51 LOUISIANA AVE.
WASHINGTON, D.C.

1/4/2005

DATA	REQUIREMENT	PROVIDED	NOTES
ZONED	C-3-C		
HEIGHT	90' (110' W/ TDR)	130'	VARIANCE REQUEST
F.A.R.	6.5, MAX. 591,636 SF (9.0 MAX. 819,189 SF W/TDR)	544,583 SF	
LOT OCCUPANCY	100%	76.70%	
SIDE YARD	NONE REQUIRED	NONE REQUIRED	
REAR YARD	27'-8"	VARIES, 61'-2" MIN.	
RECREATION SPACE			
PARKING SPACE	302	403	
LOADING SPACES	3 @ 12' x 30', 1 @ 10' x 20'	3 @ 12' x 30', 1 @ 10' x 20'	

ZONING COMMISSION
District of Columbia
CASE NO.05-13
EXHIBIT NO.1B

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 3, 2004

Plat for Building Permit of SQUARE 631 LOT 17

Scale: 1 inch = 40 feet Recorded in Book 157 Page 170

Receipt No. 15418

Furnished to: ROBERT SOCKWELL

Surveyor, D.C.

By: L.E.S.

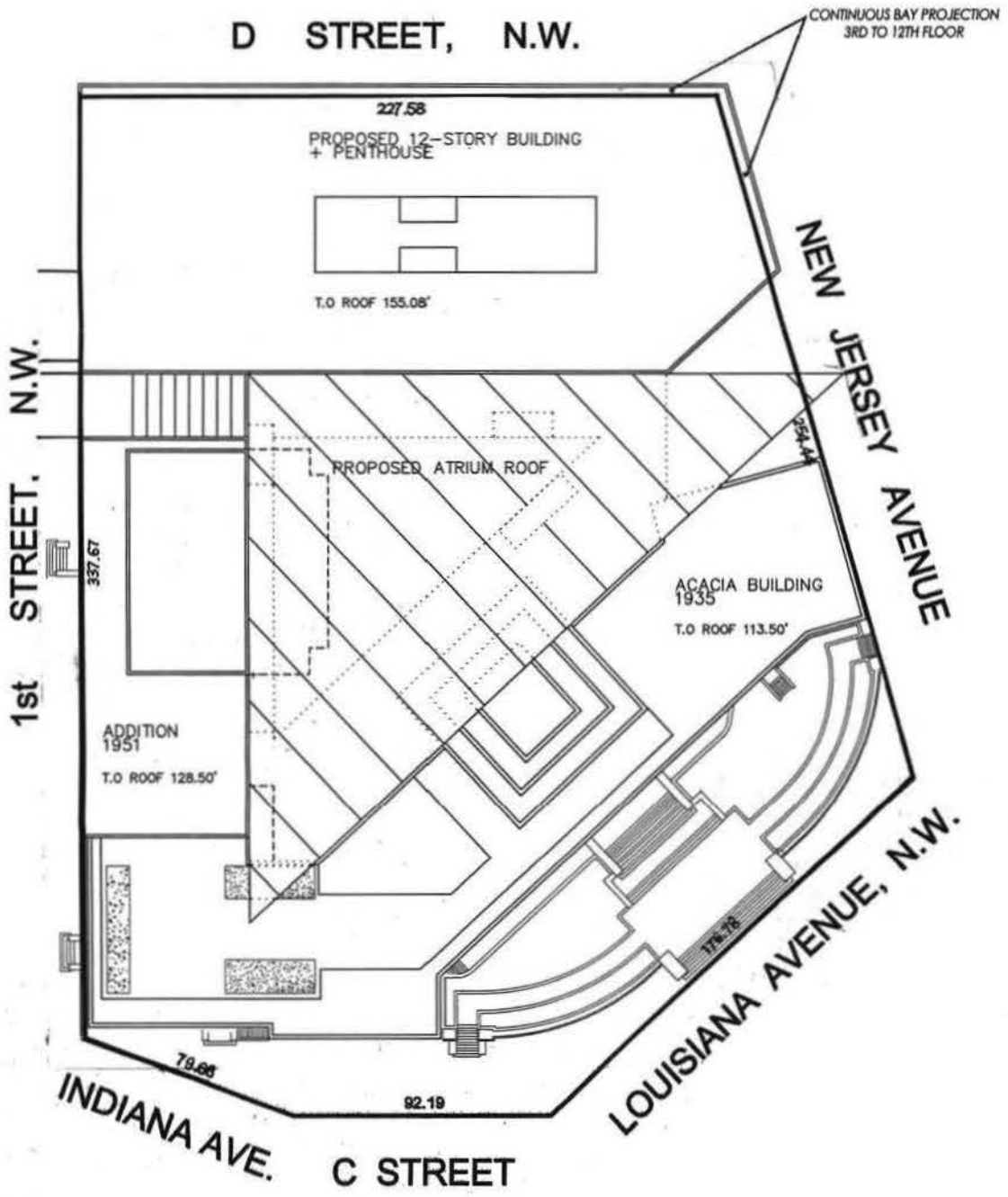
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

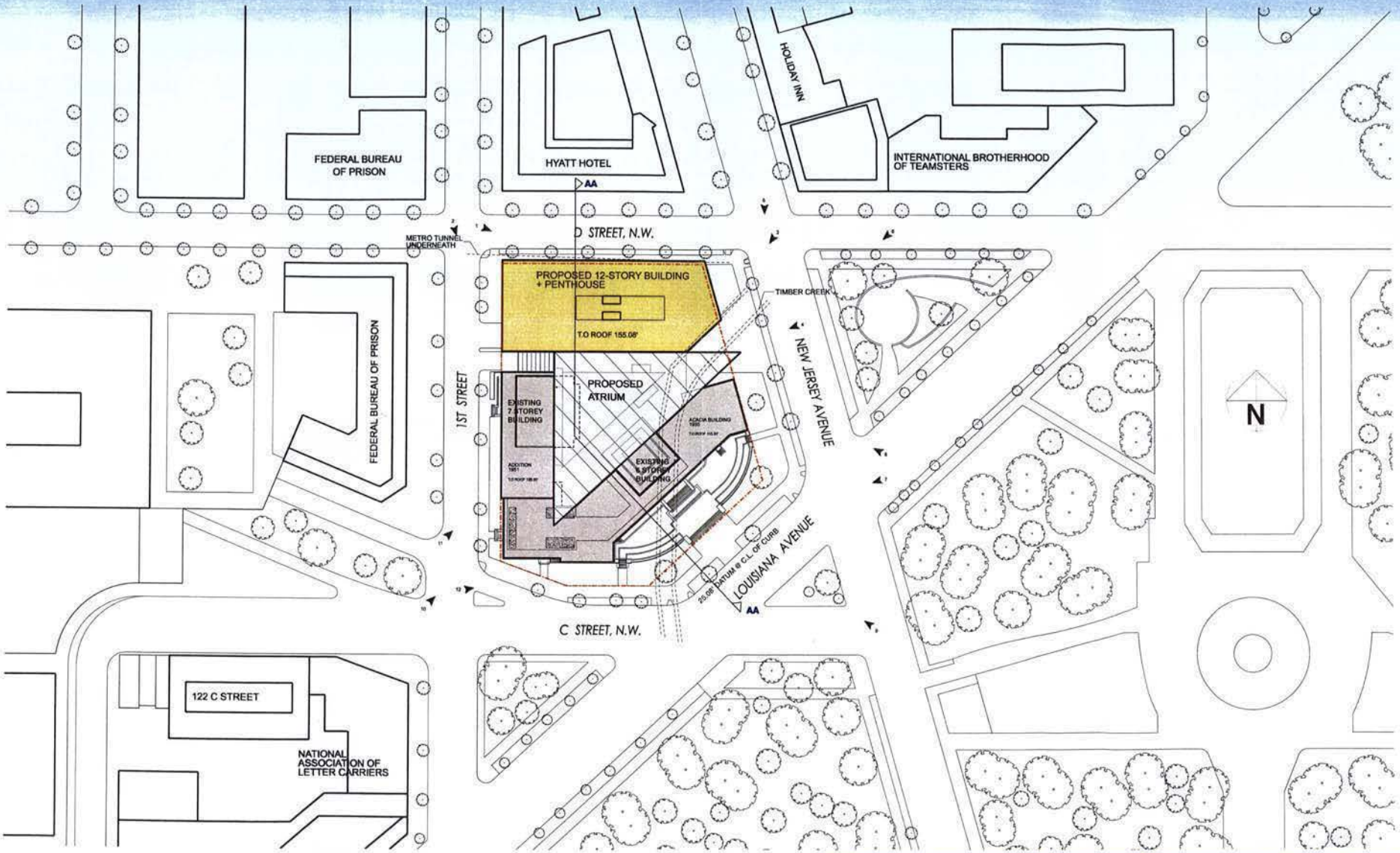
_____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-15418(2004)



NOTE: Building height measuring Point Datum of Elevation 25.08' is taken from centre line of curb along Louisiana Avenue

Site Plan

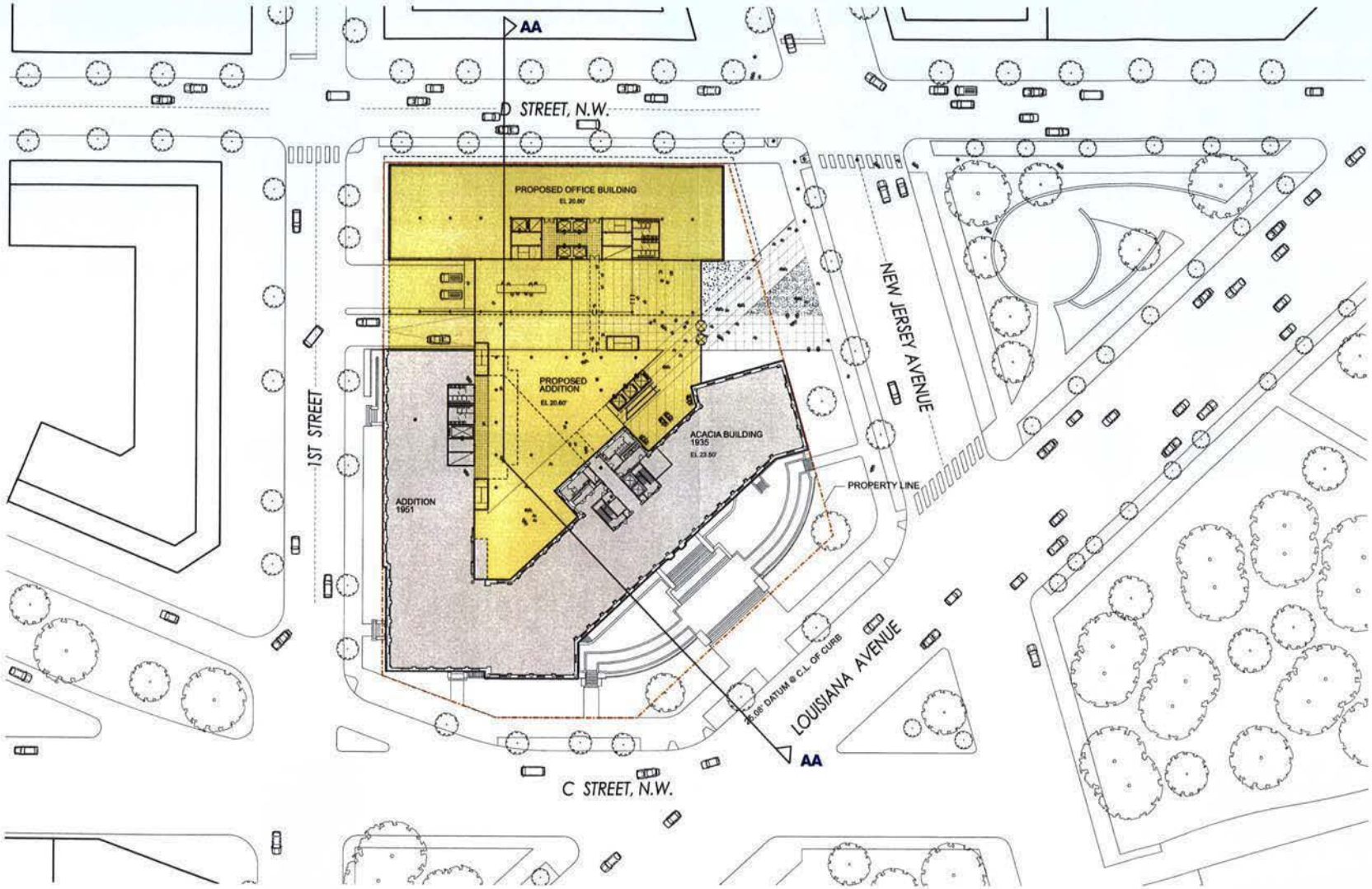
0 25 50 100 1" = 1/100'

01

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA Presentation January 04, 2005

RRP Architects / WDG Architecture



NOTE: Building height measuring Point Datum of Elevation 25.08' is taken from centre line of curb along Louisiana Avenue

Ground Floor Plan

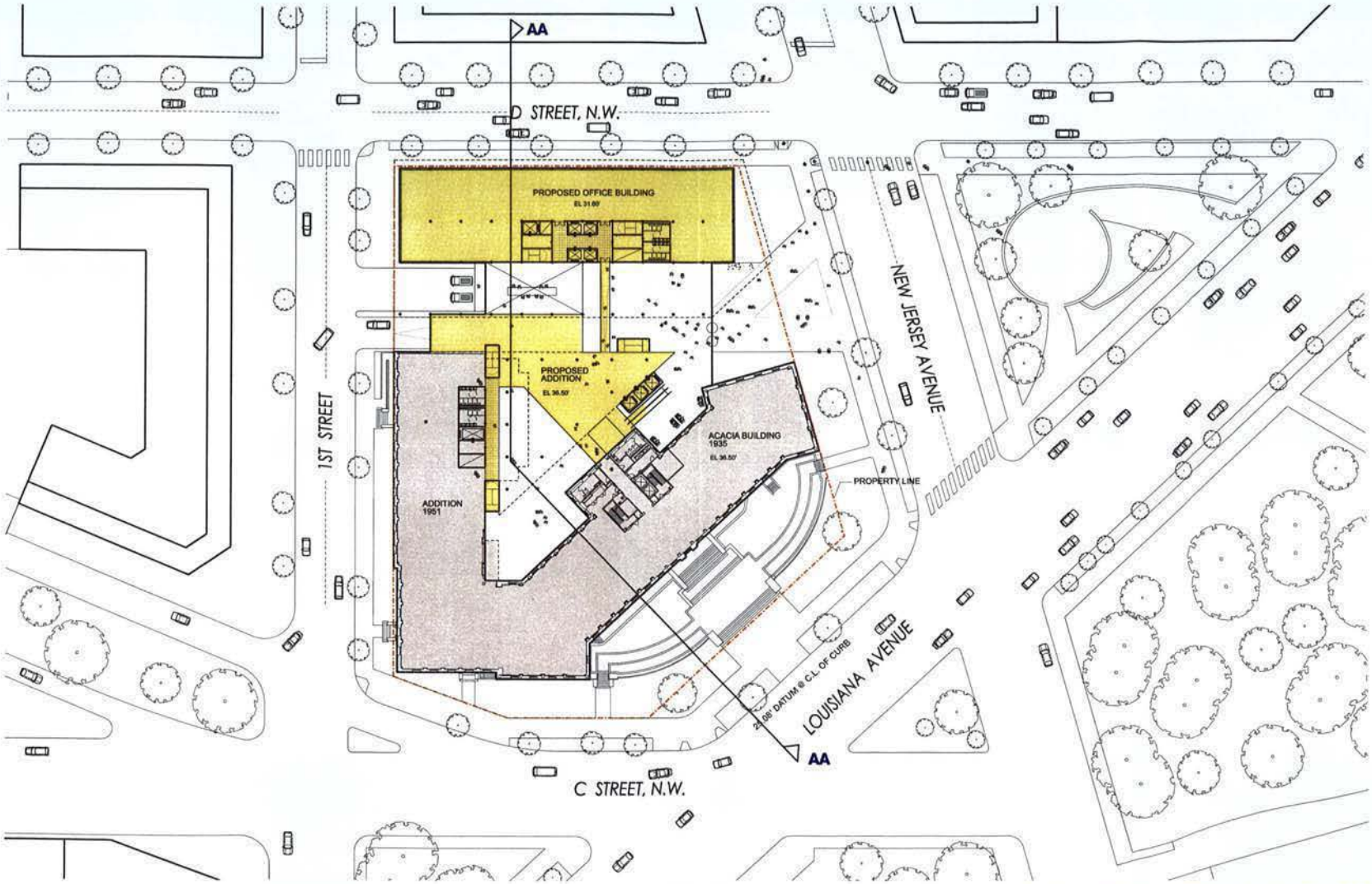
0 16 32 64 1" = 1/64'

02

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA Presentation January 04, 2005

RRP Architects / WDG Architecture



NOTE: Building height measuring Point Datum of Elevation 25.08' is taken from centre line of curb along Louisiana Avenue

