land Use Counsel**: Shaw Pittman

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ZONING COMMISSION
CASE No. 04-22
EXHIBIT No. 34

ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.34

## Abdo Development

**Background**

- Based in the District
- Build almost exclusively in the District
- Led revitalization of 14th St., NW corridor
- Specialize in preservation, restoration, and conversion of historic buildings
- Experience developing new buildings that are sensitive to existing neighborhood context
- Excellent record of Local, Small, Disadvantaged Business Enterprise (LSDBE)
- Hire from within the community
- Add value to the neighborhoods we join

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## Abdo Development

**Representative Projects**





1500 Vermont Ave., NW

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## Abdo Development
### Representative Projects





1500 Vermont Ave., NW

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## Abdo Development
### Representative Projects







1515 P Street, NW

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## Abdo Development
### Representative Projects





1515 P Street, NW

## Abdo Development
### Representative Projects

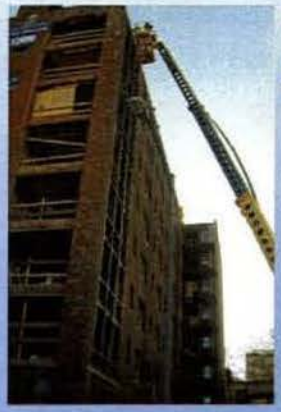






The Emerson
13th and N Streets, NW

## Abdo Development
### Representative Projects




The Willison
14th and Rhode Island Ave., NW

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## Abdo Development
### Representative Projects




The Willison
14th and Rhode Island Ave., NW

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## Abdo Development

**Representative Projects**



Bryan School
Independence and 13th Street, SE

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## Abdo Development

**Representative Projects**





Bryan School
Independence and 13th Street, SE

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## Abdo Development

### Representative Projects



New Retail
Logan Circle

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## Abdo Development

### Representative Projects




New Retail
Logan Circle

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## Abdo Development
### Representative Projects



Abdo Future and Current Offices
Logan Circle

## Capital Children's Museum
## Planned Unit Development

## Community Outreach

### 28 Meetings with Organizations and Residents

- June 2, 2004 — ANC 6C Planning & Zoning Committee
- June 7, 2004 — Capitol Hill Restoration Society – Historic Committee
- June 10, 2004 — Capitol Hill Restoration Society – Zoning Committee
- June 17, 2004 — Meeting with neighborhood resident
- July 19, 2004 — Historic Preservation Division Staff
- July 27, 2004 — Meeting with neighborhood resident
- July 29, 2004 — Meeting with neighborhood resident
- August 9, 2004 — Meeting with neighborhood resident
- August 11, 2004 — Historic Preservation Division Staff
- August 19, 2004 — Public Meeting at Children's Museum hosted by Councilmember Ambrose
- Sept. 9, 2004 — Meeting with neighborhood resident
- Sept. 14, 2004 — DC Preservation League
- Sept. 16, 2004 — Little Sisters of the Poor (former building occupants)
- Sept. 30, 2004 — Zoning Commission Set Down Hearing
- Oct. 6, 2004 — ANC 6C Planning & Zoning Committee

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## Community Outreach

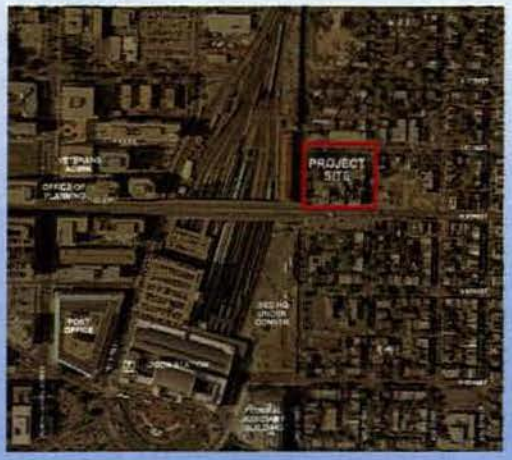
### 28 Meetings with Organizations and Residents

- Oct. 13, 2004 — ANC 6C
- Nov. 4, 2004 — Near Northeast Citizens Against Crime and Drugs
- Nov. 12-Dec. 12 — Art-o-matic event hosted by Abdo Development at Children's Museum
- Dec. 1, 2004 — ANC 6C Planning & Zoning Committee
- Dec. 6, 2004 — Stanton Park Neighborhood Association
- Dec. 8, 2004 — ANC 6C (unanimous vote of support for PUD)
- Dec. 9, 2004 — Capitol Hill Restoration Society – Zoning Committee
- Dec. 16, 2004 — Follow-up meeting with CHRS Zoning Committee
- Dec. 17, 2004 — Little Sisters of the Poor site tour
- Jan. 5, 2005 — ANC 6C (unanimous vote for supplemental motion)
- Jan. 11, 2005 — H Street Main Street
- Jan. 19, 2005 — Meeting with neighborhood resident
- Jan. 24, 2005 — H Street Main Street
- Jan. 27, 2005 — Zoning Commission PUD Hearing