Second Floor Plan

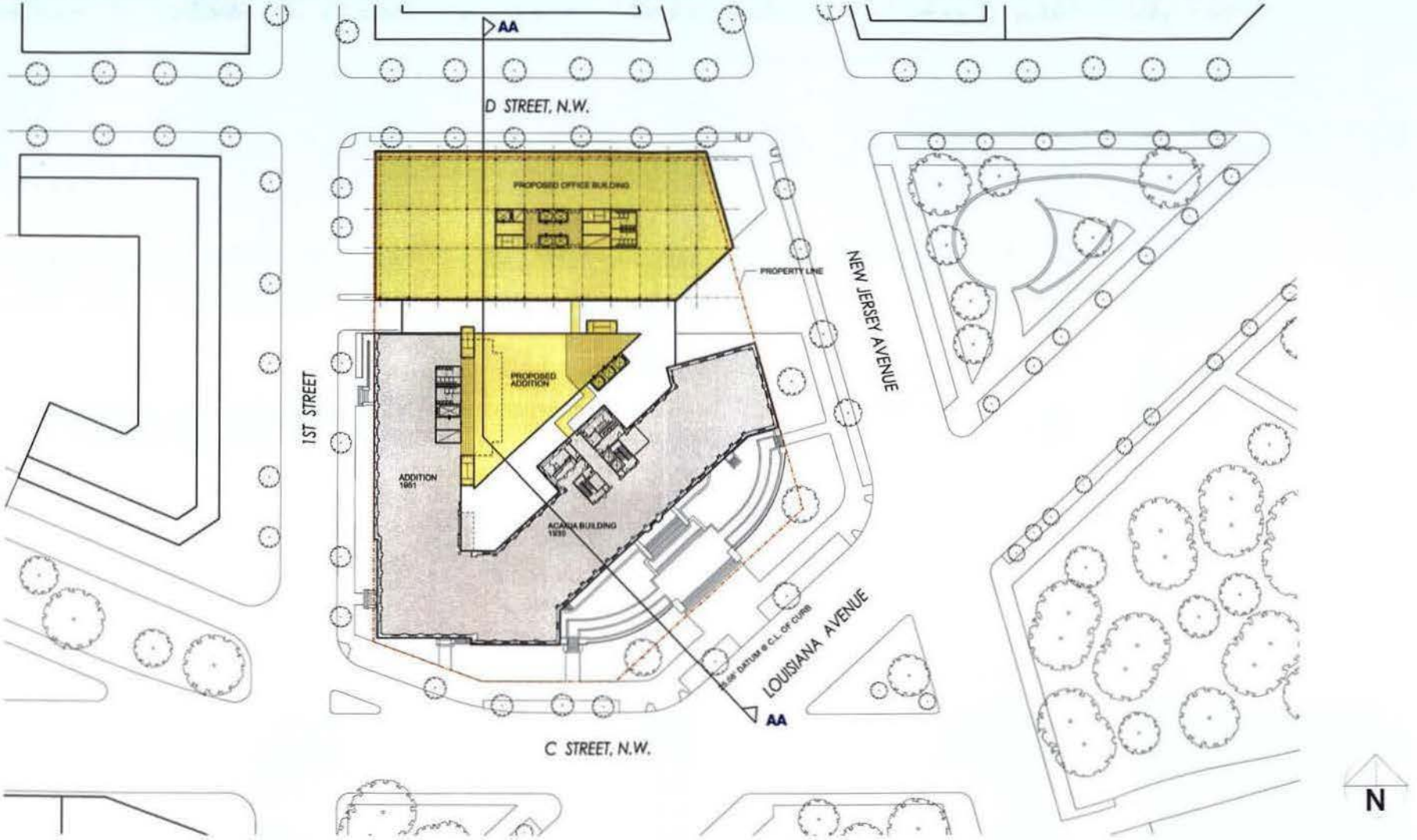
0 16 32 64 1" = 1/64'

03

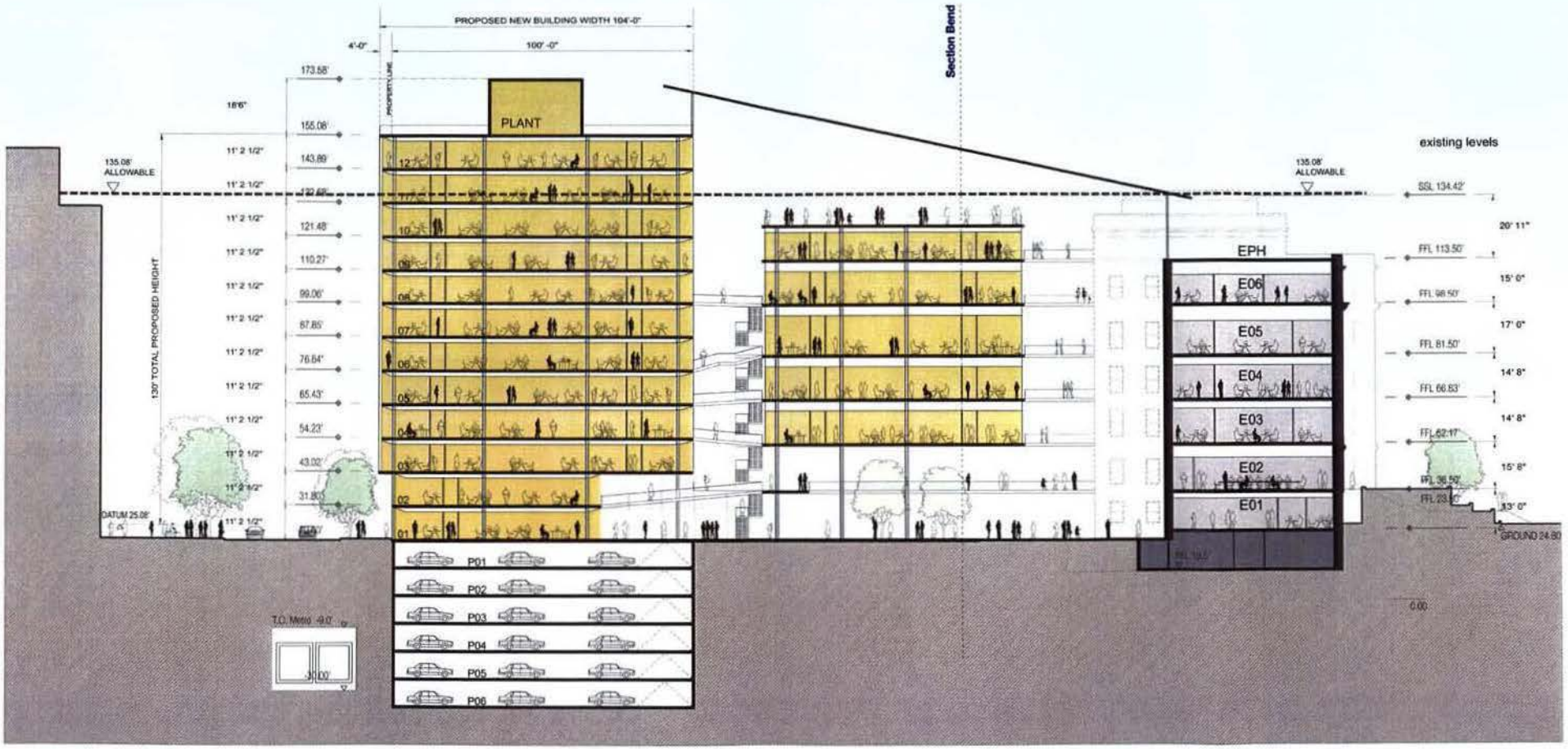
51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA Presentation January 04, 2005

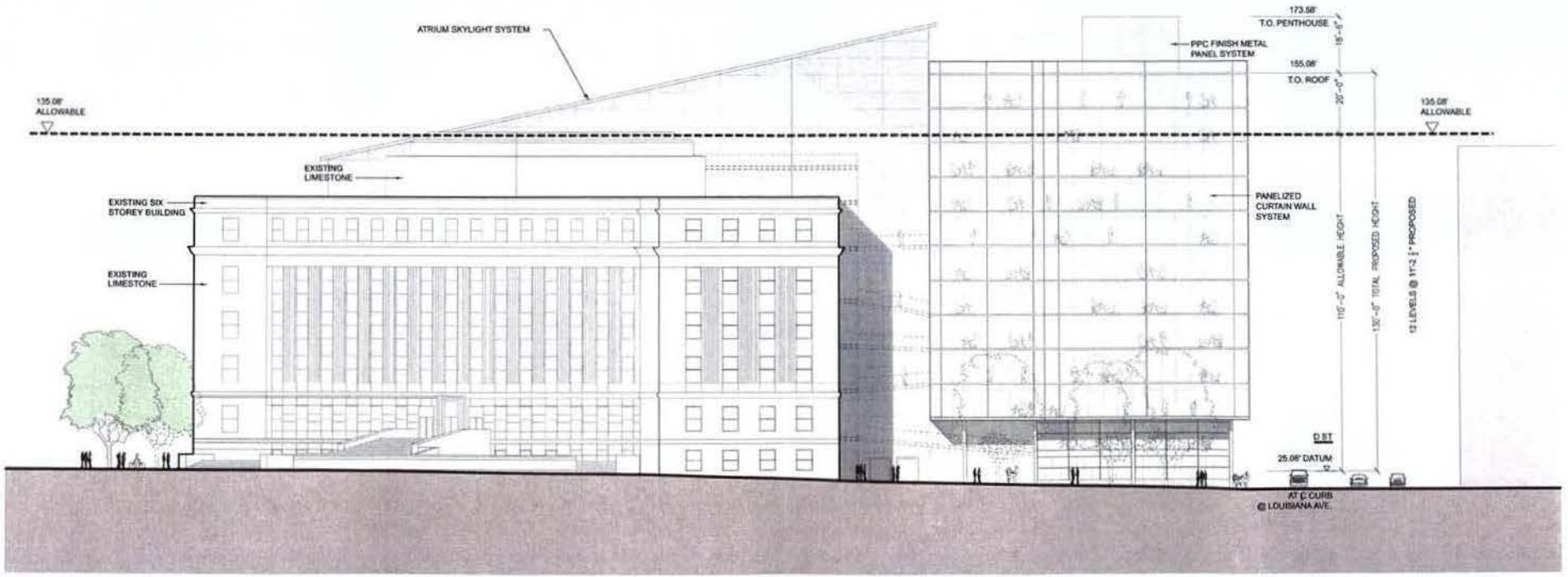
RRP Architects / WDG Architecture



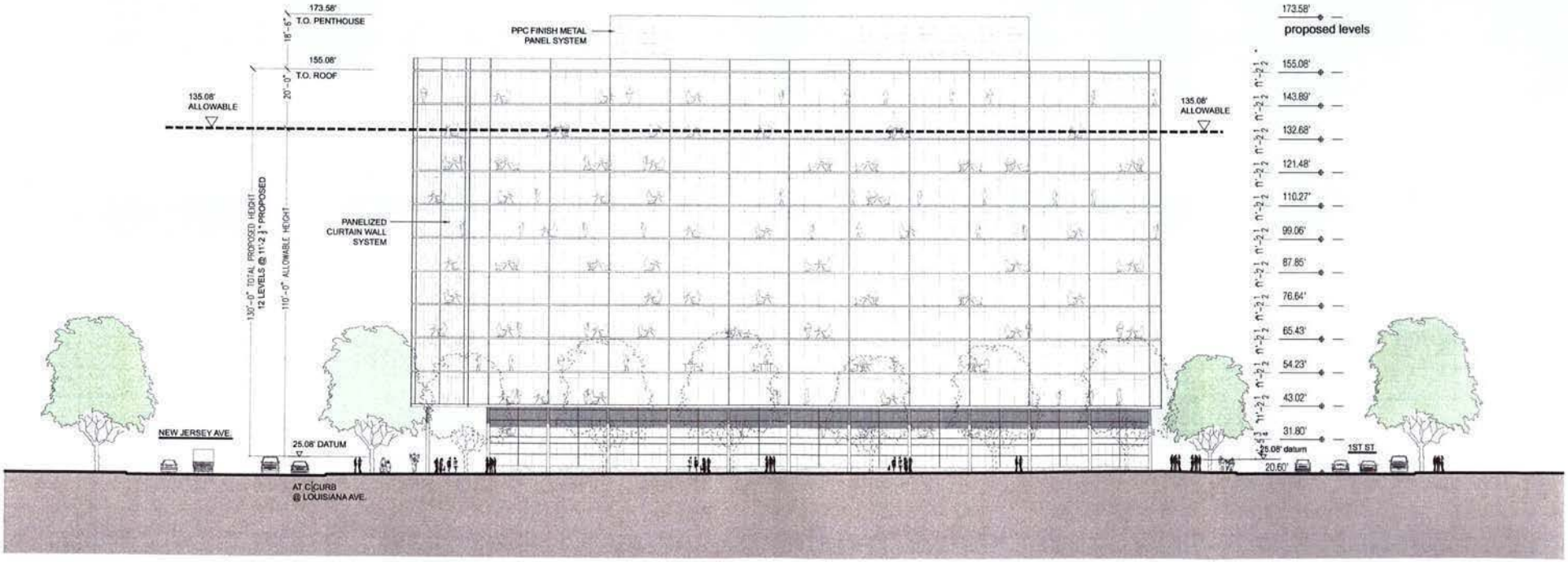
NOTE: Building height measuring Point Datum of Elevation 25.08' is taken from centre line of curb along Louisiana Avenue



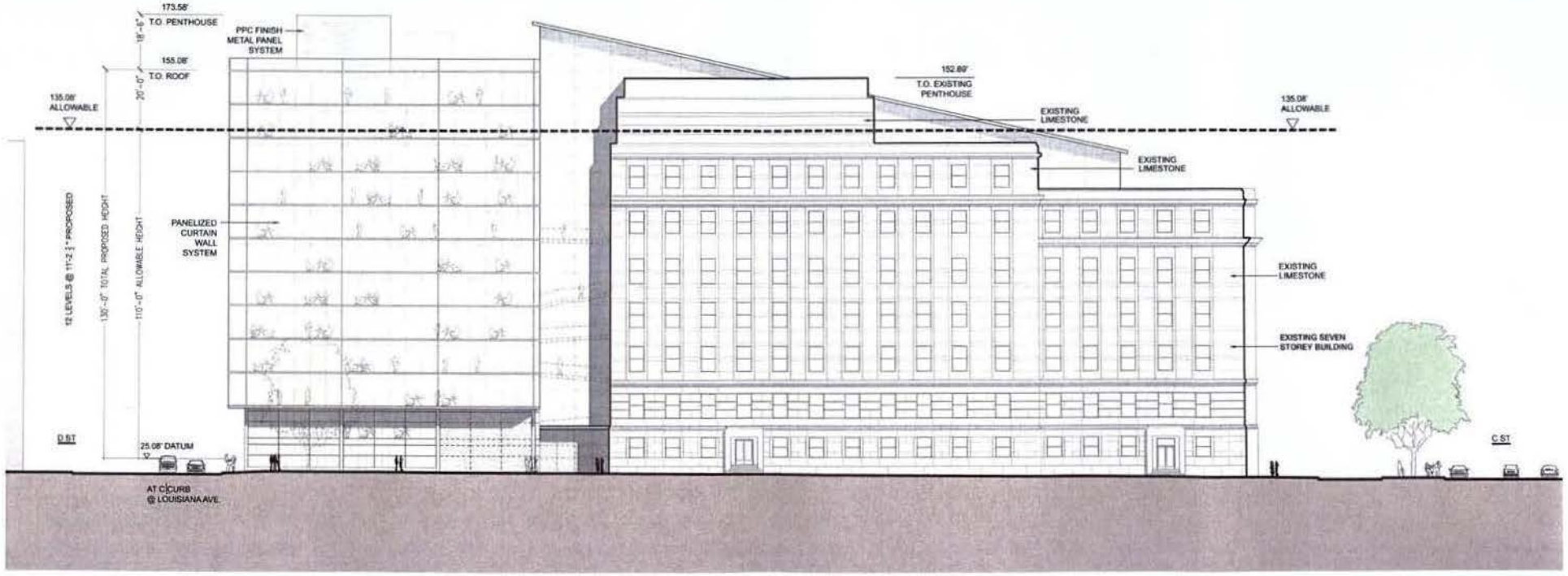
Proposed Section AA



New Jersey Avenue Elevation



D Street Elevation



1st Street Elevation

West Elevation

0 8 16 32 1" = 1/32"

08

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA Presentation January 04, 2023

RRP Architects / WDG Architecture

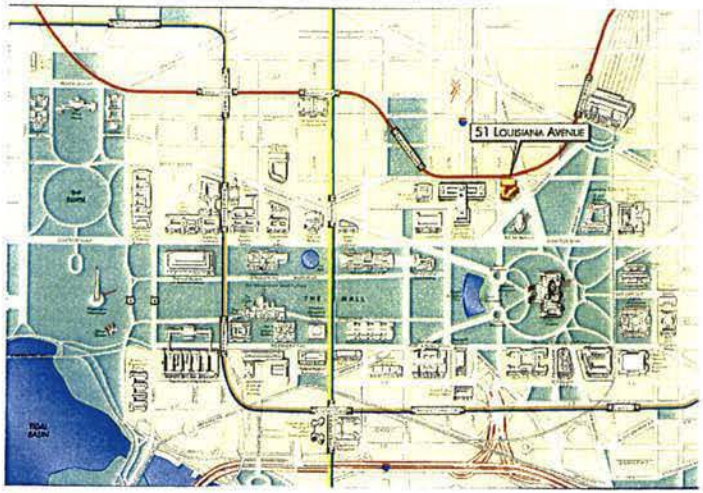


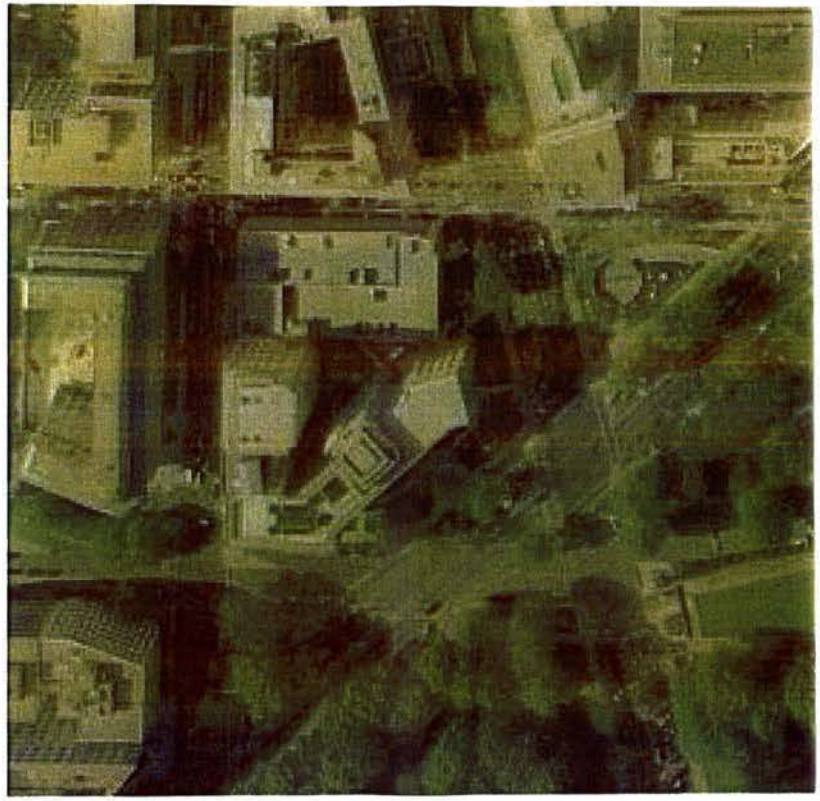
Birds eye view of Proposed Building



View of entrance at New Jersey Avenue


51 Louisiana Avenue, N.W.


51 LOUISIANA AVENUE











1 2
4 3





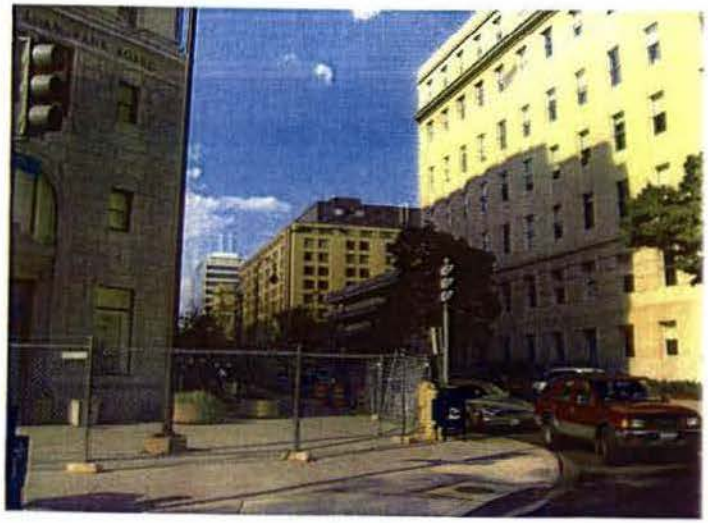




5 6
8 7









9	10
12	11

FIRST DRAFT

February 5, 1993

BY HAND

James F. Rogers, Esquire
Latham & Watkins
1001 Pennsylvania Avenue, N.W.
14th Floor
Washington, D.C. 20004-2505

Jacqueline V. Prior, Esquire
Executive Director
D.C. Preservation League
1511 K Street, N.W.
Suite 739
Washington, D.C. 20005

Re: Agreement Relating to the Status of the Acacia Group Headquarters Site in Square 631, Washington, D.C.

Dear Jackie and Jim:

The Acacia Group owns the land and buildings in Square 631 (Subject Site), in the northwest quadrant of Washington, D.C. It is the intent of the Acacia Group (Owner) to explore alternatives for redevelopment, including appropriate preservation, of the site. The D.C. Preservation League (DCPL) is a non-profit corporation organized to act in the public interest to protect and enhance the physical and social environment of the city of Washington, D.C., and to further the goals and policies of preserving, restoring, and maintaining the character of historically and architecturally significant buildings, neighborhoods, and districts. It is the intent of this letter agreement to preserve the status quo of the site, for the purpose of furthering joint discussions about the future of the site. The Owner and DCPL (Parties) are interested in working together to define a plan for the preservation and redevelopment of the Subject Site. It is anticipated that during the period of this agreement the Parties shall enter into ongoing discussions and ultimately an agreement toward this end.

For these purposes and upon the execution of this Agreement, the Owner agrees to the following for the interim term of this letter Agreement;

- the Owner will maintain its property in Square 631 in a manner consistent with its past treatment;

FIRST DRAFT

- the Owner will not seek any permits for alterations, new construction, or demolition for said property for the term of this agreement, other than those permits which may be required for routine maintenance work or interior alterations necessary for operational needs. Should the Owner seek such permits, the Owner will consult with DCPL prior to applying for such permits. The paragraph shall not apply if the need for such a permit arises for reasons beyond the control of the Owner (e.g., casualty damage caused by fire).

Toward the stated goal, and upon execution of this letter Agreement, DCPL agrees to the following:

- DCPL shall not, directly or indirectly, file or pursue any application, nor take any step or action, or aid or cooperate in any action, to designate or include any portion of the Subject Site as an historic landmark or part of a historic district. In the event that any third party pursues or takes action to seek historic designation of any sort for the Subject Site, DCPL shall not join in support of said application and shall advise the third party of this agreement and its intent;

- DCPL shall not directly or indirectly, pursue any objective, or in any way, aid any effort, that would result in any further restrictions being placed on the redevelopment of the Subject Site.

Either Party shall have the right to terminate this letter Agreement upon fourteen (14) calendar days prior written notice. In the event of such termination, the Owner shall not seek permits to alter or demolish, in whole or in part, the buildings on the Subject Site for a period of fourteen (14) calendar days following receipt by DCPL of written notice by such intention. Within fourteen (14) days of receipt of said written notice, DCPL may file an application to designate the buildings on the Subject Site as an historic landmark with the District of Columbia Historic Preservation Review Board.

All notices and other communications hereunder shall be in writing and deemed duly given upon receipt if personally delivered and signed for or mailed by certified mail, return receipt requested, postage prepaid, as follows:

FIRST DRAFT

If to Owner: Mr. Paul T. McDermott
Vice President, Real Estate
The Acacia Group
51 Louisiana Avenue, N.W.
Washington, D.C. 20001

cc: Whayne S. Quin, Esquire
Wilkes, Artis, Hedrick & Lane, Chartered
1666 K Street, N.W.
Suite 1100
Washington, D.C. 20006

If to DCPL: Jacqueline V. Prior, Esquire
Executive Director
D.C. Preservation League
1511 K Street, N.W.
Suite 739
Washington, D.C. 20005

cc: James F. Rogers, Esquire
Latham & Watkins
1001 Pennsylvania Avenue, N.W.
14th Floor
Washington, D.C. 20004-2505

Each party shall be responsible for notifying the other party, in writing, of any change in address for sending notices and other communications to such party.

This letter Agreement and the obligations of the parties shall be effective upon execution by both parties. Notwithstanding any other terms of this letter Agreement, this letter Agreement can be amended or canceled by the mutual written consent of the parties.

In the event of breach of this letter Agreement, no party shall be liable to the other for monetary damages, whether direct or indirect, consequential or incidental. The parties also acknowledge that damages would in any event be an inadequate remedy and each consents, in the event of breach by it, to the entry of a decree of specific performance against it to compel performance in accordance with the terms of this agreement.

FIRST DRAFT

If the above terms and conditions are acceptable, please indicate acceptance in the space provided below and return a copy of this letter Agreement to the undersigned.

Sincerely,

Paul T. McDermott
Vice President

ACCEPTED AND AGREED TO BY:

D.C. Preservation League

By:_____
James P. Rogers, President

Date:_____

SECOND ADDENDUM TO AGREEMENT

The parties to the Agreement Relating to the Redevelopment of The Acacia Group Headquarters Site in Square 631 ("Agreement"), Washington, D.C., dated June 14, 1993, including Addendum executed in February 1995, do hereby agree to amend paragraph 1 (b) of the Agreement to include the following language after the words "Any such exterior alteration" at the start of the second sentence:

"and any interior work relating to restoration or redesign of the lobby,".

As a result, the sentence shall now read: "Any such exterior alteration, and any interior work relating to restoration or redesign of the lobby, shall be done only with the prior written consent of the League, and shall be consistent with generally-accepted preservation guidelines."

Except as set forth above, the Agreement shall remain unmodified and in full force and effect as of the date hereof.

Paul T. McDermott
Vice President, Real Estate
The Acacia Group

Date

O.K.

Sally Bark
President
D.C. Preservation League

Date

1

OUTLINE OF TESTIMONY OF ARCHITECTS

I. Introduction

A. Qualifications
B. Summary of Project

II. Consistency with requirements for area variances

A. Uniqueness / Practical Difficulty

1. Oddly shaped lot
2. Irregular V shape of the existing improvements
3. Historic nature of the building
4. Extremely high floor to floor heights of feet (15') in the existing buildings
5. Tiber Creek combined storm sewer running underneath the property
6. Metro tunnel underneath and adjacent to the property

B. Zone Plan

III. Lack of Adverse Impact on Neighborhood



Years Experience
39

Education
M.Arch, Urban Design, The Catholic University of America, 1971
B.Arch, Pennsylvania State University, 1965

Registration
DC: 1977 (#ARC2948)
VA: 1971 (#0401002938)
MD: 1984 (#2432)

Professional Affiliations
The Catholic University of America
Board of Advisors School of Architecture and Planning
Executive Development Board

The American Institute of Architects
Past Director, Middle Atlantic
Past President, Washington Chapter

Washington Building Congress
Past President

Washington Architectural Foundation
President, Past Vice President, Treasurer

American Planning Association

District of Columbia Department of Housing and Community Development Architectural Review Panel

CR George Dove, FAIA

Principal

Mr. Dove has been a Principal of WDG Architecture, PLLC (WDG) since 1978 and currently serves as Managing Principal. He has been a practicing architect and planner for more than 30 years, primarily in the Washington, DC area. His specialized training in urban planning has produced skillful site and master planning efforts for the firm's complex multi-use projects, and he has been instrumental in the design and management of many of WDG's award-winning projects. Mr. Dove has extensive experience in the design of a wide variety of building types including multifamily residential, office building and mixed-use complexes, headquarters facilities, hospitality, retail and senior living. In addition, he maintains a strong interest in historic preservation, renovation and adaptive reuse. Recognized as a leader in the architectural profession, Mr. Dove has served as national Board Member and Regional Director of The American Institute of Architects (AIA), President of the Washington Chapter/AIA; President of the Washington Building Congress; and founding Board Member and current President of the Washington Architectural Foundation. Currently, he serves on the District of Columbia Housing and Community Development Architectural Review Panel. In addition, he has provided assistance on review and oversight boards with public planning and design presentations, particularly as they relate to historic preservation.

Relevant Project Experience

Principal-in-Charge, Plaza America, Atlantic Realty Reston, VA: 1.2-million-sf, mixed-use project incorporating 4 Class A office buildings, a plaza and retail center.

Principal-in-Charge, Arlington Gateway, The JBG Companies, Arlington, VA: 1.25-million-sf mixed-use project with office and residential components.

Principal-in-Charge, 24th and M Streets, NW, The JBG Companies, Washington, DC: Mixed-use complex including 131,000-sf of office space; 239,000-sf of apartments, condominiums and retail; and 174,000-sf of parking.

Principal-in-Charge, The Metropolitan, Client, Bethesda, MD: Mixed-use development that includes a 12-story, 308-unit residential building; 15,000-sf of retail space; a 22,000-sf, five-story office building and a 5,000-sf child care center.

Principal-in-Charge, Reston Square, The JBG Companies, Reston, VA: Mixed-use project incorporating a 150,000-sf Class A office building; 160-unit, 200,000-sf high-rise residential complex; 175-room, 120,000-sf hotel; and 22,000-sf of retail.

Principal-in-Charge, Hoffman Town Center, Hoffman Management, Alexandria, VA: Master planning and design development of 4-million-sf, high-density, mixed-use development in 14 buildings, including office, retail, hotel and movie theater space.

Principal-in-Charge, 810 Seventh Street, NW, Development Resources, Inc., Washington, DC: Historic preservation of the street facades while constructing a 255,000-sf office building. Mr. Dove led presentations regarding this building before an Advisory Neighborhood Commission, the Historic Preservation Board and the Chinatown Businessmen's Association.

Principal-in-Charge, 1200 G Street, NW, Landow, Washington, DC: 200,000-sf office building. Mr. Dove led the presentation of this building before the Historic Preservation Review Board.

Principal-in-Charge, Chevy Chase Plaza, Abrams, Washington, DC: 230,000-sf, 10-story mixed-use project, incorporating retail, residential and office space.

Principal-in-Charge, City Crescent Federal Office Building, Otis Warren Real Estate Services, Baltimore, MD: 350,000-sf Federal office building which houses the U.S. Army Corps of Engineers, Baltimore District, Secret Service and Small Business Administration. The project met specific GSA requirements and the Baltimore Architectural Review Board. Recipient of numerous awards including The American Institute of Architects/Washington Chapter Merit Award for Excellence in Architecture.

Principal-in-Charge, Rockville Metro Plaza, Foulger-Pratt Companies, Rockville, MD: 11-story, 220,000-sf office building with retail and underground and above-grade parking.

Principal-in-Charge, Alexandria Tech Center, Simpson, Alexandria, VA: 200,000-sf office building.

Principal-in-Charge, 8270 Greensboro Drive, American Assets, McLean, VA: 150,000-sf office building.

Principal-in-Charge, One Monument Place, Charles E. Smith Commercial Realty, Fairfax, VA: 225,000-sf office building.

Principal-in-Charge, Commerce Executive Park, Trammel Crow Real Estate Services, Reston, VA: Six-building, 550,000-sf office park.

Principal-in-Charge, Fairview Park Office Building, Parcel 10, Client, Falls Church, VA: 200,000-sf office building.

Principal-in-Charge, Reston Executive Center, The Centennial Companies, Reston, VA: Three-building, 420,000-sf office park.
Principal-in-Charge, One Bethesda Center, Abrams, Bethesda, MD: 240,000-sf, mixed-use project incorporating retail, residential and office space.

Renovation

Principal-in-Charge, 1441 L Street, NW, SC Herman Companies, Washington, DC: Complete exterior and interior renovation of a 140,000-sf office building.

Principal-in-Charge, 400 First Street, NW, Continental Group, Washington, DC: Complete interior and exterior renovation of a 120,000-sf office building.

Principal-in-Charge, 1401 K Street, NW, IBG Properties, Washington, DC: Complete interior and exterior renovation of the Tower Building, a 117,000-sf office and retail building overlooking Franklin Park.

Principal-in-Charge, 6565 Arlington Boulevard, Foulger-Pratt Companies, Falls Church, VA: 150,000-sf office building renovation.

Principal-in-Charge, 7316 Wisconsin Avenue, Client, Bethesda, MD: 90,000-sf office building renovation.

Historic Preservation and Adaptive Reuse

Principal-in-Charge, Southern Railway Building, The Oliver Carr Company, Washington, DC: 257,000-sf, award-winning complete interior and exterior renovation, including a new addition.

Principal-in-Charge, IONA Senior Services Headquarters, IONA, Washington, DC: 22,000-sf senior services center.

Principal-in-Charge, 25 E Street, NW, Children's Defense Fund, Washington, DC: 50,000-sf renovation and interior design services for an existing residential building to house offices for the Children's Defense Fund.

Louis J. Slade, PE, PTOE

Vice President and Principal

Mr. Slade's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Slade has directed major regional comprehensive transportation planning studies and corridor studies, traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has devised and analyzed alternative public transportation modal options. He is familiar with road rating and sufficiency evaluation systems for primary and secondary roads. He has performed analytical assessments of air quality and noise levels of transportation facilities and systems He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses

Professional Certification

Registered Professional Engineer. District of Columbia and Maryland
Certified PTOE (Professional Traffic Operations Engineer)

Education

Master of Science, Civil Engineering
Northwestern University, Chicago, IL

Bachelor of Science, Civil Engineering
Northwestern University, Chicago, IL

Professional Associations

Fellow ITE
Urban Land Institute
Lambda Alpha International Land Economics Society

Representative Projects

ARCHITECT OF THE CAPITOL EXPERIENCE

Mr. Slade has extensive transportation planning experience in the Capitol Complex area He was Principal-in-charge on the traffic management plan for the Capitol Visitor Center construction. He is currently responsible for the transportation and parking planning for the House Office Building component of the Capitol Complex Plan, and is the designated transportation planner for the selected planning team for the entire Capitol Complex.

DOWNTOWN PROJECT PLANNING

Mr Slade has directed all of the firm's projects in downtown Washington D C including transportation management and traffic operations planning for the MCI Center Sports Arena, and the new Washington Convention Center, and traffic, loading and parking plans for the National Gallery of Art, the Newseum, the Arts and Industries Building, and the National Museum of Native Americans He has been a consultant to both the Downtown and Georgetown Business Improvement Districts, and he has directed the firm's assignments on numerous large-scale in-town residential and mixed-use development projects

CONSTRUCTION TRAFFIC MANAGEMENT PLANS

WWII Memorial Truck Access
Principal-in-Charge. Seven months into a 30-month construction schedule, Gorove/Slade Associates, was given the challenge of developing a construction truck access plan to improve construction access to the site on the National Mall. G/SA balanced construction access needs with tourist and pedestrian safety . G/SA proposed four creative alternatives including rerouting pedestrians, and changing lane configuration to accommodate left-turning trucks, and ensuring that trucks could safely navigate between trees. The National Park Service

mandated strict observance of environmental issues including the protection, relocation and in some cases the removal of mature trees.

U.S. Capitol Visitors' Center, Construction Traffic Management Plan, Washington, DC
Principal-in-Charge. G/SA developed a traffic management plan for the construction of the new underground visitors' center in front of the U.S. Capitol. Construction is expected to last until mid 2005. The traffic management plan will minimize the impact of truck traffic upon the neighboring residential districts and downtown DC. Key issues for this project include taking into consideration the security issues resulting from recent terrorism events.

RAIL STATION PLANNING AND DESIGN

Mr. Slade has extensive experience with the planning and design of the vehicular and pedestrian components of commuter rail stations and bus terminals. This includes roadway access, circulation, and parking planning for several Metrorail stations on the Washington, D.C. system for the Transit Authority, the planning of major commuter heavy and light rail stations at the Meadowlands Sports Complex and the Carlstadt New Town Center in Bergen County, N.J., the planning of the station modifications associated with the new MCI Center sports arena at the Gallery Place Station in Washington, D.C., and planning studies for joint public/private developments at several Metrorail stations in the Washington metropolitan area.