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## Existing Conditions

### Neighborhood Context




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## Existing Conditions

### Neighborhood Context

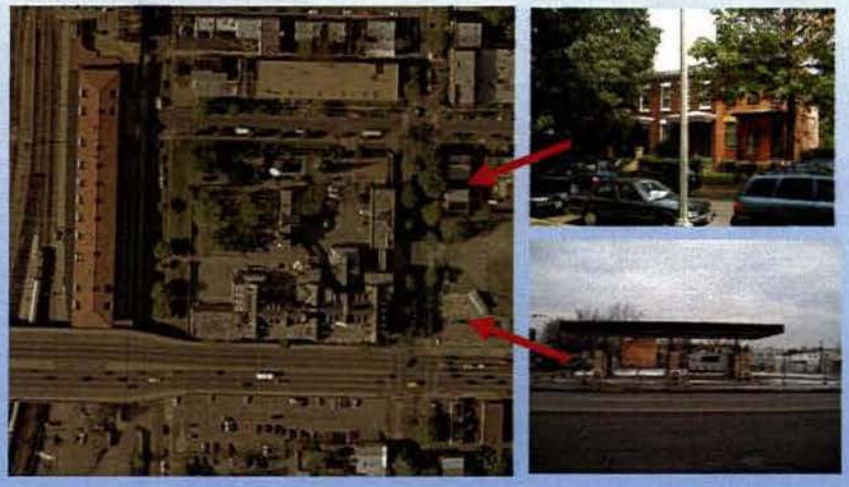




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## Existing Conditions

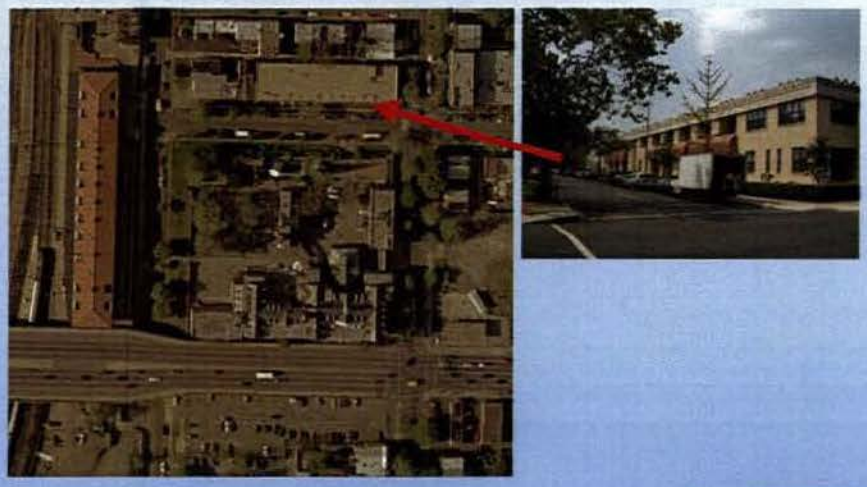
Neighborhood Context



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## Existing Conditions

Neighborhood Context



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## Existing Conditions

Neighborhood Context





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## Existing Conditions

Neighborhood Context





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## Existing Conditions

H Street, NE



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## Existing Conditions

H Street, NE



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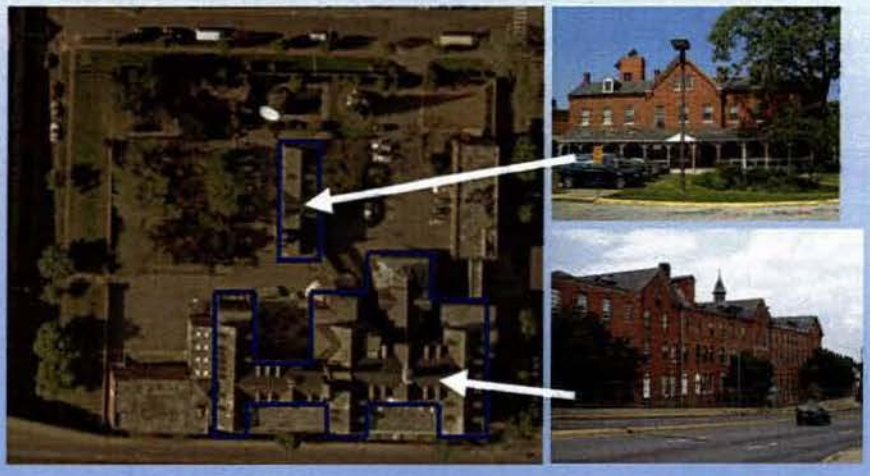
## Existing Conditions

H Street, NE



## Existing Conditions

To Be Preserved



## Existing Conditions

Non-Historic to be Demolished







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## Existing Conditions

Main Building - Exterior



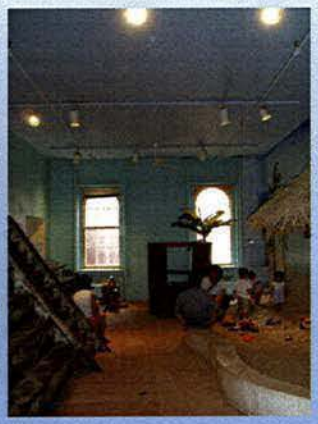




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## Existing Conditions
### Main Building - Interior

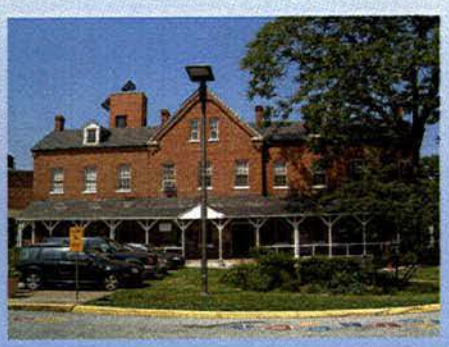




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## Existing Conditions
### Administrative Building

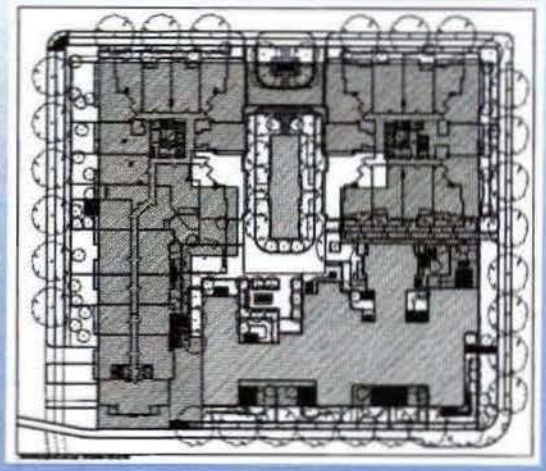




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## Development Plan

By-Right Site Plan



## Development Plan

PUD Site Plan



## Development Plan
### Underground Parking



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## Development Plan
### Elevations





East Elevation (3rd Street)

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## Development Plan
### Elevations





North Elevation (Eye Street)

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## Development Plan
### Elevations





West Elevation (2nd Street)

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## Development Plan
### Elevations

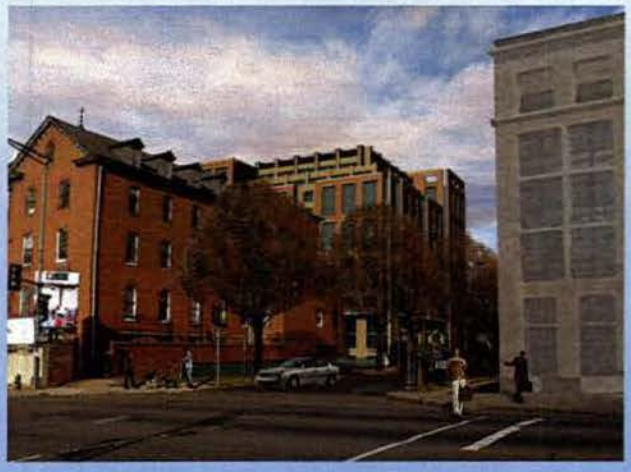




South Elevation (H Street)

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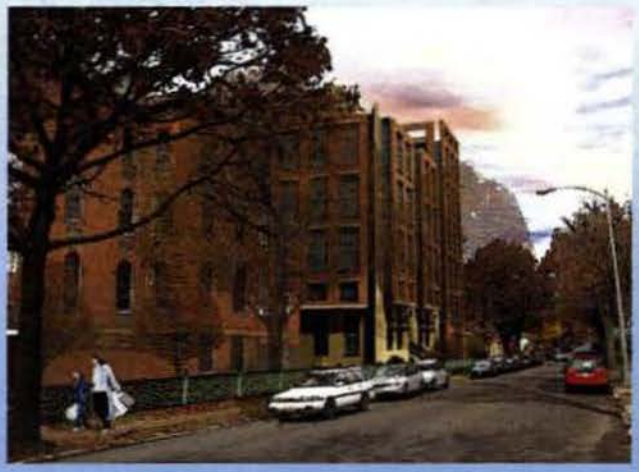
## Development Plan
### Perspectives



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## Development Plan

Perspectives



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## Development Plan

Perspectives



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## Development Plan

Perspectives



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## Development Plan

Perspectives



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# Esocoff & Associates

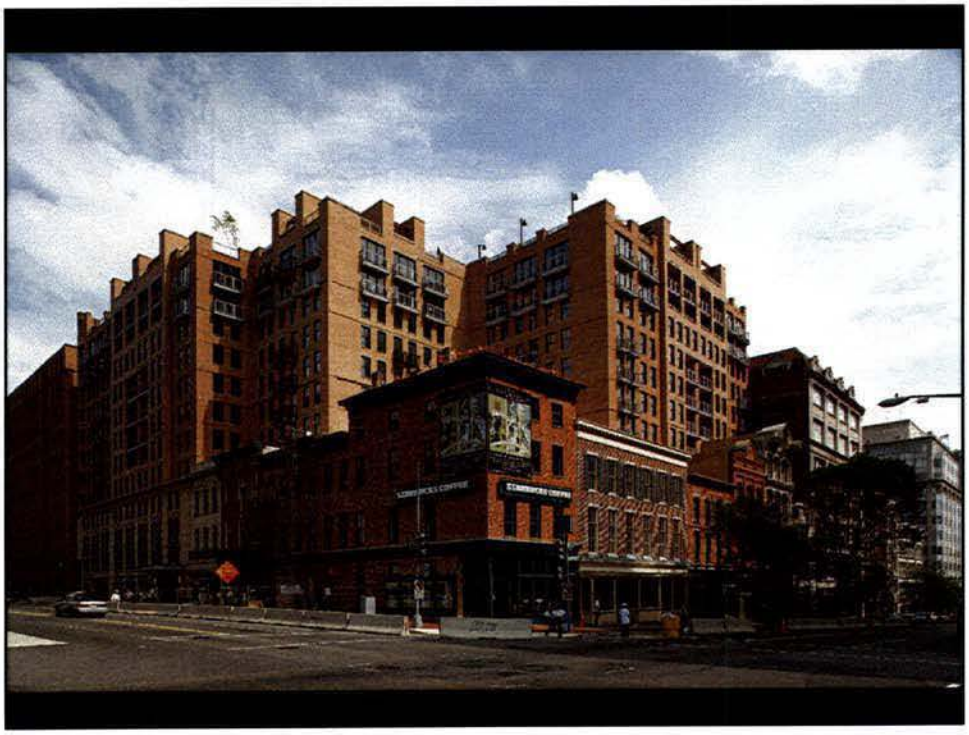
## Architects

Washington, DC

- Architects of more than 2500 Dwelling Units
- All in the District of Columbia
- All in historic contexts