TRANSPORTATION PLANNING STUDIES

Nashua Area Transportation Study, New Hampshire; Genessee/Finger Lakes Regional Study, Rochester, New York; Hartford County Thoroughfare Plan, Maryland; James City County Thoroughfare Plan, Virginia.

TRANSIT IMPACT STUDIES AND TRANSIT ALTERNATIVES ANALYSES

York County, Pennsylvania; Crystal City in Arlington, Virginia; Albany, New York.

CENTRAL BUSINESS DISTRICT CIRCULATION STUDIES

Washington D.C.; Alexandria, Virginia; Herndon, Virginia; Leesburg, Virginia; Baltimore, Maryland; Atlantic City, New Jersey; Indianapolis, Indiana; Albany, New York; Quincy, Massachusetts; Bowling Green, Kentucky, Takoma Center, DC.

UNIQUE AND SPECIAL TRAFFIC STUDIES AND ASSIGNMENTS

District of Columbia Comprehensive Bikeway Study; U.S. Army Museum, Arlington, Virginia; The Challenger Center for Space, Washington, D.C.; The Universal Ballet School, Washington, DC; The Capital Centre Arena, Prince George's County, Maryland; Convention Centers in Atlantic City and Trenton, New Jersey and Baltimore, Maryland; Casino Hotels in Atlantic City, New Jersey; Civil War Battle Reenactment, Fairfax, Virginia; Highway noise barrier design and design guidelines, Federal Highway Administration; Salvation Army headquarters and residence for the homeless, Washington, D.C.

TRANSPORTATION MANAGEMENT EXPERIENCE

Developed management programs to reduce peak hour traffic loads and parking requirements and development of traffic monitoring systems for various private developments in the Northern Virginia suburbs of Washington, D.C. and for federal agencies in the metropolitan area.

The National Institutes of Health (NIH)
As part of the Master Plan, Mr. Slade developed a cost-effectiveness matrix for candidate demand management programs that NIH used to advance their overall efforts to reduce trip generation. This work was presented at the I.T.E. Conference in February 1994. Gorove/Slade Associates has had an ongoing contract with NIH to expand and monitor the effectiveness of their demand management program.

The City of Alexandria, Virginia
Virginia passed a demand management ordinance in 1988 which required that all new development include a demand management program customized for the particular site based on proximity to transit, characteristics of the tenants, etc. Gorove/Slade Associates, Inc. worked with a number of clients to help interpret this new ordinance and to prepare the required program.

Institutions
Gorove/Slade Associates has developed demand management plans for a number of schools, hospitals, and performance facilities where constrained or sensitive conditions required a special means to control the generation, routing, and storage of vehicle traffic.

Anacostia Waterfront, Washington, DC
Gorove/Slade developed an area wide demand management plan for the Anacostia Waterfront in Washington, D.C. as part of a master planning study for the Office of Planning. Mr. Slade is currently Principal in Charge of the firm's involvement in the Anacostia Waterfront Initiative with the Office of Planning.

Frederick E. Gorove, P.E.

President and Principal

Mr Gorove, a nationally recognized leader in transportation and traffic engineering, has consulted extensively nationwide performing transportation systems, traffic, and parking facilities analyses, traffic impact studies of development projects, and long range transportation systems planning. He has contributed significantly to and has been instrumental in the creation of city and regional master plans. Mr Gorove has managed numerous parking design, utilization, and optimization studies for private developers, municipalities, and institutions. He has provided cost-benefit comparisons and financial analyses for alternate transportation systems and parking strategies. Mr. Gorove has provided expert testimony before municipal planning commissions, zoning boards, city councils, and other public agencies. Through his expertise, Mr. Gorove has been instrumental in determining appropriate transportation systems to meet public needs and to service private facilities.

Professional Registrations

Connecticut, New Jersey, Illinois, New York, Massachusetts, Virginia, Florida,Pennsylvania

Professional Affiliations

Fellow, Institute of Transportation Engineers
Associate Member, American Society of Civil Engineers

Education

Bachelor of Science, Civil Engineering
Tri-State College, Angola, IN

Graduate Studies, University of Illinois
Chicago, IL

As President and Principal Associate of Gorove/Slade Associates, Inc., Mr. Gorove oversees and manages all aspects of transportation, traffic, and parking engineering and consulting activities. He provides innovative and creative approaches to resolve new and emerging transportation issues which effect public and private use and economic and site development.

Representative Projects

Retail Projects

Mr. Gorove has provided traffic and transportation analyses for over 400 retail projects in most states and Puerto Rico. Projects include regional retail facilities in both urban and suburban areas. Examples include: Paramus Park Mall, Paramus, New Jersey; Century Plaza, Birmingham, Alabama; Potomac Mills, Prince William County, Virginia; Eastridge Shopping Center, San Jose, California; Jacksonville Landing, Jacksonville, Florida; White Marsh Shopping and Owings Mills Centers, Baltimore County, Maryland; Briarwood Shopping Center, Ann Arbor, Michigan; Citadel Shopping Center, Colorado Springs, Colorado; Stamford Town Center, Stamford, Connecticut; Moorestown Mall, Moorestown, New Jersey; Somerset Mall, Troy, Michigan; Gurnee Mills, Gurnee, Illinois; Willowbrook Mall, Wayne Township, New Jersey.

Large Acreage Mixed-use Developments

Burton Hills, Nashville, Tennessee; Eden Isles, Slidel, Louisiana; English Turn of the Lower Coast, New Orleans, Louisiana; Konterra, Prince George's County, Maryland; Liberty National Office Park, Birmingham, Alabama; Bronx Model Cities Project, New York City; Countryside, Loudoun County, Virginia; Richmond Country Club, Nashville, Tennessee.

URBAN MULTIPURPOSE COMPLEXES

The Gallery at Harborplace, Baltimore, Maryland; Stamford Town Center; Stamford, Connecticut; Georgetown Park, Washington, D.C.; Jacksonville Landing, Jacksonville, Florida; Bayside Center, Miami, Florida; Union Station, Indianapolis, Indiana; First Stamford Place, Stamford, Connecticut.

PARKING GARAGE STUDIES

- State House Garage Trenton, NJ: G/SA is under contract to provide traffic and parking planning services for a 2500 space garage that serves the state offices. G/SA also provided the signing and striping plan for this facility.
- G/SA, in conjunction with Chance Management Advisors, evaluated the circulation and access capacity constraints associated with three prospective garage sites as part of the OSU Transportation and Parking Master Plan.
- G/SA, in conjunction with Timothy Haas & Associates, developed the circulation and access plan for the proposed garages within the Health Sciences District and South Campus of Ohio State University.
- Nordstrom Garage Perimeter Mall, Atlanta, GA: G/SA developed the garage configuration plans and the plan for the external road system serving a 2400 space garage serving a new department store addition to the shopping center
- Exton Square addition Exton, PA.: G/SA helped develop the garage configuration plans and the plan for the external road system serving a 1200 space garage which allowed for the expansion and refurbishing of the Shopping Center
- Turning Stone Resort/Casino Verona, NY: G/SA is providing parking garage traffic design services for a new 2500 space garage that will serve a new event center and expanded Casino operations.
- Mohegan Sun Resort/Casino: G/SA provided the design of a unique garage access system that accommodated valet operations and garage access in a manner that eliminated pedestrian and automobiles from having to cross paths as experienced in the traditional linier design. G/SA also designed the valet area garage access plaza for the new dramatic Mohegan Sun Hotel Tower on the Thames(?) River
- Yale-New Haven Air Rights parking garage; New Haven, Connecticut
- Lafayette Place garage, Boston, Massachusetts;
- Chevy Chase Town Center garage, Washington, D.C.;
- Stamford Center parking garage, Stamford, Connecticut.

Additional General Experience

UNIVERSITY AND HOSPITAL PLANNING

- University of Rochester, New York
- Lake Michigan College, Benton Harbor, Michigan
- Boston City Hospital, Boston, Massachusetts
- Chicago Medical School, Chicago, Illinois
- Oklahoma Health Center, Oklahoma City, Oklahoma
- Jersey City State College, Jersey City, New Jersey
- Massachusetts General Hospital, Boston Massachusetts
- Georgetown University Hospital, Washington, D.C.

RESIDENTIAL TRANSPORTATION PLANNING

Shenandoah New Town, Atlanta, Georgia; Beckett New Community, Gloucester County, New Jersey; Woolwich Township Planned Unit Development, Woolwich Township, New Jersey; Riverside Towers and the 60th Street Yards Development, New York City, New York; Crown Properties, Palm Beach, Florida; Battery Park, Herndon, Virginia; Slidell, Louisiana.



CENTRAL BUSINESS DISTRICT STUDIES
Toledo and Sandusky, Ohio; Kansas City, Kansas; Baltimore, Maryland; Oklahoma City, Oklahoma; Atlanta, Georgia.

CENTRAL AREA STUDIES
Downtown Revitalization Study, Jacksonville, Florida; Central Area Parking Study, Nashville, Tennessee; Central Area Study, Erie, Pennsylvania; Central Area Study, Greensboro, North Carolina; Waterfront Study, Jersey City, New Jersey; Downtown Air Rights Studies, Atlanta, Georgia; Riverwalk Waterfront Development, New York City; Downtown Revitalization, Erie, Pennsylvania.

MAJOR RETAIL, INDUSTRIAL, HOTEL, AND OFFICE DEVELOPMENTS:
Berwyn and Chicago, Illinois; Austin, Texas; Cincinnati, Mansfield, Canton, Maumee, and Toledo, Ohio; Madison, Wisconsin; New York City, Nassau County and Suffolk County, New York; San Jose and Pinoli, California; Nashville, Tennessee; Atlanta, Georgia; Columbia, Anne Arundel County, and Baltimore, Maryland; Philadelphia, Pennsylvania; New Haven, Connecticut; Fort Lauderdale, Florida; Ann Arbor, Michigan; Bismarck, North Dakota; Montpellier, France; Pittsburgh, Pennsylvania; Kearney, New Jersey; Charleston, West Virginia; Birmingham, Alabama; Newcastle County, Delaware; Montvale, New Jersey; Morris Township and Warren Township, New Jersey; Stamford, Connecticut; Birmingham, Alabama; Kenner, Louisiana; Annapolis, Maryland; Montvale, New Jersey, Cranbury Township, New Jersey

TRANSPORTATION PLANNING FOR PORTIONS OF LARGE METROPOLITAN AREAS
Back Bay, Massachusetts; Foulton Ferry Renewal Project, New York City; Bronx Model Cities Project, New York City; Bolling/Anacostia Corridor Study, Washington, D.C.; Inner Harbor Projects, Baltimore, Maryland; Air Rights Development, Atlanta, Georgia.

TRANSIT IMPACT STUDIES
Quincy and Braintree, Massachusetts; Alexandria, Virginia; Washington, D.C.; Montgomery County, Maryland; Newark, New Jersey; Anne Arundel County, Maryland.

MULTIPURPOSE COMPLEX DEVELOPMENTS IN LARGE CITIES
Torpedo Plant, Alexandria, Virginia; Georgetown Inland Development, Washington, D.C.; Stamford Town Center, Stamford, Connecticut; Georgetown Park, Washington, D.C.; Lafayette Place, Boston, Massachusetts; River Walk, Manhattan, New York.

SPECIAL LAND USE STUDIES
Birmingham Racetrack, Birmingham, Alabama
BMW Automobile Portside Staging Facility, Oxnard, California

GOROVE/SLADE ASSOCIATES, INC.
1140 Connecticut Ave / Suite 700 / Washington, DC 20036
Toll Free 888 212 4242
Phone 202 296 8625
Fax 202 785 1276

TECHNICAL MEMORANDUM

TO: Kai Reynolds — JBG Companies, The
Richard Nettler — Robins, Kaplan, Miller & Ciresi, L.L.P.

FROM: Robert B. Schiesel, P.E.

CC: Daniel B. VanPelt, P.E.
Frederick E. Gorove, P.E.

DATE: December 28, 2004

SUBJECT: 51 Louisiana Avenue NW – Examination of Transportation Impacts

This memorandum presents an examination of the parking and traffic impacts of the proposed addition to 51 Louisiana Avenue NW. The proposed change is to demolish an existing parking garage and construct a new parking garage and a 12 story office building. This review compares the traffic generated by the existing conditions to the proposed future conditions, and examines the impact on traffic on roadways surrounding the site.

The site is located near Union Station, the US Capitol and the Federal Courts, and is bounded by D Street to the north, New Jersey Avenue to the east and 1st Street to the west. Currently the site contains development totaling 300,997 square feet, of which approximately 92,250 square feet is an existing parking garage. The existing parking garage contains 463 spaces, used primarily as leased spaces to office-workers. The proposed change would replace this garage with (1) an approximately 443 space garage, consisting of approximately 403 full parking spaces, and 40 tandem parking spaces, and (2) a 12 story office building that would contain 335,836 square feet of office space. The total amount of development on the block would increase to 544,583 square feet of office space. As a point of comparison, this property could be developed to 591,636 square feet of office space as a matter-of-right development, or 819,189 square feet if Transfer Development Rights were used.

The zoning requirement for the proposed office-building is 301 spaces, 142 fewer than its proposed 443 space capacity, allowing additional space for tenants of the building. The following table summarizes the number of spaces and zoning requirements.

Table 1: Summary of Parking Spaces and Zoning Requirements

	Number of Spaces			
	Existing Condition	*After Proposed Construction*	*Under Matter-of-Right*	*Under Matter-of-Right using Transfer Development Rights*
Office Space (gsf)	approx 208,747 SF	544,583 SF	591,636 SF	819,189 SF
Parking Spaces Provided	463 spaces	approx 443 spaces	n/a	n/a
Zoning Requirement*	115 spaces	301 spaces	328 spaces	454 spaces

*C-3-C zoning 1 space for every 1,800 gross square feet past the first 2,000

The traffic impact of the proposed change in site use is based on the use of the parking spaces within the garage. Since the parking spaces of the proposed garage will be used in a similar manner to existing conditions (majority office-workers), traffic impacts of the proposed new construction are based on the change in the total number of spaces.

Currently, the proposed garage is estimated to contain approximately 443 spaces, but since this number may change upon refinement this analysis assumes a total of 500 spaces, a 37 space increase. Based on industry standards[1], the maximum loading or unloading rate for an office-based parking facility is approximately 50% (no more than half of garage spaces will either fill up during the morning or empty during the evening in a single hour). Thus, the 37 additional parking spaces equate to 19 more vehicles per hour.

The entrance to the parking garage will be on 1st Street NW, just south of its intersection with D Street. The traffic impact of this garage will be one additional car every three minutes during the peak hour on the roadways leading up to this entrance. This represents an insignificant amount of traffic; thus the proposed construction will not have an adverse impact on traffic conditions in the area.

[1] *ITE Parking Generation*, 3rd Edition, Institute of Transportation Engineers

ORR PARTNERS

David L. Orr

David L. Orr
President



Education

Syracuse University
B.S., Civil Engineering

Graduate Studies:

Cornell University
Ithaca, New York

Columbia University
New York, New York

Professional Associations

Northern Virginia Building Industry Association
Fairfax Chapter
Former President

Fairfax County Goals Advisory Commission
Commissioner

Associated Builders and Contractors, Northern Virginia Chapter
Board of Directors

Mr. Orr maintains oversight of the company's on-going projects. He also serves as Principal-in-Charge on key projects undertaken by Orr Partners.

Mr. Orr began his career with one of the world's largest construction companies, Morse Diesel. Upon relocating to the Washington area, Mr. Orr supervised the construction of the Marriott Headquarters in Rockville, Maryland. He then moved to Richmarr Construction where he gained extensive training and experience in all aspects of construction. Subsequently, Mr. Orr became a Partner for Lee Sammis Associates, Inc. where he was responsible for all aspects of development and construction in fourteen company-owned projects. In 1988, Mr. Orr founded Orr Partners, which is now a prominent development management firm. Mr. Orr has been involved in over 10,000,000 square feet of construction projects.

Preceding Positions

Lee Sammis Associates, Inc.
Administered the entire construction and development process for this national development company. Responsible for 54 people reporting to Mr. Orr's division and for construction of over 1,000,000 square feet of commercial office product per year for the Lee Sammis Associates, Inc. account. Notable projects include: USAA Regional Headquarters, Hughes Aircraft, CIT Alcatel and Gillette.

Richmarr Construction
Overall project responsibility for several large residential and commercial office projects. Responsibilities included bidding, awarding and writing all subcontracts, coordination of project administration and project financing. Projects completed include The Carleton of Chevy Chase in Montgomery County, Maryland, The Barkley in Arlington, Virginia, the Wadsworth House in Georgetown and Kings Park West in Fairfax, Virginia.

Marriott Corporation
Served as Field Superintendent and Assistant Project Manager on the 500,000 square foot corporate headquarters for Marriott Corporation. Responsibilities included bidding and awarding contracts to subcontractors and coordination of all trades in the field.

Preceding Positions (Continued)

Morse Diesel, Inc.
Responsibilities included supervisory and project management tasks in the field and at the contractor's main office. Projects of note included the renovation of the New York Stock Exchange, construction of a residential unit on the Penthouse level of the Park Lane Hotel and construction of the Headquarters for the Memphis Publishing Company in Memphis, Tennessee.

Outline
David Orr's Testimony

I am President of Orr Partners, a prominent development management firm that I founded in 1988. I maintain oversight of the company's on-going projects and serves as Principal-in-Charge on key projects. I have been involved in over 10,000,000 square feet of construction projects.

51 Louisiana, N.W.

51 Louisiana (the site) is an irregularly shaped, five sided site totaling 91,021 SF. It is zoned C-3-C which allows a by right development potential, at a 6.5 FAR, of 591,636 SF. Additionally, the site is in the "Downtown East" receiving zone for the transfer of development rights ("TDRs"), which permits a maximum FAR of 9.0 and a maximum building height of one hundred ten feet (110'). As such, with TDRs, the site is allowed to be developed to 819,189 SF.

The current improvements (the connected Acacia and Annex buildings and the above grade garage) on the site total 300,997 SF of which approximately 92,250 SF is the above grade parking garage. The law firm Jones Day occupies the Acacia and Annex buildings and desires expansion space by early 2008.