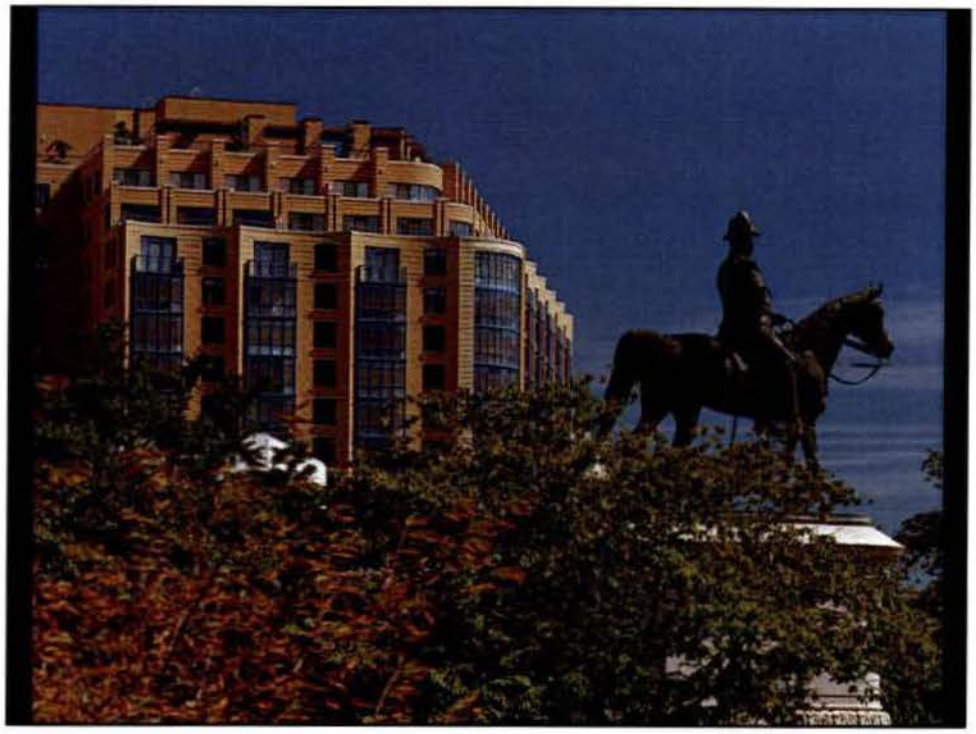


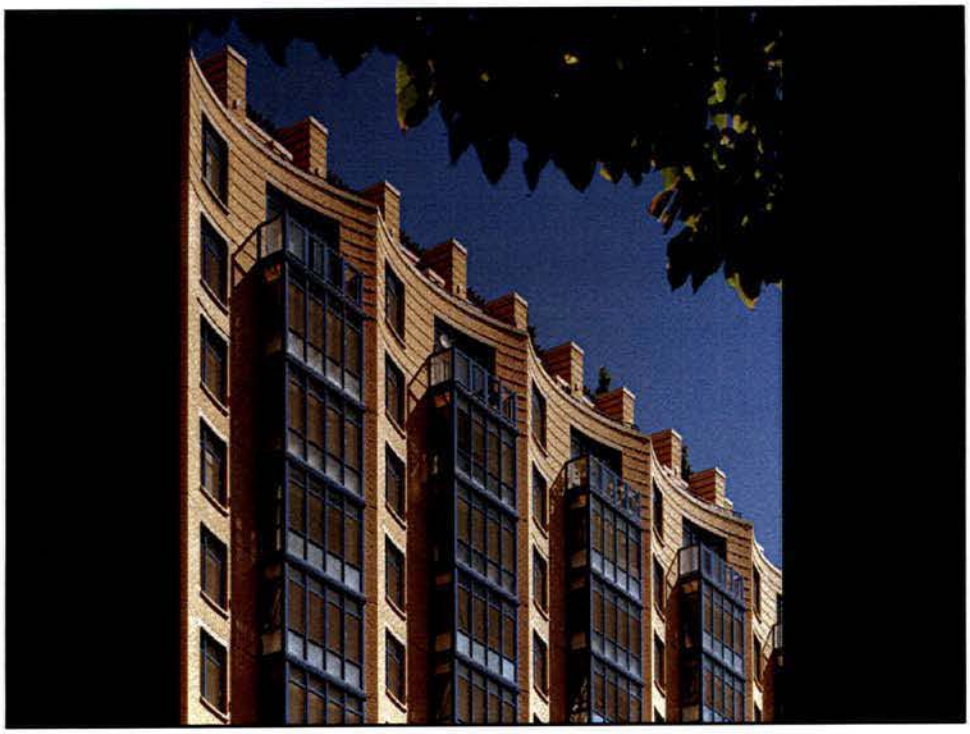


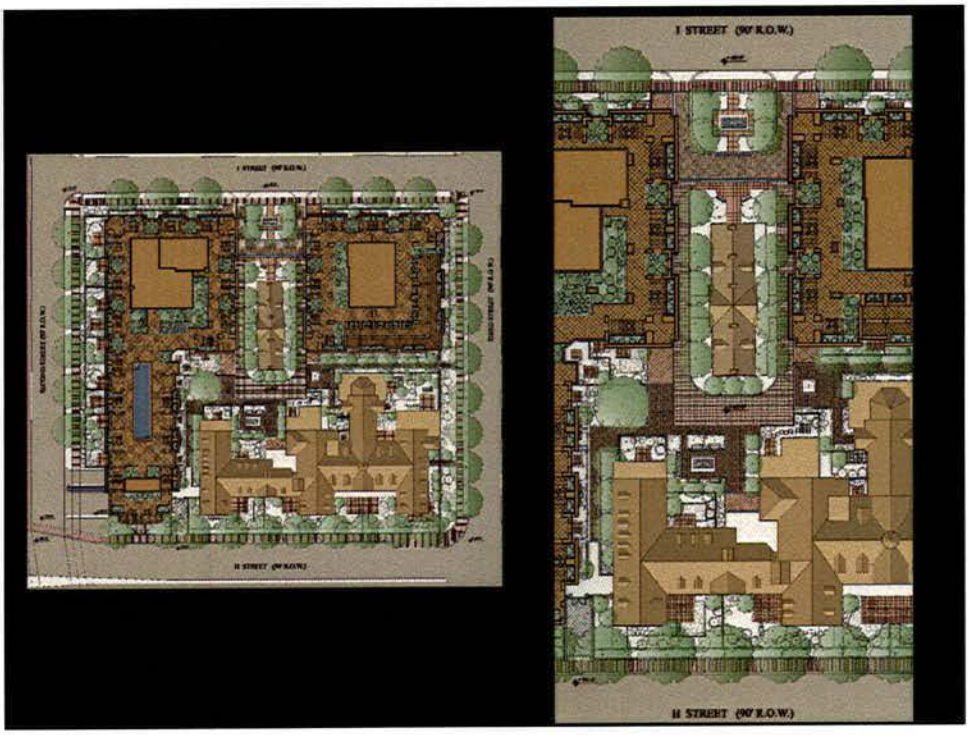


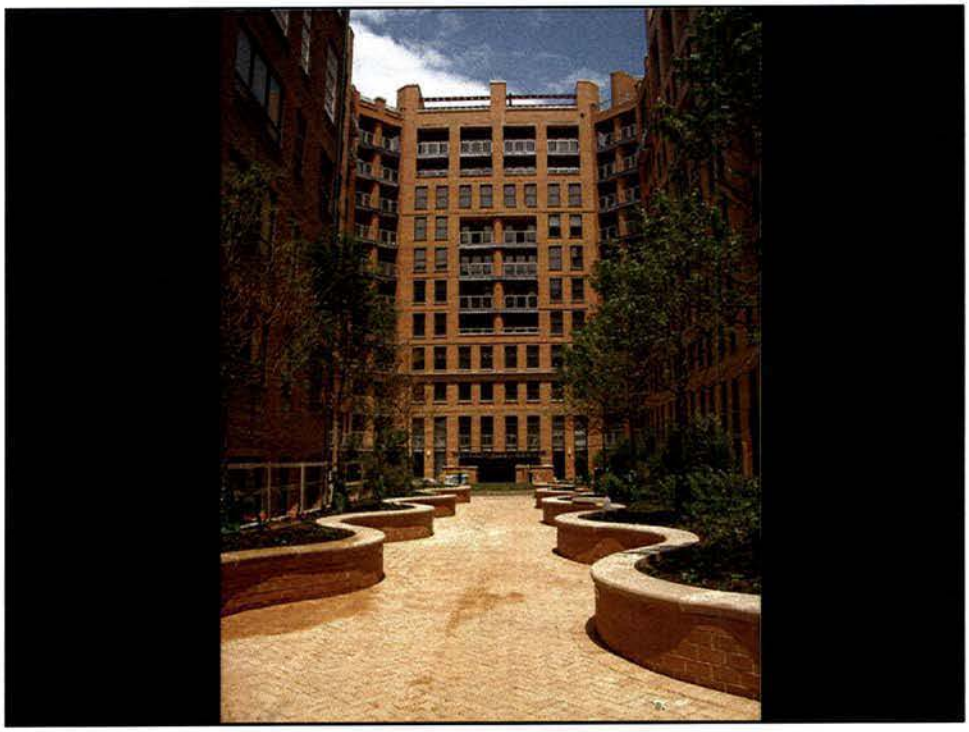


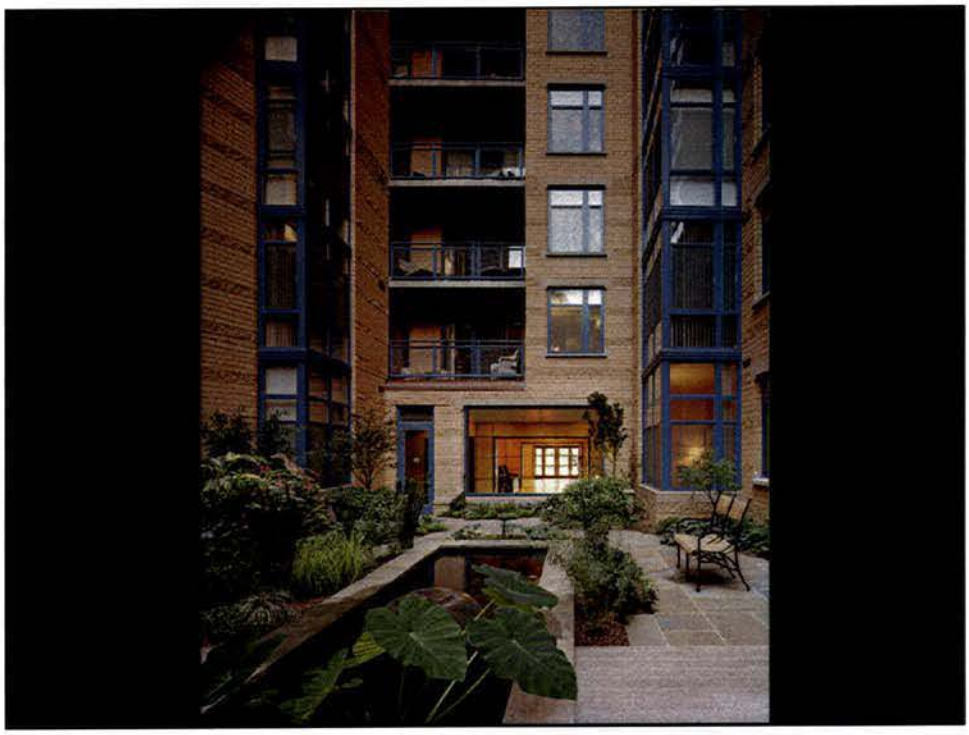