The challenge of this site is to realize the excess development potential given the serious and unique constraints of this site discussed in detail in the Applicant's Prehearing Statement.

These constraints, among others, are:

- Irregularly shaped, five sided site;
- V-Shaped existing improvements;
- Unusual public space surrounding the property;
- DCPL standstill agreement;
- Tiber Creek;
- Metro tunnel;
- 15' floor to floor heights of the existing Acacia and Annex Buildings;
- Requirement of keeping JD fully operational;
- Significant unused density, the utilization of a portion of which requires not only height variance, but connecting ramps to allow for the efficient expansion to the existing tenant;
- Loading dock to provide service;
- Parking;
- Desire to respond to the adjacent properties (e.g. Japanese American Memorial);

The various constraints listed above impact the Applicant in the following significant ways:

Decreased Site Yield

Given the numerous site constraints, including the historically sensitive character of the existing improvements, the resultant building footprint is smaller than would otherwise be desired given the necessity to hold back from and respect the Acacia and Annex Buildings. As such, given current height limitations of 110', this would result in a building of approximately 280,000 SF. This, combined with the existing Acacia and Annex buildings, is over 300,000 SF less than the allowable development potential (with TDRs) of the site. In order to minimize the burden of the reduced building footprint, the Applicant has requested the height variance to 130' which would gain approximately an additional 50,000 SF. As such, without the height variance the Applicant will suffer an economic loss equivalent to the value of 50,000 SF. Land values for a site similar to 51 Louisiana Avenue, if available, would command in excess of $150 / FAR SF. As such, even at $150 / FAR SF this represents an economic loss of $7.5 million. In addition, the requirement to accommodate the significantly greater slab-to-slab dimensions (15'+/-), the triangular Building is far less efficient in utilization of FAR than a conventional building on the same footprint.

Increased Construction Costs due to Subgrade Conditions

The Tiber Creek alignment through the site causes the garage configuration to be less efficient and therefore more costly. Typical garage efficiency is 375 SF / space and the proposed garage will require 450 SF / space. The estimated average cost of $70 / SF to build the below grade garage space will result in a premium construction cost of over $2.5 million for the proposed 443 space +/- garage. Also, the sheeting and shoring along the Tiber Creek elevation of the garage will require specialty techniques such as slurry walls. Additionally, the construction of the garage adjacent to the WMATA tunnel along D Street will require underpinning which will significantly increase the cost of the garage. A preliminary estimate suggests that excavation costs will be over $70 / SF of sheeting and shoring area which is nearly $40 / SF higher than normal costs. This results in an additional premium of $2 million

Increased Costs Due to the Historical Character of the Acacia and Annex Buildings

Recognizing the historical character of the Acacia and Annex Buildings, and the existing "Standstill Agreement" with DCPL, the Applicant knew it was necessary to engage an architect with an international reputation for designing additions to projects of the nature; to satisfy that requirement, the Applicant turned to RRP, to create an appropriate design solution that would meet the needs of the existing tenant, derive as much by-right value from the site as could be sensitively accommodated and respond to the long record of concerns expressed by the Commission of Fine Arts ('CFA"), the District of Columbia Office of Planning, the District of Columbia Preservation League ("DCPL"), the Advisory Neighborhood Commission ("ANC"), and, of course their neighbors. The design elements and solutions that accommodate the above stated concerns carry a cost premium that far exceeds the cost of new "trophy" office buildings currently being constructed in the Central Business District. Some of these premium items include: an all glass façade of the new office building, the creation of a central smaller triangular office building and the creation of a covered atrium space which gracefully connects the new development to the existing buildings. These items add $40-$50 / SF to the cost of the office space and result in total premiums of $13-$15 million.

Foregone Development Potential

Even with the height variance, if approved, the site will still be significantly under the allowable FAR (with TDR's) by approximately 275,000 SF. Given the values discussed earlier of $150 / FAR SF, this means that even with the height variance, the Applicant will not be able to utilize approximately 275,000 SF of allowable FAR (with TDR's) which equals over $40 million of land value. While one could debate whether or not all of this value could ever be realized, it is fair to state that the existing unique conditions of the site clearly eliminate the opportunity to realize much of this residual value.

Extended Construction Period

Given the difficult nature of the subgrade constraints (Tiber Creek and WMATA Tunnel) as well as the inherent challenges of developing next to historically sensitive structures, the Applicant's construction contractor, Clark Construction, advises that the construction schedule for this project will likely be extended for 2-3 months by putting in place means and methods that assure that the Acacia and Annex Buildings will not be compromised and to employ excavation techniques that are not typical. In addition, in order to provide adequate parking on the irregular, constrained site, the excavation will go one to two levels deeper. Assuming a total project cost of $165 million, average outstanding debt of 60%, total construction loan proceeds of 70% of total costs at an interest rate of 5.5% and the remaining capital funded by equity at a cost of 20%, then two additional months of construction time add over $2.2 million of project costs.

Conclusion

The Applicant's request for the height variance is borne of real and significant limitations imposed upon this site that would otherwise allow the Applicant to realize the full and allowable development potential of the site. These constraints limit the configuration of any new development and add significant development premiums to the project on the order of $19-$23 million. Additionally, even with the height variance, the Applicant will not realize a significant portion of the land value of the site by foregoing the opportunity to development up to the allowable limit of the site. This represents an economic loss of tens of millions of dollars. Given these factors, the variance helps to partially offset these onerous premiums and, if not allowed, jeopardize the feasibility of the development of space which would help to meet the needs of Jones day the existing tenant.

The Lord Rogers of Riverside

Qualifications

AA Dipl, M Arch (Yale), RIBA, RA (Hon), FAIA (Hon), Dr RCA (Hon), BDA (Hon)

Born

Florence, 1933

Education

Architectural Association, Yale University, M Arch, 1954 – 59

Fulbright, Edward Stone and Yale Scholar, 1961 – 62

Practice

Chairman

Richard Rogers Partnership, Richard Rogers Architects Limited, London

Richard Rogers Japan KK, Tokyo

Richard Rogers SL, Spain

Biography

Richard Rogers is one of the foremost living architects, the recipient of the prestigious RIBA Gold Medal in 1985 and winner of the 1999 Thomas Jefferson Memorial Foundation Medal and the 2000 Praemium Imperiale Prize for Architecture Richard Rogers was awarded the Légion d'Honneur in 1986, knighted in 1991 and made a life peer in 1996 In 1995 he was the first architect ever invited to give the BBC Reith Lectures – a series entitled 'Cities for a Small Planet' and in 1998 was appointed by the Deputy Prime Minister to chair the Government's Urban Task Force Most recently he was appointed as Chief Adviser to the Mayor of London on Architecture and Urbanism and also serves as Adviser to the Mayor of Barcelona's Urban Strategies Council Richard Rogers has also served as Chairman of the Tate Gallery and Deputy Chairman of the Arts Council of Great Britain He is currently a Trustee of the Museum of Modern Art in New York

Richard Rogers is best known for such pioneering buildings as the Centre Pompidou, the HQ for Lloyd's of London, the European Court of Human Rights in Strasbourg and the Millennium Dome in London His practice, founded in 1977, has offices in London, Barcelona and Tokyo, and is now engaged on two major airport projects – Terminal 5 at London's Heathrow Airport and Barajas Airport, Madrid, currently the largest construction site in Europe Other schemes include high-rise office projects in London, a new law court complex in Antwerp, the National Assembly for Wales in Cardiff, a hotel and conference centre in Barcelona and a new bridge in Glasgow Richard Rogers has also championed major masterplans in London, Shanghai, Berlin, Florence and Lisbon

Charitable Associations

Chairman The National Tenants Resource Centre

Trustee Médecins du Monde, UK Board

Patron Society of Black Architects

Honorary

2000	Praemium Imperiale architecture laureate
1999	The Thomas Jefferson Memorial Foundation Medal in Architecture
1997	Friend of Barcelona
1996	Life Baron of the United Kingdom
1991	Knighthood
1989	American Academy & Institute of Arts & Letters Arnold W Brunner Memorial Prize
1989	Honorary Member, Bund Deutscher Architekten
1986	Chevalier, l'Ordre National de la Légion d'Honneur
1985	The Royal Gold Medal for Architecture
1984	Royal Academician, London
1984 – 87	Academician, International Academy of Architecture
	Member United Nations Architects' Committee
	Member RIBA Council and Policy Committees
1983	Membre de l'Academie d'Architecture

Recent Honorary

Degree

2004	Honoris causa, Florence University

Professor

2004	Tongji University, China

Fellow

1999	Royal Institute of Architects in Scotland
1999	Cardiff University, Wales

Doctor

2000	Honorary Doctor of Design, Oxford Brookes University, Oxford
1999	Honorary Doctor of Technical Sciences, Czech Technical University, Prague
1998	North London University
1998	South Bank University
1994	University College Bath
1992	University of Westminster

Other

1991 – 01	Chairman The Architecture Foundation
1981 – 89	Chairman of the Board, Tate Gallery
1994 – 97	Deputy Chairman, Arts Council of England
1986 – 87	Vice-President, RIBA
	Honorary Trustee Museum of Modern Art, New York,
	Director, River Café,
	Founder Member, Continuing Professional Development (RIBA),
	Member, United Nations World Commission on 21st Century Urbanisation
1984 – 87	RIBA Council and Policy Committees, Congress of International Modern Architects (CIMA)

Bibliography

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By Their Own Design, Abbey Suckle, Granada 1980

Ivan Harbour

Qualifications

Dipl Arch,, BSc (Hons)

Born

Irvine, Scotland, 1962

Education

1985	Dipl Arch School of Architecture and Planning, UCL
1980 – 85	BSc (Hons) Bartlett School of Architecture and Planning, UCL

Practice

1993 –	*Senior Director* Richard Rogers Partnership, London
1985 – 93	*Architect* Richard Rogers Partnership, London
1983 – 85	*Year Out* London Borough of Hackney, London,
1983	*Year Out* YRM, London

Summary of Experience

Ivan Harbour joined RRP in 1985 and was made a Senior Director in 1993 He has led the design of a number of prestigious projects including the European Court of Human Rights in Strasbourg and the Law Courts in Bordeaux, and is currently project director for the Antwerp Law Courts Ivan has been involved in the design of a number of prestigious projects including The National Assembly for Wales, Madrid Airport and Mossbourne Community Academy

Ivan has also contributed to the design of a number of major masterplanning projects he was director in charge of the proposed redevelopment of the South Bank Centre in London and is director in charge of the ParcBIT scheme in Mallorca, a mixed use development for a high-tech business centre on the outskirts of Palma Ivan was also director in charge of the Antwerp New South Masterplan - a proposal for the redevelopment of a section of the city's riverfront, addressing a wide range of social and environmental issues, with energy-efficient buildings and an ecologically sound landscape creating a more sustainable community Over a period of ten years Ivan also designed and built his own house in Hackney, East London

2003	Maggie Centre, Charing Cross Hospital, London
2003	Chelmsford, Housing
	Silvercup Studios, New York
	Kaoshiung Station, Taiwan
	Yoido, Seoul
	Firstbase, Affordable Housing, UK,
2002	Birmingham City Library
	Mossbourne Community Academy, Hackney, London
2001	Maeda Gatehouse, Ashigara, Kanagawa, Japan
2001 -	Institute of Management Studies, Tokyo, Japan
2000	Lille, Hôtel de Département, France
2000	Robert Bosch Foundation, Stuttgart, Germany
2000	Commerzbank, Frankfurt, Germany
1999	Millennium Experience Rest Zone, Greenwich, London
1998	Antwerp Law Courts, Belgium
1998	New Air Terminal Barajas, Madrid
1998	National Assembly for Wales, Cardiff, Wales, UK
1998	Antwerp Masterplan, Belgium
1998	Shin-Puh-Kan Shopping Centre, Kyoto, Japan
1997 – 99	Amano Research Laboratories, Gifu Prefecture, Japan
1997 – 98	La Maremma Restaurant, Tokyo, Japan
1997	Electronic Arts Headquarters, Chertsey, Surrey, UK
1997	Tel Aviv Peninsula Masterplan, Israel
1996 – 02	Nippon TV Headquarters, Tokyo, Japan
1995	Museum of Islamic Art, Doha, Qatar, Persian Gulf
1995 – 02	Minami Yamashiro School, Kyoto Prefecture, Japan
1994	Renault/Ile Seguin Masterplan, Paris, France
1994 – 98	ParcBIT masterplan, Mallorca, Spain
1994 – 98	South Bank Centre Masterplan, London
1993	VR Techno Plaza, Gifu Prefecture, Japan
1992 – 98	Bordeaux Law Courts, France
1992	Lloyd's Register of Shipping Liphook, Hampshire, UK
1991	Nice Masterplan, France
1989 – 95	European Court of Human Rights, Strasbourg, France
1987 – 89	Reuters Data Centre, London
1986 – 87	Royal Docks Shopping Centre, London
1985 – 86	Lloyd's of London

Ivan Harbour

Teaching and Lecturing

South Bank University, London
Strasbourg University, France
Melbourne University, Australia
RIBA, London
Lecturing
Lectures - UK, France, Australia, Sweden