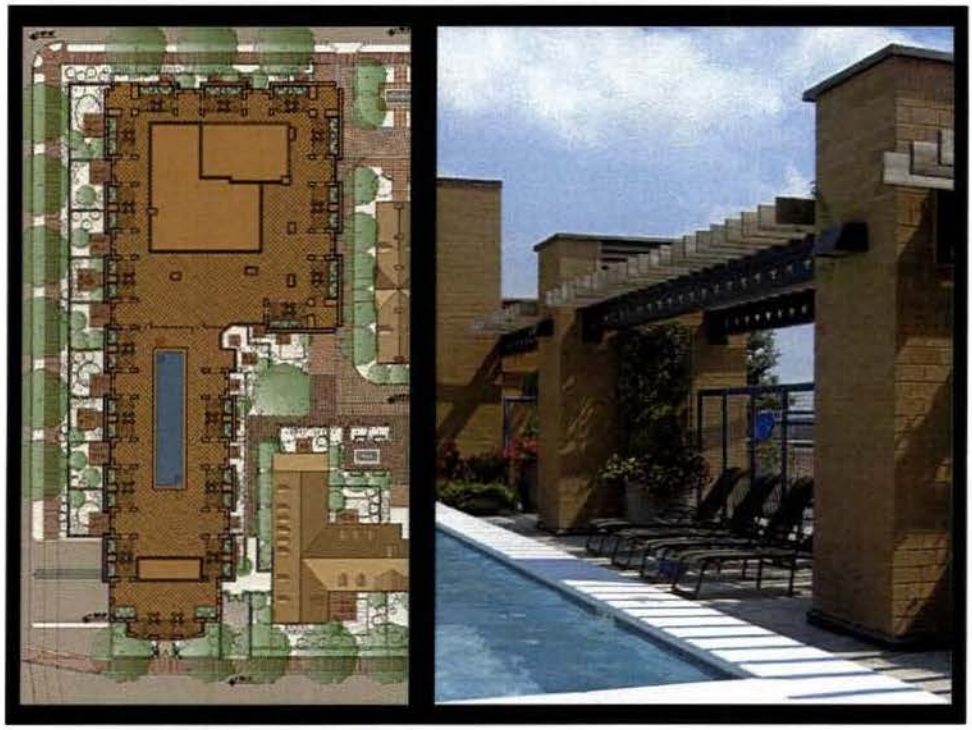


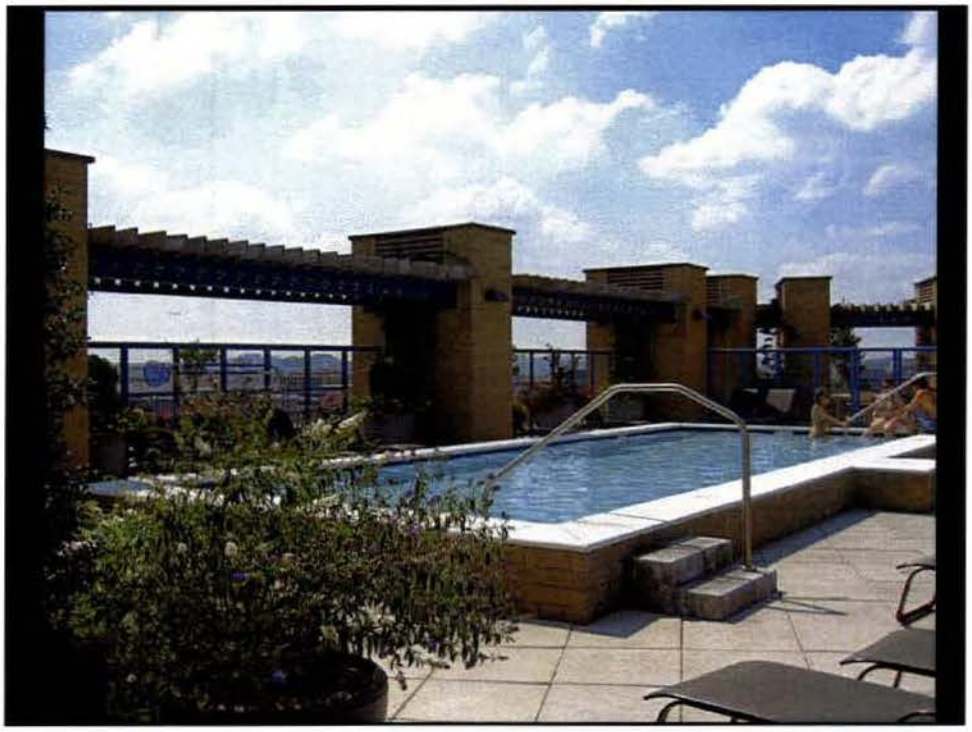


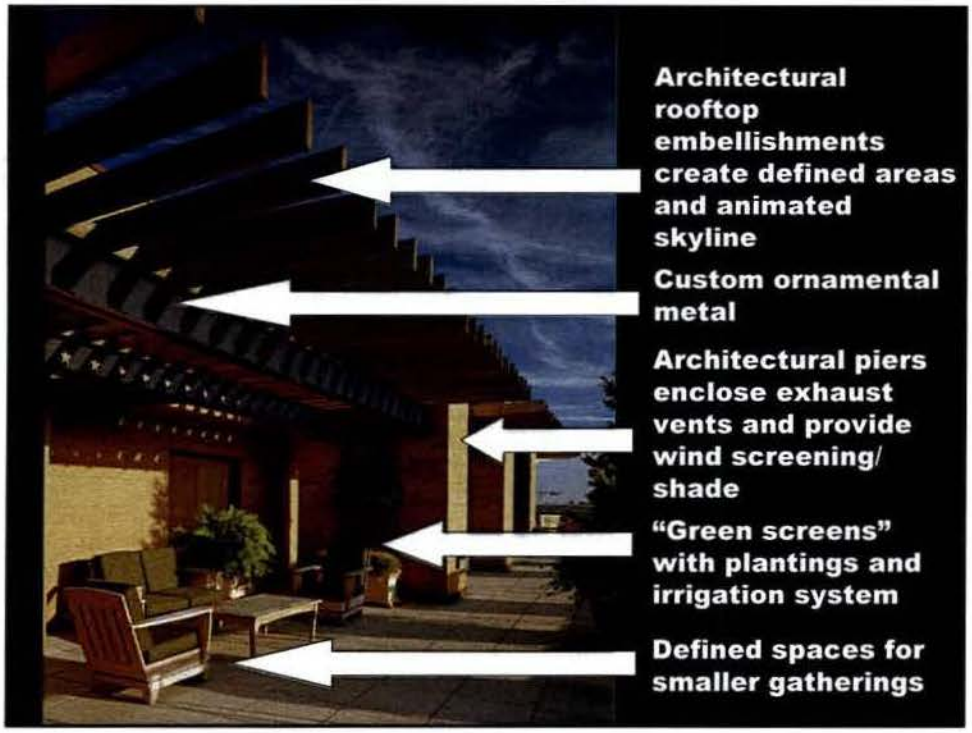

I STREET (90' R.O.W.)
H STREET (90' R.O.W.)

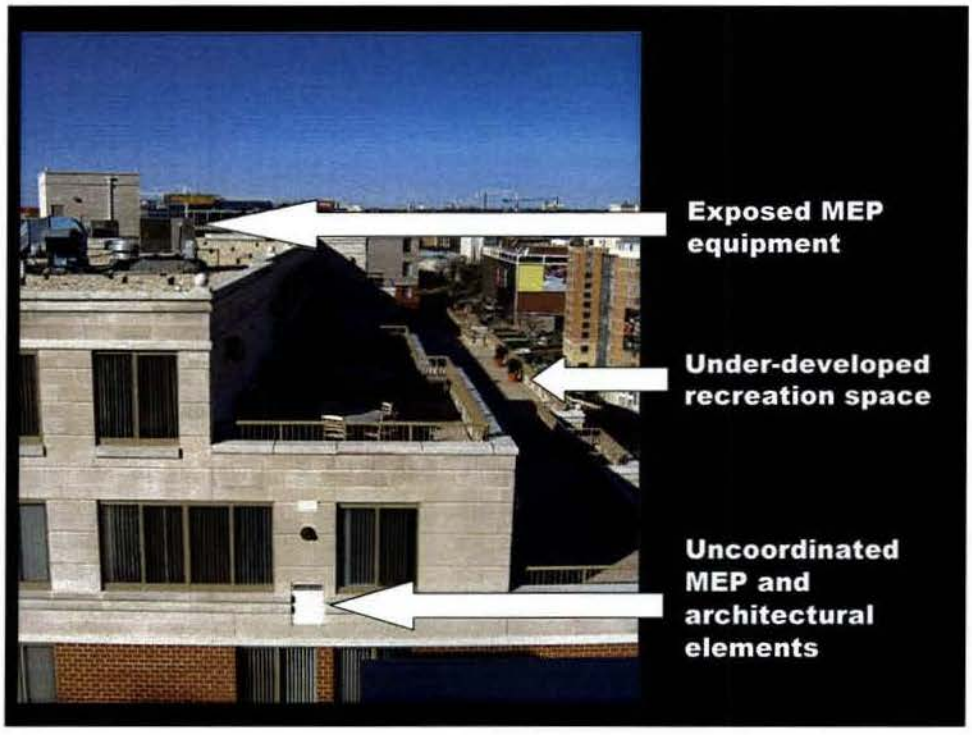


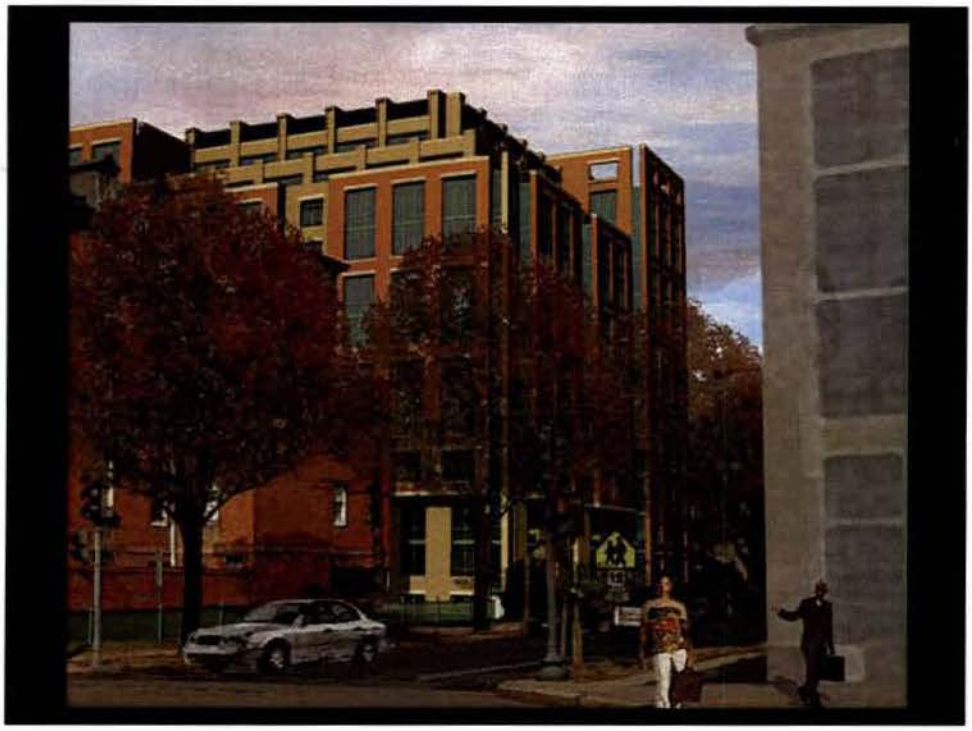


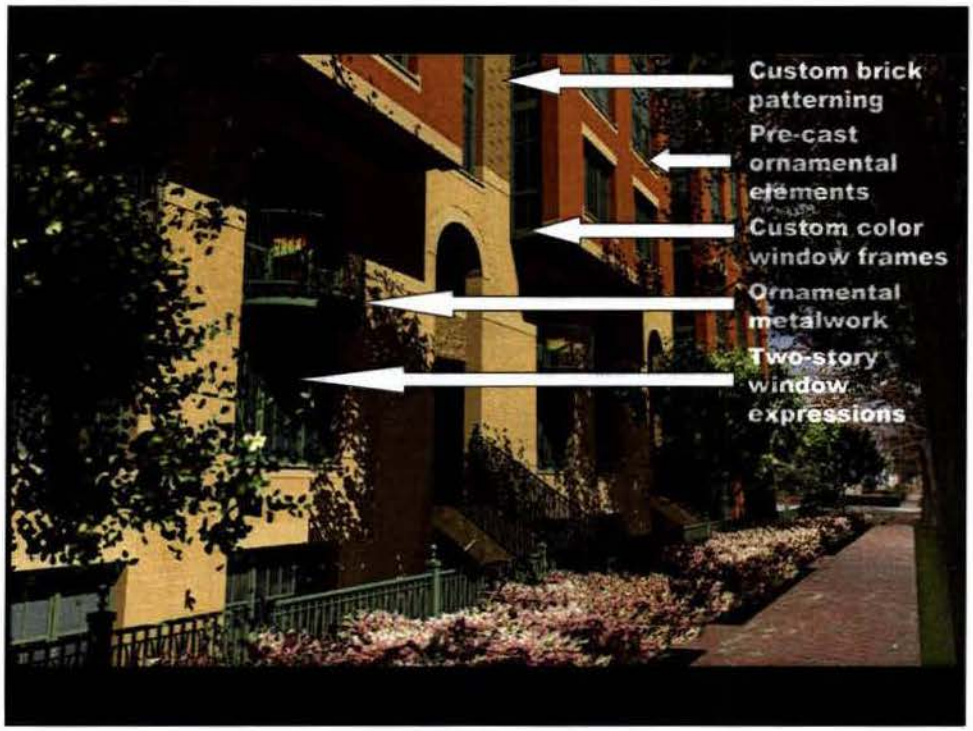


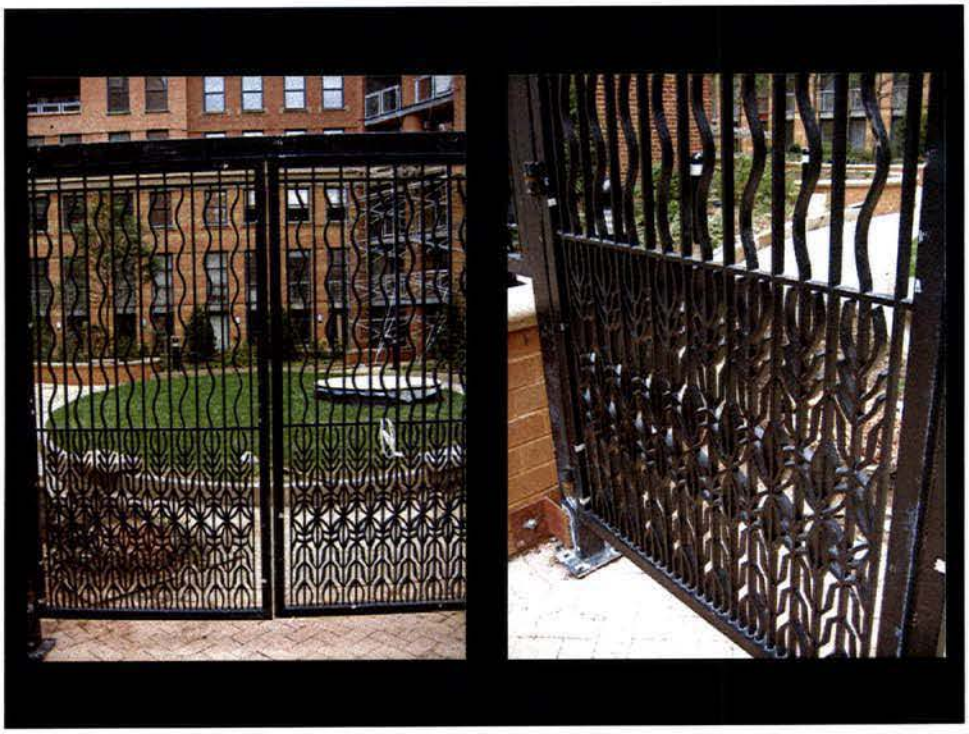



Architectural rooftop embellishments create defined areas and animated skyline
Custom ornamental metal