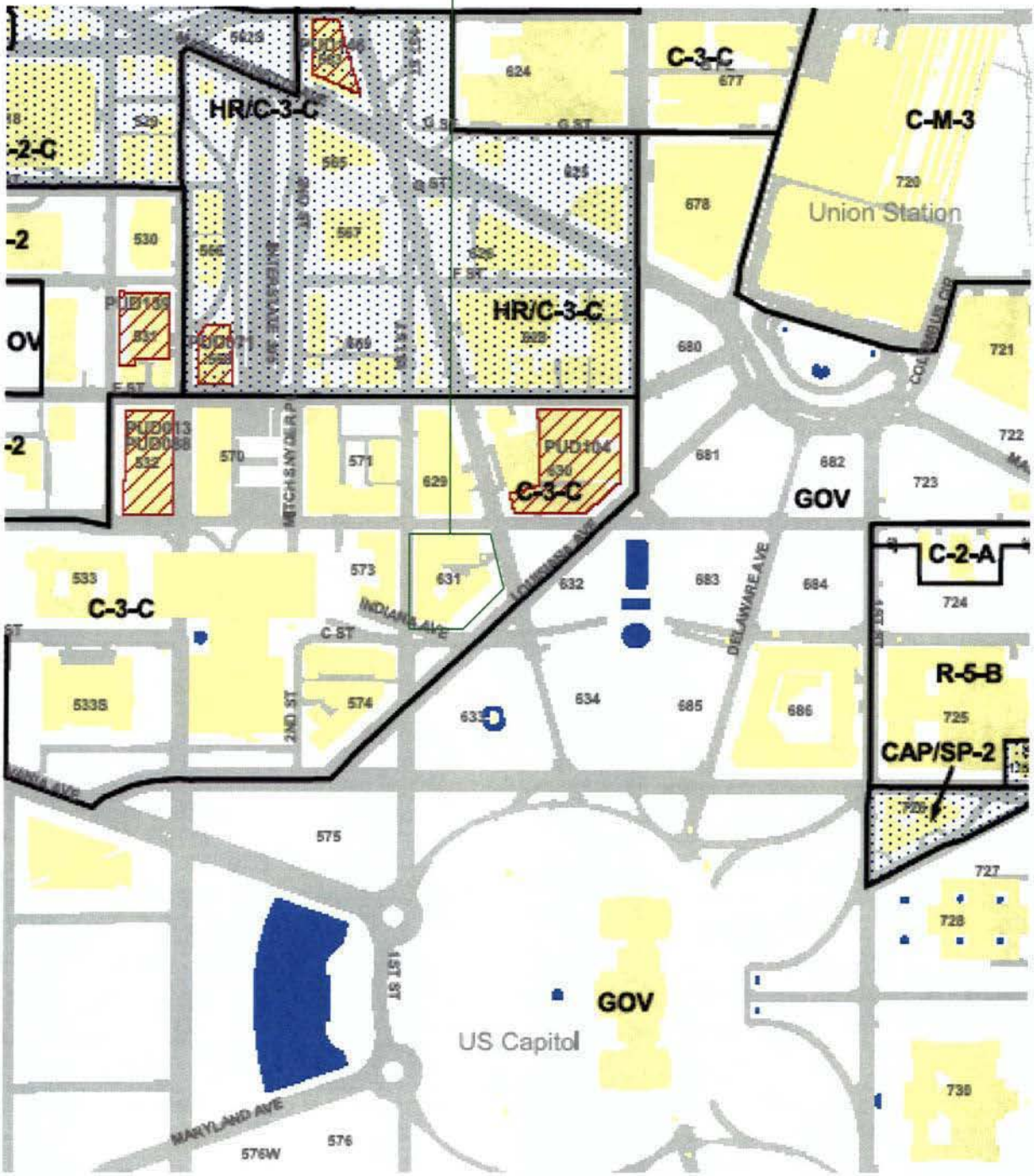
Awards

UCL Environmental Design Prize, Bartlett School of Architecture and Planning

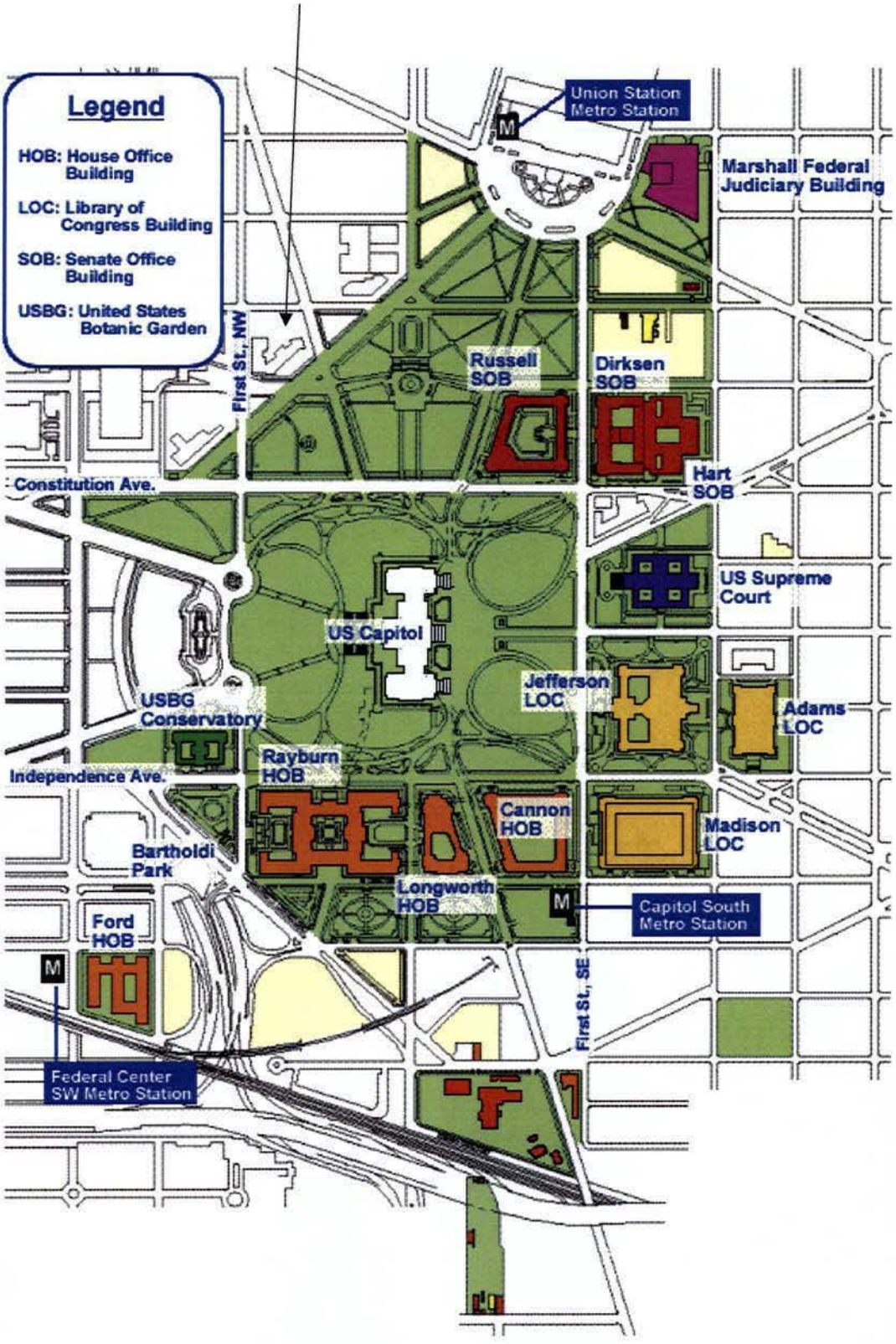
Jury member

City Museum Antwerp

The Property



Acacia Building



THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
401 F STREET, N W , SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

6 December 2004

Dear Mr. Jacobs:

During its meeting of 18 November 2004, the Commission reviewed and approved the proposed concept (S.L. 05-009) for a new 12-story office building to replace the existing 4-level parking garage at 51 Louisiana Avenue, NW. The Commission appreciates the clarity of the design and encourages the strong statement of contemporary design with the inclusion of environmentally-conscious features. The Commission looks forward to more information regarding this project including the development of the elevations and the roof configuration.

The Commission recommends submission of a revised concept as the project develops. Our next meeting is scheduled for Tuesday the 25th of January 2005, with a submission deadline on the 6th of January. As always, the staff is available should you require guidance.

Sincerely,

Frederick J. Lindstrom
Acting Secretary

Mr. Benjamin R. Jacobs
The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815-3690

cc: Lord Richard Rogers, Richard Rogers Partnership

Washington, DC 20515
January 3, 2005

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN -4 PM 12:36

Mr Geoffrey H Griffis, Chairman
Board of Zoning Adjustment
Office of Zoning, District of Columbia
441 4th Street NW, Suite 210 South
Washington, D C 20001

Re BZA Case 17271 - JBG/Louisiana
51 Louisiana Avenue NW
Opposition to Requested Variance from Building Height Limitation

Dear Chairman Griffis,

Mr George Dove of WDG Architects contacted my office regarding a proposed addition to an existing building at 51 Louisiana Avenue, NW. It is my understanding that the owner will request a variance from the current 110' height restriction for that site The proposed variance would allow the applicant to build to the maximum height established by the 1910 Height of Buildings Act, which is 130' for Louisiana Avenue. The penthouse of the addition would rise an additional 18' - 6" above the 130' level

As you know, the proposed addition is adjacent to the Senate park section of the Capitol Grounds We have reviewed the proposed addition and the height variance with the Senate Sergeant at Arms and have been advised that they strongly object to the variance The lines of sight that would be created from the roof and penthouse of the proposed structure would present a serious security risk to the Senate wing of the Capitol

Therefore, we strongly urge you to deny the requested height variance and maintain the existing zoning envelope allowed for this site

Sincerely,

Alan M Hantman, FAIA
Architect of the Capitol

cc Mr William H Pickle, Senate Sergeant at Arms
CMR 04-12-29-13-01

BZA
Case No. 17271
Exhibit No. 21

Government of the District of Columbia

Advisory Neighborhood Commission 6C

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC 20 PM 4:09

December 16, 2004

Mr Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: BZA Application No. 17271 of JBG/Louisiana Avenue, L.L.C.
51 Louisiana Avenue, N.W., Square 631, Lot 17

Dear Mr Griffis

At its regularly held meeting on December 8, 2004, with a full quorum of 5 Commissioners present and proper notice having been provided, Advisory Neighborhood Commission 6C (the "Commission") considered BZA Application No. 17271 of JBG/Louisiana Avenue, L L C (the "applicant") for an area variance from the height restrictions so as to allow the construction of an addition at the subject property – 51 Louisiana Avenue, N W , Lot 17 in Square 631 (the "Property")

The Planning and Zoning Committee (the "Committee"), which met on December 1, 2004, with a full quorum present, unanimously recommended that the Commission support the applicant with the condition that the BZA condition its approval on the applicant obtaining LEEDs certification The Committee had found the Property is unique due to the following features

- Its oddly shaped lot -- the lot is five (5) sided– with larger than usual public space surrounding the property
- Irregular V shape of the existing improvements.
- Historic nature of the building – The building is subject to a standstill agreement with DCPL entered into by the prior owner and thus effectively treated as a historic landmark
- Extremely high floor plates of fifteen feet (15') in the existing building.
- Tiber Creek combined storm sewer running underneath the property
- Metro tunnel underneath and adjacent to the property

The Committee further found that the uniqueness results in practical difficulties in developing the property if the zoning regulations are strictly applied and that there will be no harm to the public good done by the granting of the application, with the condition of the LEEDs certification requirement

BZA
Case No. 17271
Exhibit No. 20

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

BZA APPLICATION NO: 17271

As Director of the Board of Zoning Adjustment, I certify and attest that letters of notice have been prepared and mailed first class to all owners of property within 200 feet of the subject property based on the listing submitted by the applicant.

ATTESTED BY: _____
JERRILY R. KRESS, FAIA
Director

DATE: NOV 18 2004

BD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17271
EXHIBIT NO. 19

GOVERNMENT OF THE DISTRICT OF COLU A
BOARD OF ZONING ADJUSTMENT

★ ★ ★

Richard B Nettler, Esquire
Jeannine Rustad, Esquire
Robins, Kaplan, Miller & Ciresi, LLP
1801 K Street, N W , Suite 1200
Washington, D C 20006

NOV 1 8 2004

Re: BZA Application No. 17271

Dear Mr Nettler & Ms Rustad

Your application has been accepted as complete You are hereby notified to appear before the Board of Zoning Adjustment (Board) on Tuesday, January 18, 2005, at 441 4th Street, N W., Suite 220 South, Washington, D C , 20001 for a public hearing concerning the following application

Application of JBG/Louisiana LLC, pursuant to 11 DCMR § 3103 2, for a variance from the height limitation in the Downtown East Receiving Zone under subsection 1709 23, to allow an addition to an existing office building in the C-3-C District at premises 51 Louisiana Avenue, N W (Square 631, Lot 17)

The property involved in this application is located within the boundaries of Advisory Neighborhood Commission 6C This application will be heard between 9 30 a m and 12 00 p.m.

PLEASE NOTE THAT A SIGN(S) MUST BE OBTAINED FROM THE OFFICE OF ZONING TO BE POSTED ON THE PROPERTY The Board's Rules of Practice and Procedure (11 DCMR §§ 3113 14 through 3113 20) provides that the notice sign must be posted at least 15 days prior to the hearing The posted notice must also be checked at least once every five days, and replaced when necessary An affidavit concerning the original posting of the sign must be filed with the Board at least 5 days prior to the hearing The sign and the affidavit should be picked up from the Office of Zoning, Suite 210 South, 441 4th Street, N W , Washington, D C 20001

You should be aware that letters and other documents may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application At least one week prior to the public hearing, you should review the file in your application so that you are prepared to respond to any issues that may be raised regarding your application

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17271
EXHIBIT NO. 18

Further, if you are not clear about what information you must present to the Board in support of your application, please contact the Office of Zoning as soon as possible

If you have any questions or require any additional information, feel free to call the Office of Zoning at (202) 727-6311.

SINCERELY,

JERRILY R. KRESS, FAIA
Director

cc Applicant

GOVERNMENT OF THE DISTRICT OF COLUI A
BOARD OF ZONING ADJUSTMENT

★ ★ ★

NOV 1 8 2004

Mark Dixon, Chairperson
Advisory Neighborhood Commission 6C
P O Box 77876
2100-D Martin Luther King Ave, S.E
Washington, DC 20013.

Re: BZA Application No. 17271

Dear Mr Dixon

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment to consider the following application which is located within the boundaries of your ANC area

> **Application of JBG/Louisiana LLC**, pursuant to 11 DCMR § 3103 2, for a variance from the height limitation in the Downtown East Receiving Zone under subsection 1709 23, to allow an addition to an existing office building in the C-3-C District at premises 51 Louisiana Avenue, N W (Square 631, Lot 17)

The hearing will be held on Tuesday, January 18, 2005, in Suite 220, 441 4th Street, N W., Washington, D C. 20001. This application will be heard between 9 30 a m and 12 00 p m

You are advised that 11 DCMR Section 3115 1 sets out certain requirements related to reports of ANCs, and specifically that Section 3115 requires that the written report of the ANC be filed with the Board at least seven days in advance of the hearing A copy of Section 3115 is enclosed for your convenience. Information on the procedures which will govern consideration of this case are also available from the Office of Zoning, in Suite 210, 441 4th Street, N W Washington, D C 20001 The telephone number for the Office of Zoning is (202) 727-6311

OARD OF ZONING ADJUSTMENT
District of Columbia
ASE NO. 17271
HIBIT NO. 17

If you wish to forward comments in writing directly to the Board, such comments should be addressed to the Board of Zoning Adjustment at 441 4th Street, N.W., Suite 210 South, Washington, D C 20001

SINCERELY,

JERRILY R. KRESS, FAIA
Director

Enclosure

EXCERPT FROM TITLE 11 DCMR, "ZONING

3115 ADVISORY NEIGHBORHOOD COMMISSIONS

3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) days in advance of the hearing and shall contain the following information:

(a) An identification of the appeal or application;

(b) When the public meeting of the ANC to consider the appeal or application was held;

(c) Whether proper notice of that meeting was given by the ANC;

(d) The number of members of the ANC that constitutes a quorum and the number of members present at the meeting;

(e) The issues and concerns of the ANC about the appeal or application, as related to the standards of the Zoning Regulations against the appeal or application must be judged;

(f) The recommendation, if any, of the ANC as to the disposition of the appeal or application;

(g) The vote on the motion to adopt the report to the Board;

(h) The name of the person who is authorized by the ANC to present the report; and

(i) The signature of the chairperson or vice-chairperson of the ANC.

3115.2 The Board shall give "great weight" to the written report of the ANC, as required by No. 1-261, D.C. Code, 1982 ed.

3115.3 In the event the ANC submits its report on the basis of understandings, agreements, or meetings with the appellant, or applicant which later are modified by appellant or applicant, the designated representative of the ANC may comment orally concerning the specific inconsistencies. No other new matters may be presented orally by the designated representative of the ANC.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

NOV 18 2004

APPLICATION NUMBER 17271
TO WHOM IT MAY CONCERN

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220 South, 441 4th Street, N.W., Washington, D.C., 20001 on Tuesday, January 18, 2005. Your attention is invited to the following application:

Application of JBG/Louisiana LLC, pursuant to 11 DCMR § 3103.2, for a variance from the height limitation in the Downtown East Receiving Zone under subsection 1709.23, to allow an addition to an existing office building in the C-3-C District at premises 51 Louisiana Avenue, N.W. (Square 631, Lot 17).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR § 3106.2. Section 3106 is enclosed for your information.

This application is located within the boundaries of Advisory Neighborhood Commission 6C. This application will be heard between 9:30 a.m. and 12:00 p.m.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or visit the office at 441 4th Street, N.W., Suite 210 South, Washington, D.C. 20001.

PLEASE REFER TO THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

SINCERELY,

JERRILY R. KRESS, FAIA
Director

(SEE REVERSED SIDE)

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17271
EXHIBIT NO. 16

Form 140
(Revised 03/15/02)

Case No. L 10 11

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last | First | Middle I.

ADDRESS: Street | Apt. # (if any) | City | State | Zip Code

Phone No. | Fax No. | E-Mail

I hereby request to appear and participate as a party. | Signature | Date

Will you appear as a(n) ☐ Proponent ☐ Opponent **Will you appear through legal counsel** ☐ Yes ☐

If yes, please enter the name and address of such legal counsel.

NAME: Last | First | Middle I.

ADDRESS: Street | Ste. # (if any) | City | State | Zip Code

Phone No. | Fax No. | E-Mail

Please answer all of the following questions referencing why the above person should be granted party status. (If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approv or denied.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

Government of the District of Colum

OFFICE OF ZONING

441 4TH STREET, N W
SUITE 210
WASHINGTON, D C. 20001
(202) 727-6311

MEMORANDUM

TO: Kenneth Laden
Department of Transportation

FROM: Jerrily R. Kress, FAIA RSK
Director

DATE: NOV 0 9 2004

RE: BZA Application No. 17271

The above-cited application is being referred to you for informational purposes only; unless DDOT's review and report on this matter is otherwise requested by the Office of Planning (OP). The contact person at the OP is Jennifer Steingasser, who can be reached on (202) 442-8808. The approximate public hearing date for this matter is 1-18-05.

Please call Cliff Moy, Senior Zoning Specialist, on (202) 727-6311, if you have any questions relevant to the foregoing.

rsn

BZA
Case No. 17271
Exhibit No. 15

D.C. FORM
APRIL 1980

Memorandum

Government of the District of Columbia

TO: City Council Member For Ward 6

Department, Agency, Office:

FROM: Jerrily R. Kress, FAIA RSK
Director

Date: NOV 0 9 2004

SUBJECT: Notice of Filing Date: NOV. 5, 2004 Case No. 17271

This is to inform you that the above-numbered case has been filed before the Board of Zoning Adjustment for zoning relief. The property that is the subject of this case is within your Ward. Therefore, I am attaching a copy of the case, as this will affect your Ward. For additional information, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: 1-18-05

councilrefer/LJP

BZA
Case No. 17271
Exhibit No. 14

D.C -44
APRIL 1980

Memorandum ● Government of the . .trict of Columbia

TO: Single Member District/ANC 6C09 Department, Agency, Office:

FROM: Jerrily R. Kress, FAIA Director RSK Date: NOV 0 9 2004

SUBJECT: Notice of Filing Date: NOV. 5, 2004 Case No. 17271

This is to inform you that the above-numbered case has been filed before the Board of Zoning Adjustment for zoning relief. The property that is the subject of this case is within your Single Member District Boundary. Therefore, I am attaching a copy of the case, as your Single Member District may be affected. For additional information, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: 1-18-05

smancltr/LJP

BZA
Case No. 17271
Exhibit No. 13

D.C.-44
APRIL 1980

Memorandum • Government of the District of Columbia

TO: Advisory Neighborhood Commission 6C

Department, Agency, Office: BZA

FROM: Jerrily R. Kress, FAIA Director JRK

DATE: NOV 09 2004

SUBJECT: BZA Application No. 17271

In accordance with DCMR 3112.7 and 3113.7, you are hereby advised that the above-numbered application, which falls within the boundaries of your Advisory Neighborhood Commission, was filed with the BZA on NOV. 5, 2004. A copy of the above-numbered application form is attached for your information and use. This is not a notice of public hearing on the application. You will receive notice of the hearing by mail and through the D.C. Register approximately forty (40) days in advance of the hearing. In accordance with 11 DCMR 3115, the written report of an ANC shall contain certain information specified in that section. A copy of Section 3115 is on the reverse side. If you have any questions, please contact the Office of Zoning at (202) 727-6311.

BZA
Case No. 17271
Exhibit No. 12

APPROXIMATE HEARING DATE: 1-18-05

Office of Advisory Neighborhood Commission
c/o Gottlieb Simon
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

D C ---
APRIL 1980

Memorandum ● Government of th District of Columbia

TO: Ellen McCarthy, Associate Director
Office of Planning
Development Review & Coordination

Department, Office of Zoning
Agency, Office: BZA

FROM: Jerrily R Kress, FAIA
Director

Date: NOV 0 9 2004

SUBJECT. Application No 17271

Attached hereto is a copy of the above-numbered application with related memorandum or a Notice of Certification from the Zoning Administrator's Office. This application was filed on NOVEMBER 5, 2004

APPROXIMATE HEARING DATE: 1-18-05

opref/LJP

BZA
Case No. 17271
Exhibit No. 11

Form 122
(Revised 01/04/04)

Case No. 17271

LETTER OF ACKNOWLEDGEMENT

Consideration of your Application No. 17271, filed on Nov. 5, 2004, will be governed by the Board of Zoning Adjustment Rules of Practice and Procedure. Under these Rules, your application will be set for public hearing on the first available date. The Board generally holds hearings every Tuesday except where conflicts exist with government holidays. Cases are set for hearing on a first come, first serve basis. You will be notified of the date of the hearing approximately 40 days in advance.

When you receive the notice of public hearing, it will then be your responsibility as the applicant to post a notice of the public hearing on the property. You must pick up a posting sign from the Office of Zoning (OZ), and place it on each street frontage of the property a **MINIMUM of FIFTEEN (15) DAYS** prior to the date set for public hearing. You must check the sign at least once every five (5) days to be sure that it is in place, and must repost as necessary.

At the time of the initial posting, you must take a photograph of the sign. That photograph must be filed with the Office of Zoning a **MINIMUM of FIVE (5) DAYS** before the date set for public hearing, as an attachment to the affidavit of posting, which OZ will supply or you may obtain a copy from OZ's website – www.dcoz.dc.gov.

Please be further advised that it is also the responsibility of the applicant to carry the burden of proof for an application. That means that you should review the Zoning Regulations which apply to your application, as set forth in the notice of public hearing and should be prepared to tell the Board how your application meets the requirements of the Regulations against which it must be judged. (For variances refer to 11 DCMR §3103.2 and for special exceptions §3104.1 and/or see Form 121.)

The site of your application is within the jurisdiction of **Advisory Neighborhood Commission (ANC)** 6C. The Board is required by law to give ANC reports "great weight" in its decision-making in accordance with 11 DCMR Section 3115. The Board encourages you to contact the ANC to discuss your application at the earliest practical time. The telephone number of ANC 6C is (202) 707-8479.

Applications are referred for review and recommendation to the D.C. Office of Planning (OP). Their reports are also given "great weight" in the BZA decision-making process. Applicants are recommended, at the time of filing a Form 120 application, to make contact with OP to discuss the merits of their application. OP can be reached at (202) 442-7602.

You are advised that if you intend to submit any additional materials in support of the application, any documentary evidence must be filed with the Office of Zoning at least **FOURTEEN (14) DAYS** prior to the date of the hearing. Schedules of upcoming cases are posted on the OZ website for your convenience.

Should you have any questions during the period your application is pending before the Board, please call the Office of Zoning at **(202) 727-6311.**

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

Applicant's Signature of Acknowledgement

Case No. 17271
Exhibit No. 10

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE | WITH MICROPRINTED BORDER - SEE REVERSE SIDE | COMPLETE SECURITY FEATURES

51 LOUISIANA ASSOCIATES, LLC
4445 WILLARD AVENUE SUITE 400
CHEVY CHASE, MD 20815
COMPANIES *240-333-3600*

WACHOVIA BANK, NA

68-141
510

DATE	CHECK NO.	AMOUNT
November 2, 2004	4180122	$********800.00

**********Eight hundred dollars and no cents

2 SIGNATURES IF OVER $5,000

DC Treasurer

OF

AUTHORIZED SIGNATURE

SAFEGUARD SECURE

CA 17271

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

D.C. OFFICE OF ZONING

BOARD OF ZONING ADJUSTMENT
WASHINGTON, D.C. 20001

RECEIPT

CHECK NO. 4180122

BZA CASE No. 17271 **(DATE)** Nov. 5, 2004

Name JBG/Louisiana Avenue, LLC **Amount $** 800.00

Address 4445 Willard Ave, #400, Chevy Chase, Md. 20815

DESCRIPTION

Application of JBG/Louisiana Ave., LLC for an area variance to allow an addition to an existing office building located at 51 Louisiana Ave., N.W., Square 631, Lot 17, C-3-C Zoning District.

BZA-0100/9-98 98-0857

BZA
Case No. 17271
Exhibit No. 9

#8

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 3, 2004

Plat for Building Permit of SQUARE 631 LOT 17

Scale: 1 inch = 40 feet Recorded in Book 157 Page 170

Receipt No. 15418

Furnished to: ROBERT SOCKWELL

Surveyor, D.C.

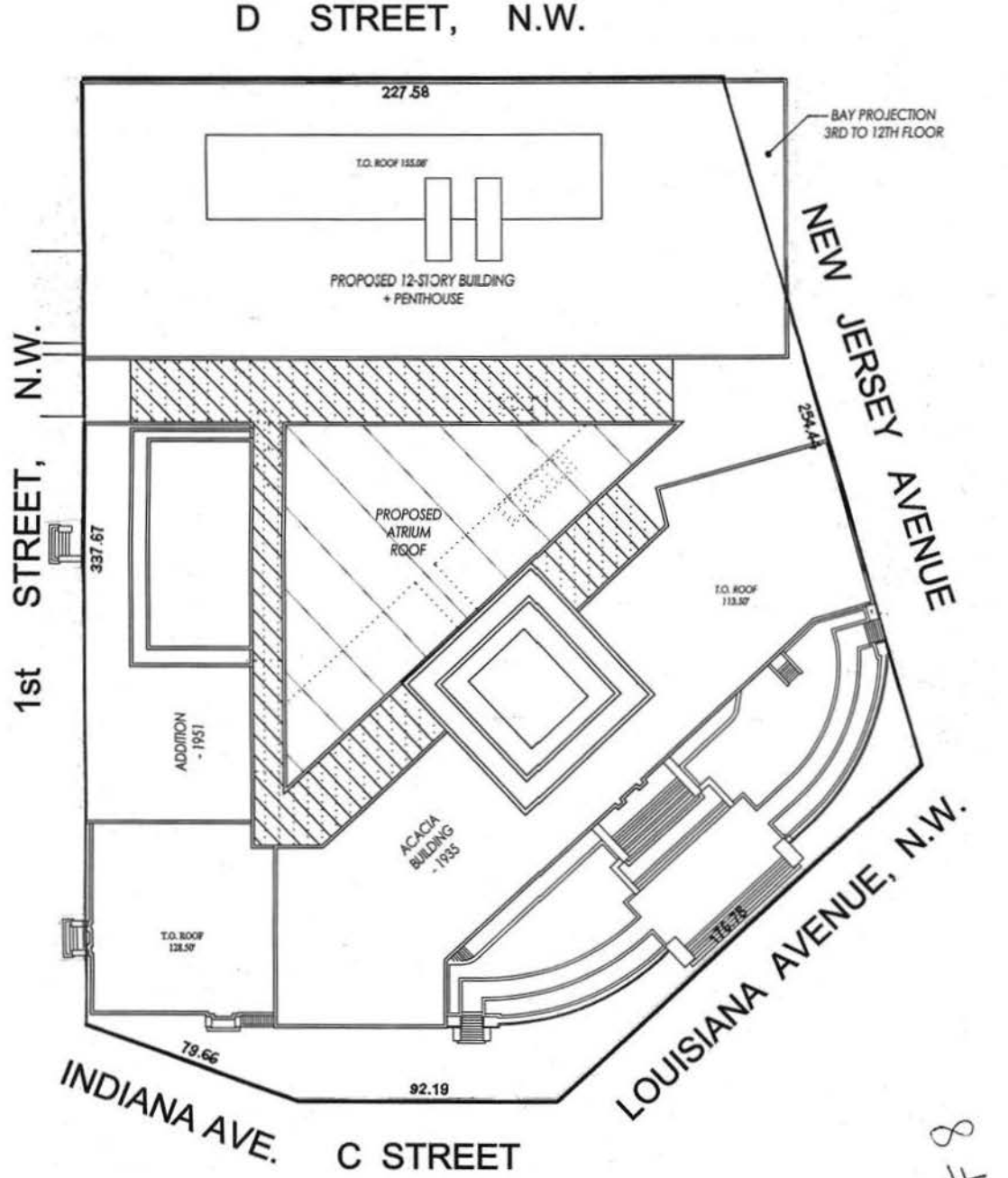
By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

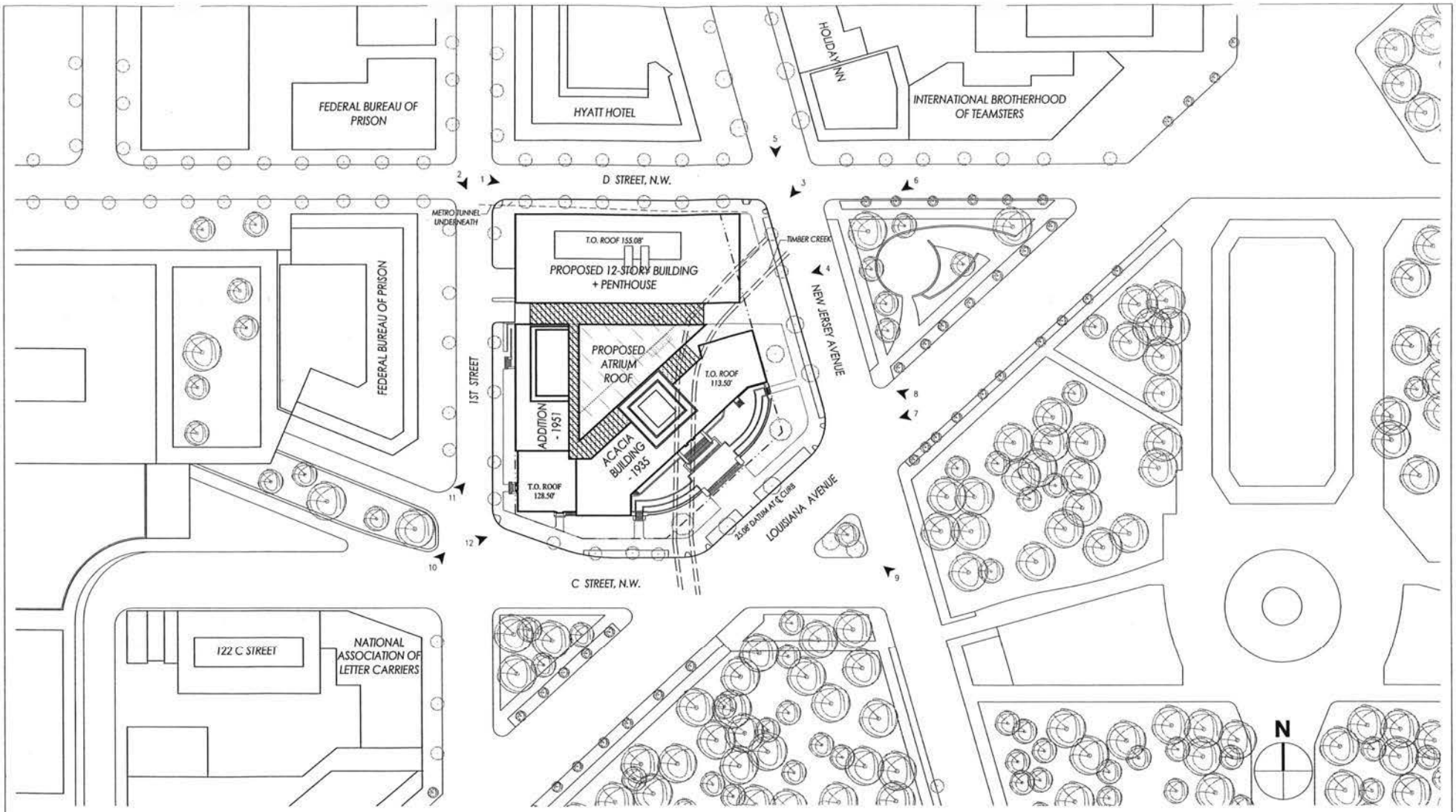
_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-15418(2004)