Architectural piers enclose exhaust vents and provide wind screening/ shade
"Green screens" with plantings and irrigation system
Defined spaces for smaller gatherings

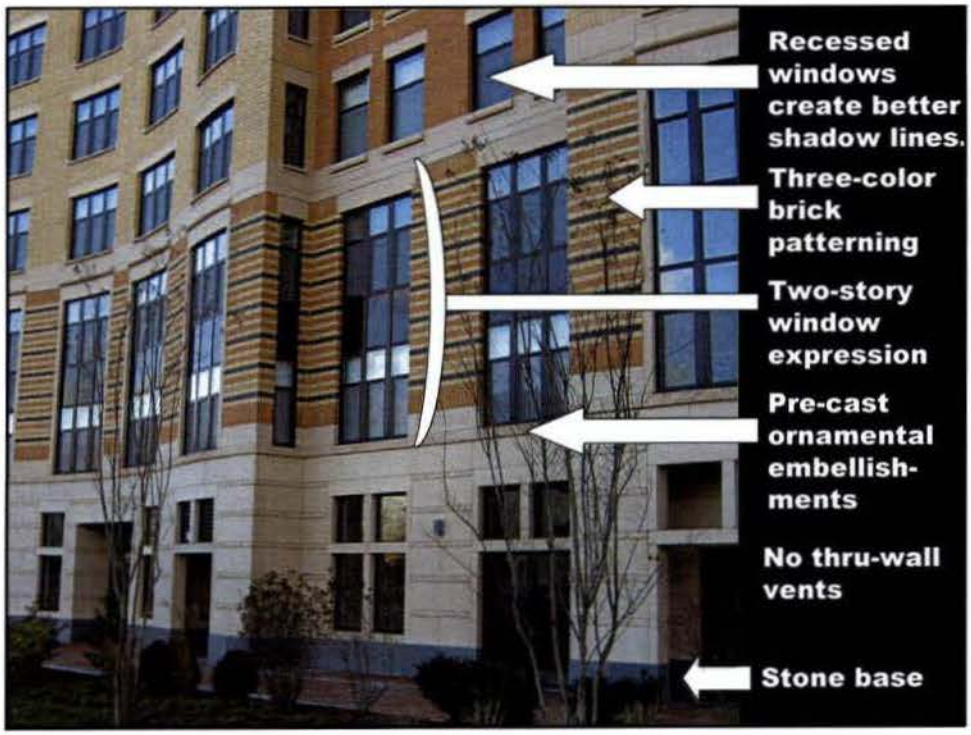

Exposed MEP equipment
Under-developed recreation space
Uncoordinated MEP and architectural elements

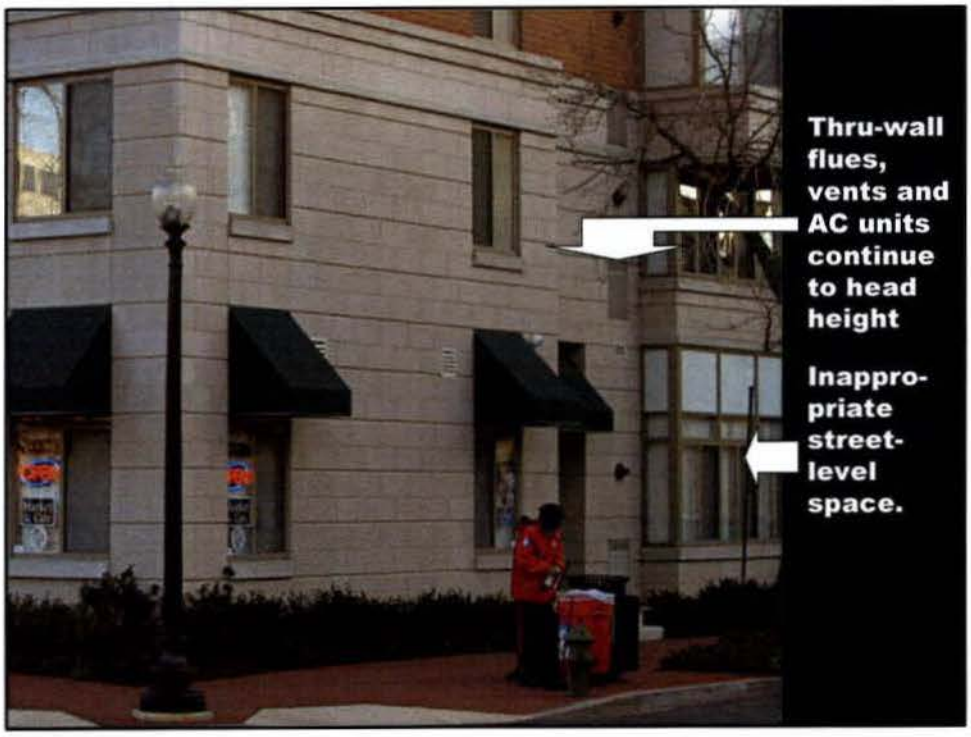


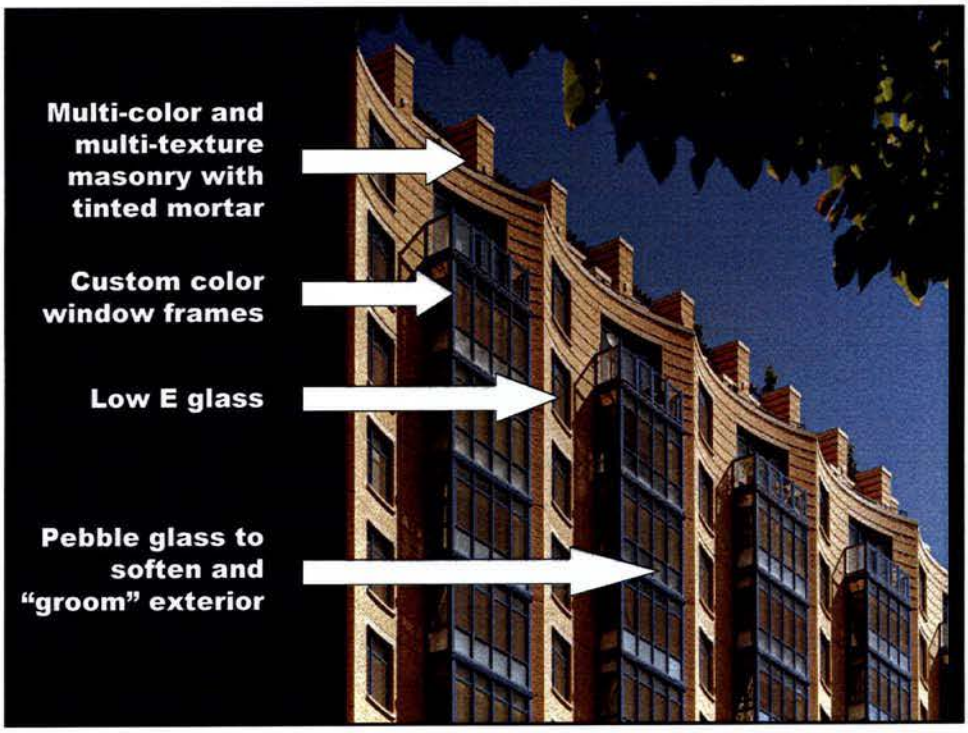

Custom brick patterning
Pre-cast ornamental elements
Custom color window frames
Ornamental metalwork
Two-story window expressions

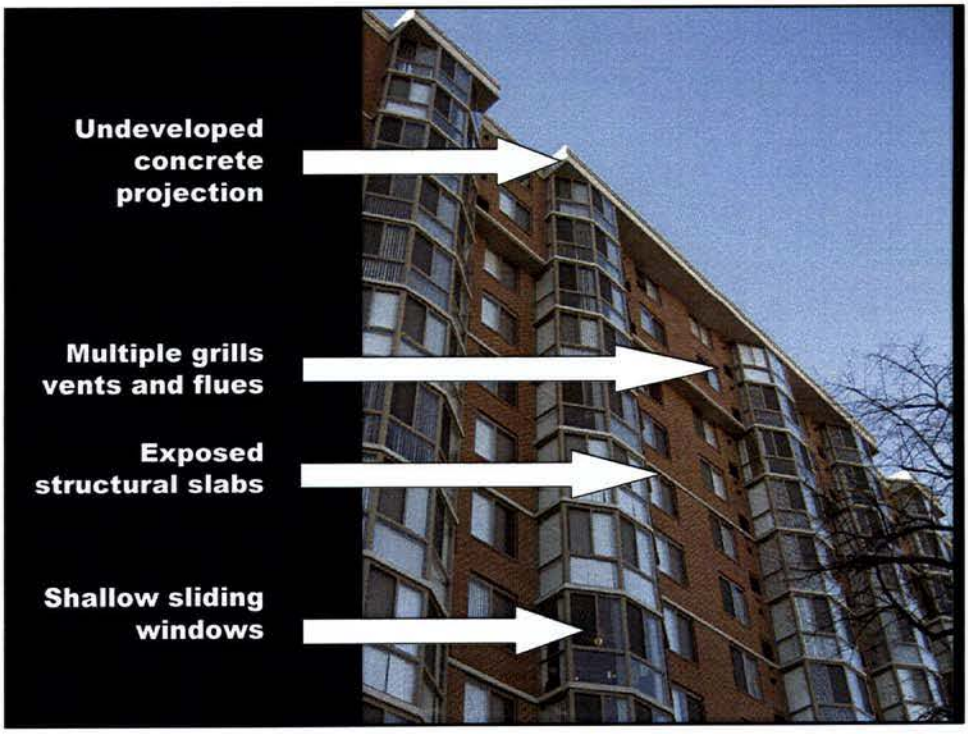


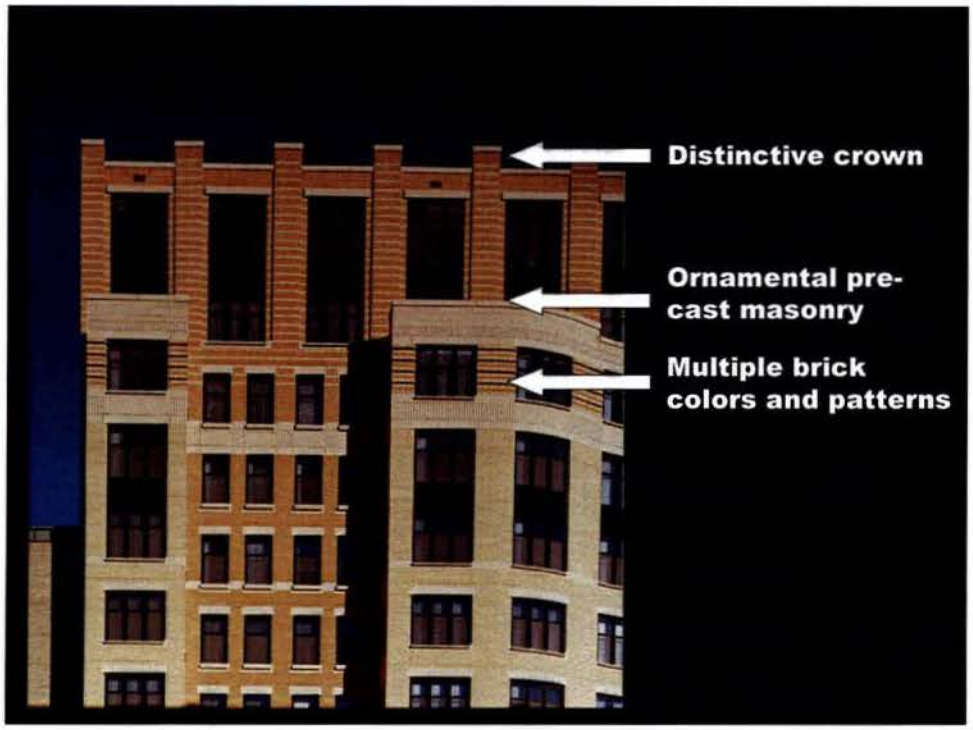


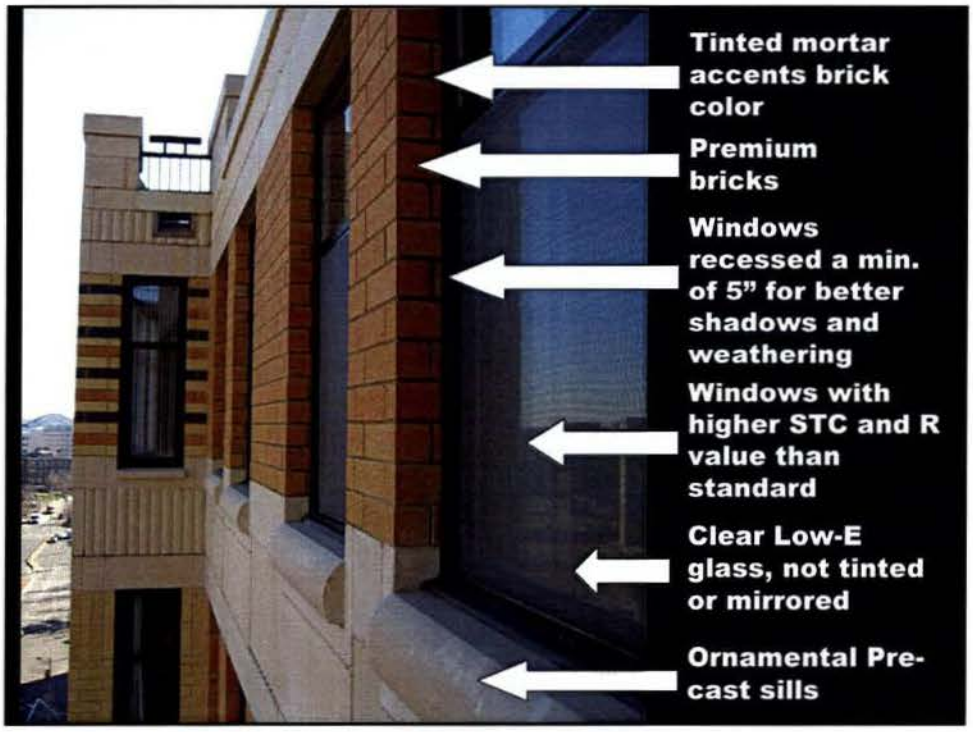

Recessed windows create better shadow lines.
Three-color brick patterning
Two-story window expression
Pre-cast ornamental embellish-ments
No thru-wall vents
Stone base

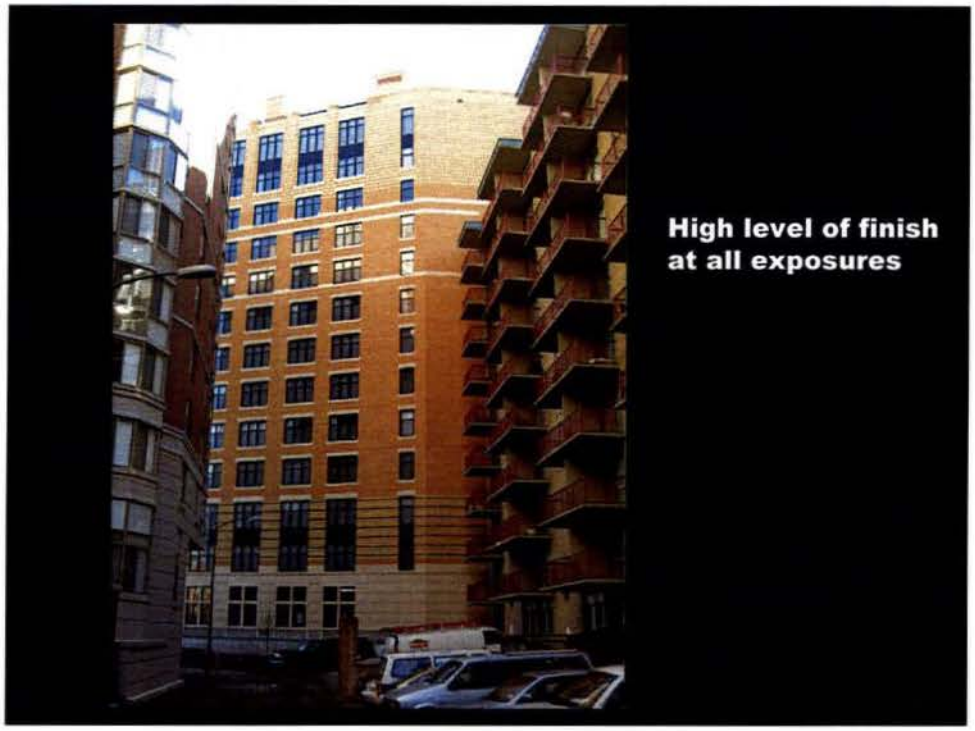

Thru-wall flues, vents and AC units continue to head height
Inappro-priate street-level space.


Multi-color and multi-texture masonry with tinted mortar
Custom color window frames
Low E glass
Pebble glass to soften and "groom" exterior


Undeveloped concrete projection
Multiple grills vents and flues
Exposed structural slabs
Shallow sliding windows


Distinctive crown
Ornamental pre-cast masonry
Multiple brick colors and patterns


Tinted mortar accents brick color
Premium bricks
Windows recessed a min. of 5" for better shadows and weathering
Windows with higher STC and R value than standard
Clear Low-E glass, not tinted or mirrored
Ornamental Pre-cast sills


High level of finish
at all exposures



## Development Plan

**Project Amenities and Public Benefits**

- New Owner-Residents
- Catalyst for Revitalization
- Affordable Housing
- Smart Growth Project
- Historic Preservation
- Superior Urban Design and Architectural Quality
- Improved Streetscape
- Environmental Benefits
- Financial Contribution to H Street Main Street and Affordable Parking Fund
- LSDBE Commitment
- Jobs for Neighborhood and DC Residents

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