8
#



Scale: 1" = 100'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

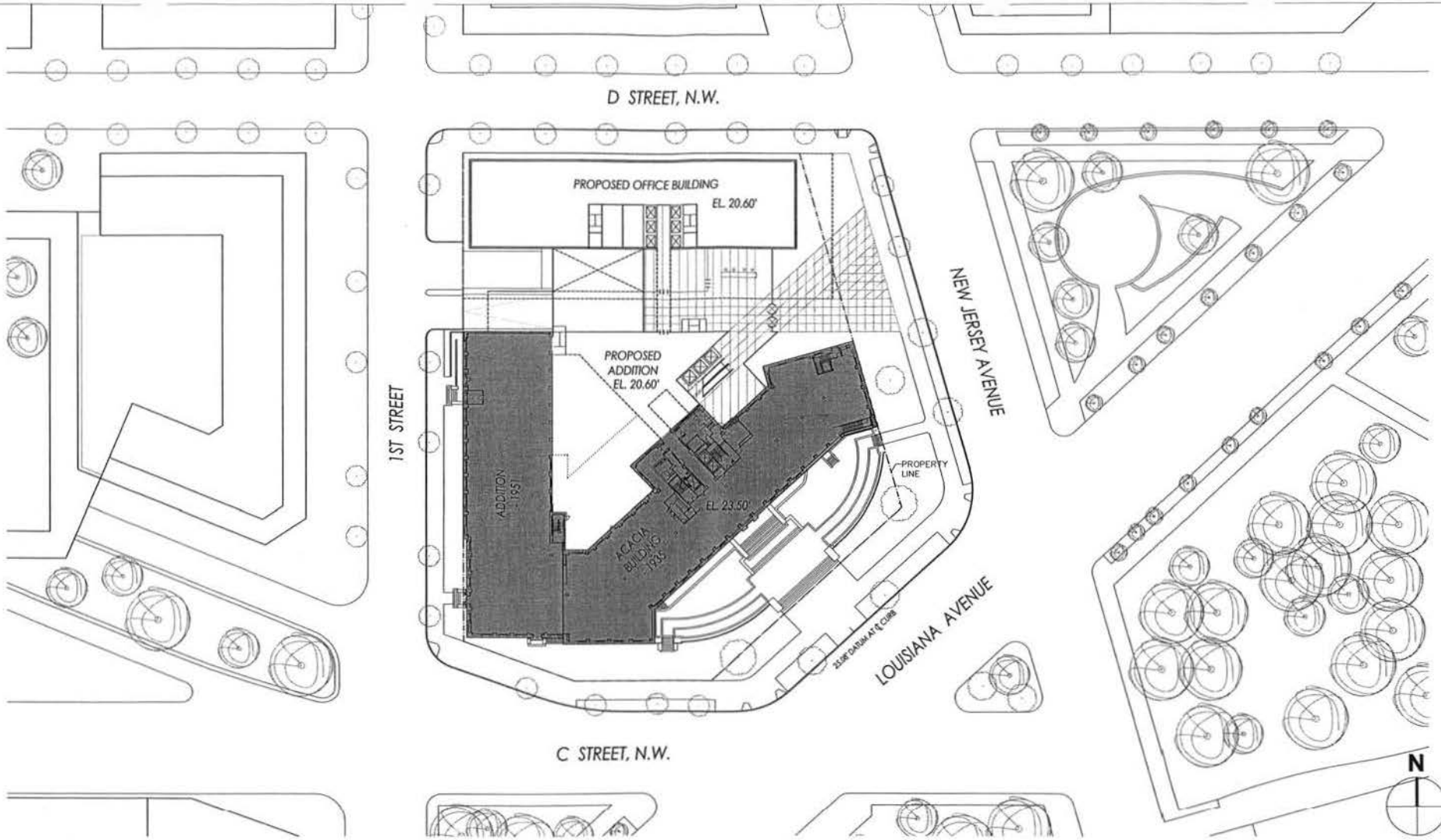
Site Plan

Sheet 1

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture



Scale: 1" = 64'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

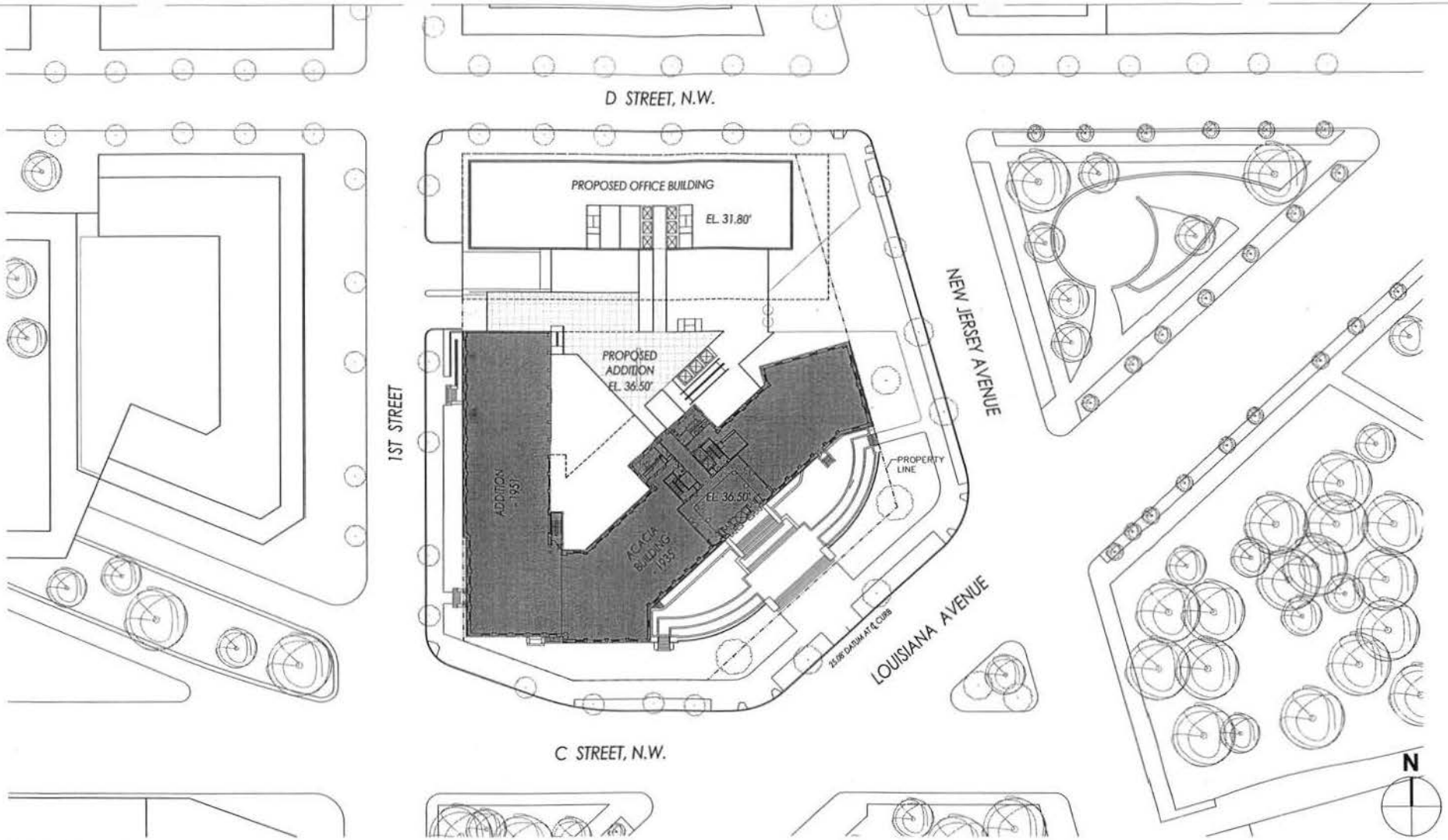
Ground Floor Plan

Sheet 2

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture



Scale: 1" = 64'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

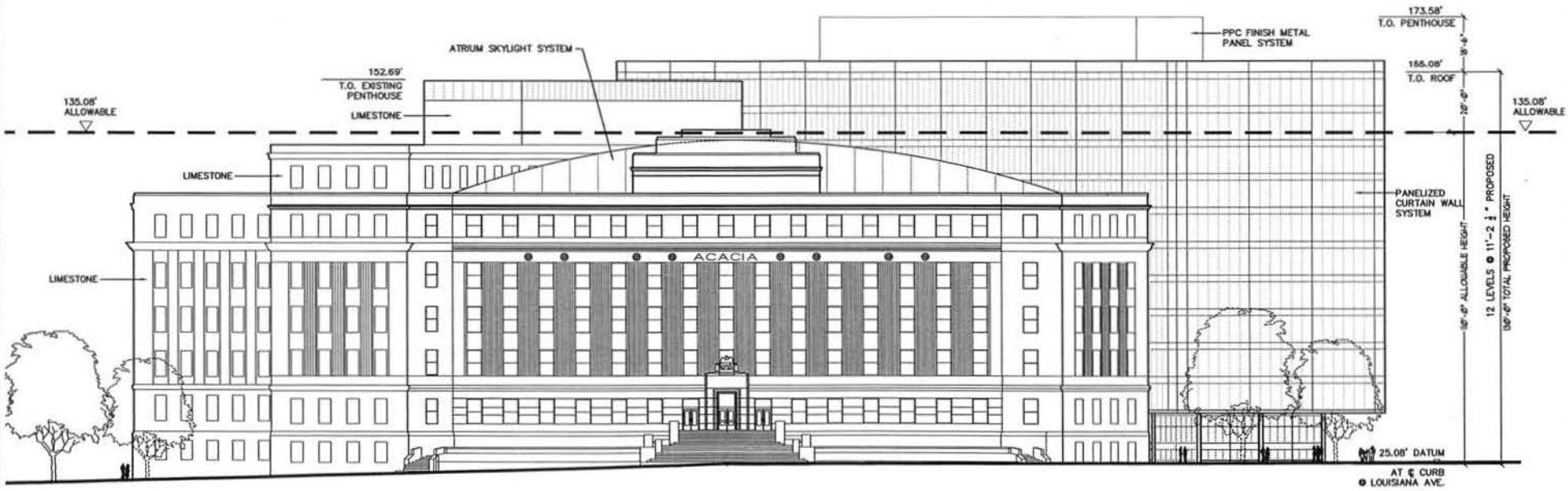
2nd Floor Plan

Sheet 3

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture



Scale: 1" = 32'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

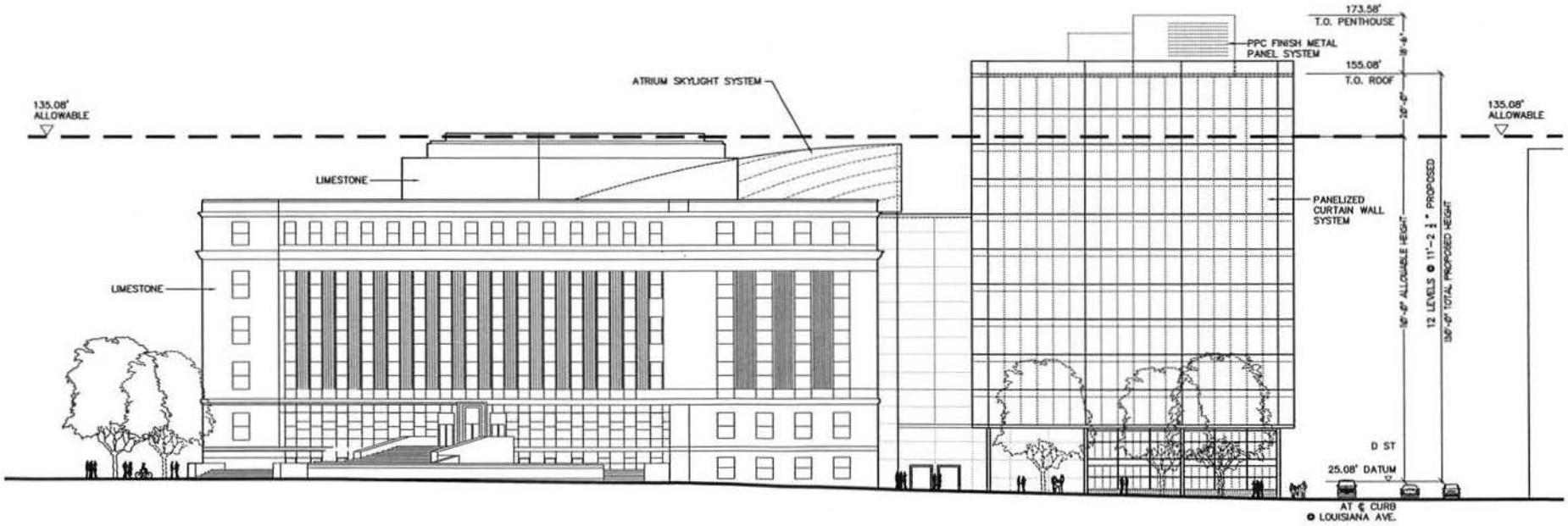
Louisiana Avenue Elevation

Sheet **5**

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture



Scale: 1" = 32'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

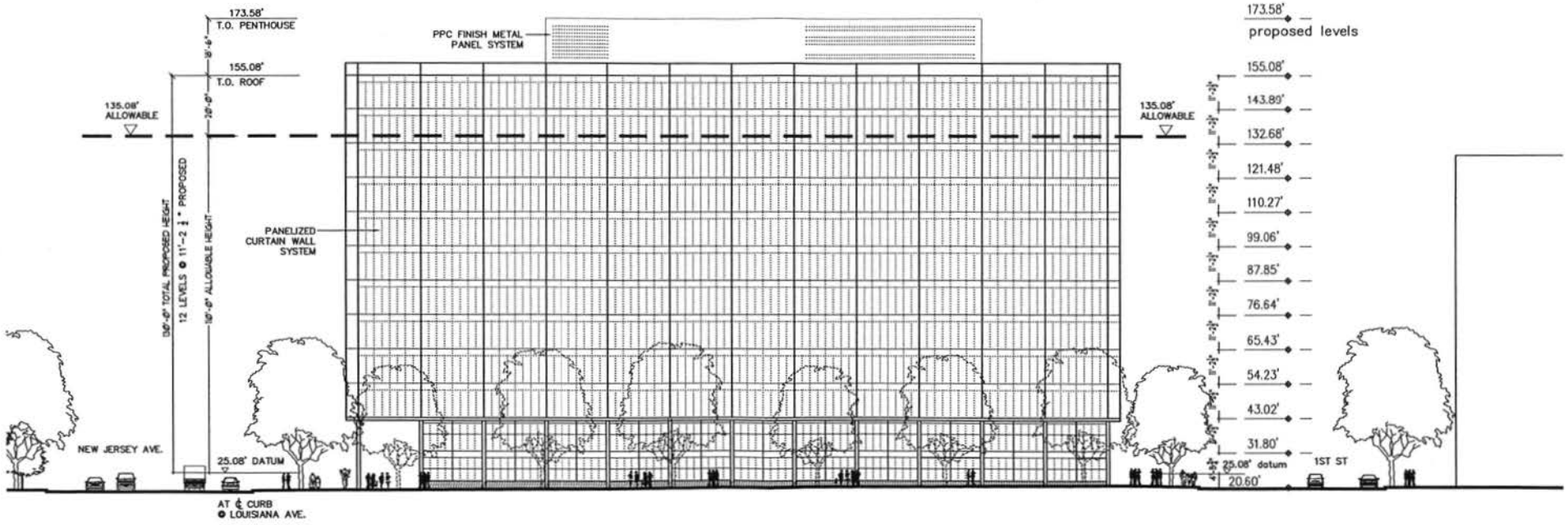
New Jersey Avenue Elevation

Sheet **6**

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture



Scale: 1" = 32'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

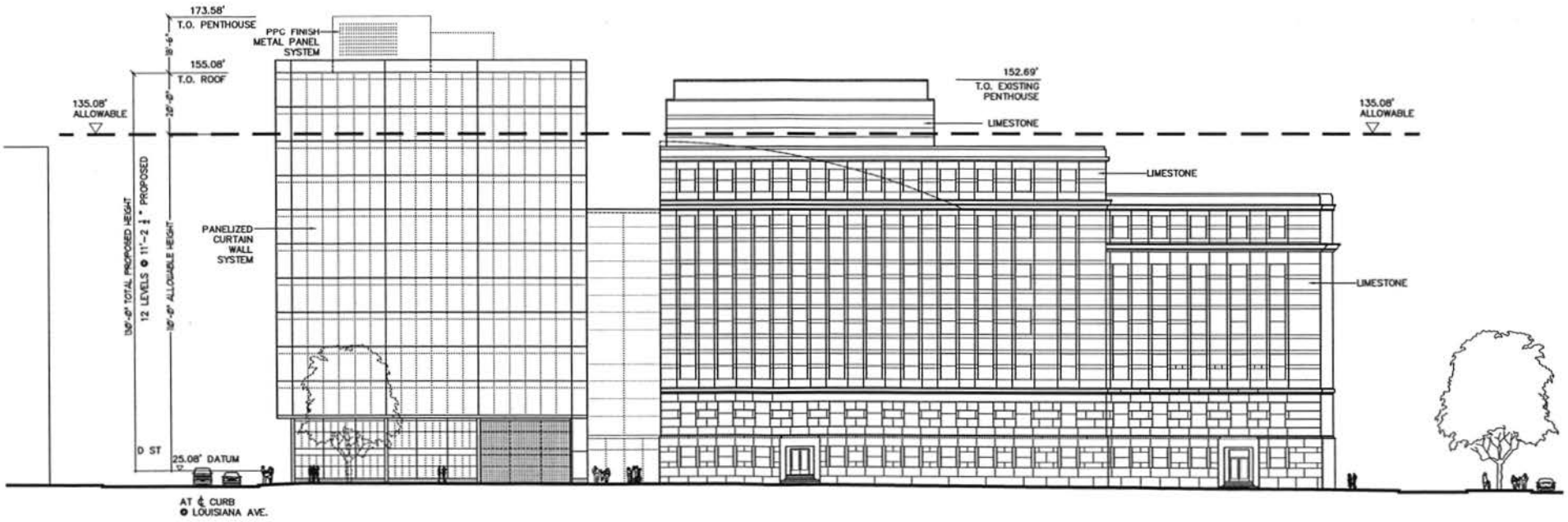
D Street Elevation

Sheet 7

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture



Scale: 1" = 32'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

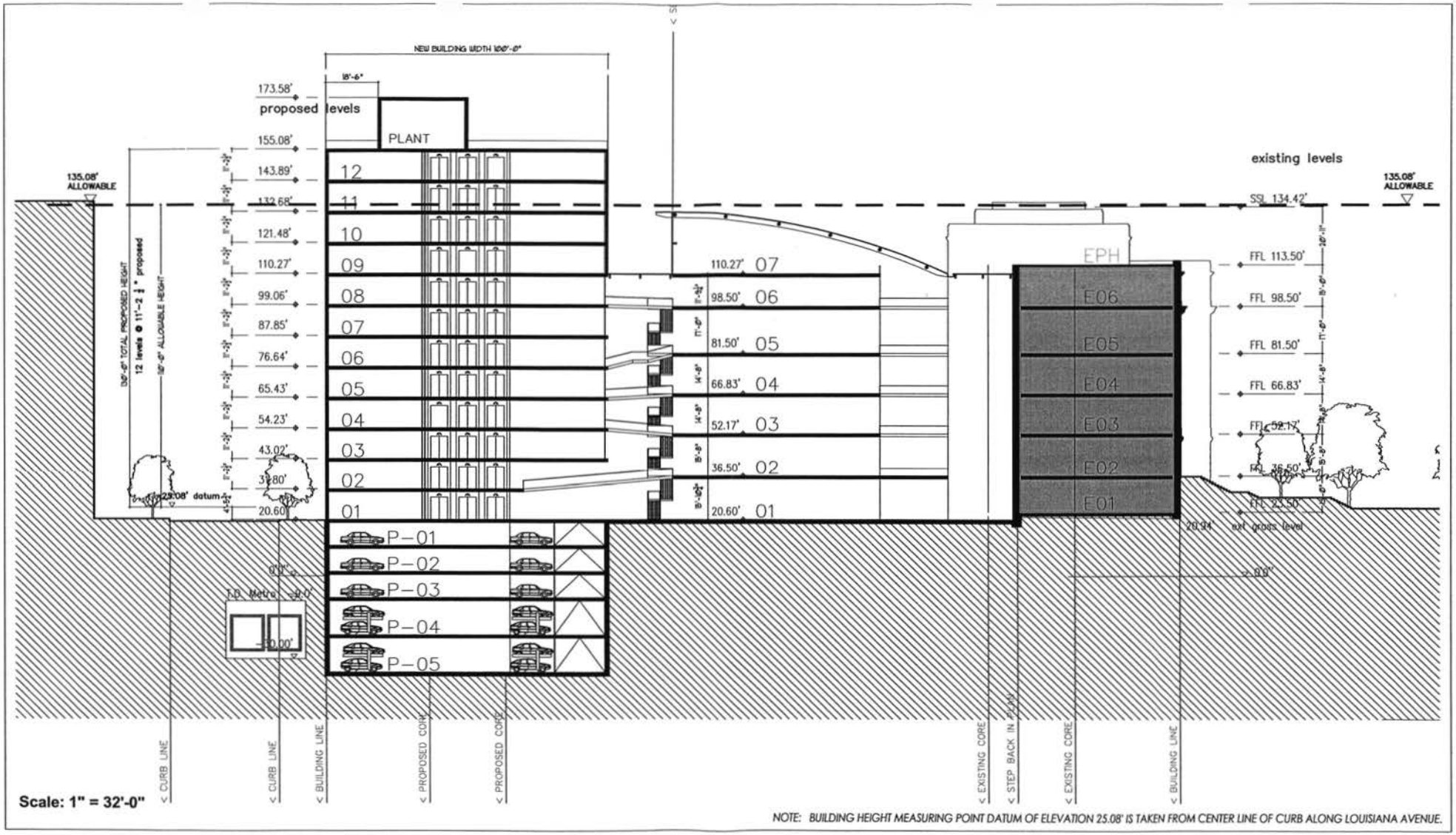
1st Street Elevation

Sheet **8**

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture



Scale: 1" = 32'-0"

NOTE: BUILDING HEIGHT MEASURING POINT DATUM OF ELEVATION 25.08' IS TAKEN FROM CENTER LINE OF CURB ALONG LOUISIANA AVENUE.

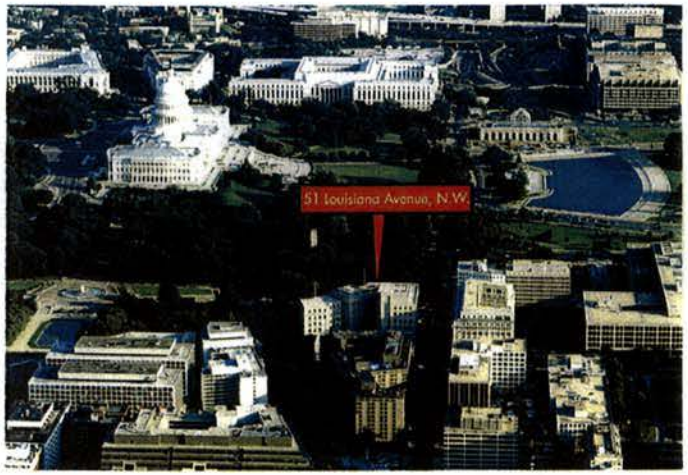
N - S Section Looking East

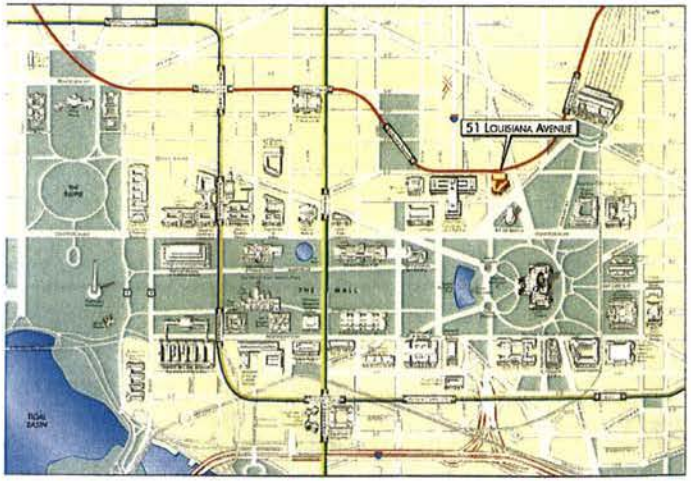
Sheet 9

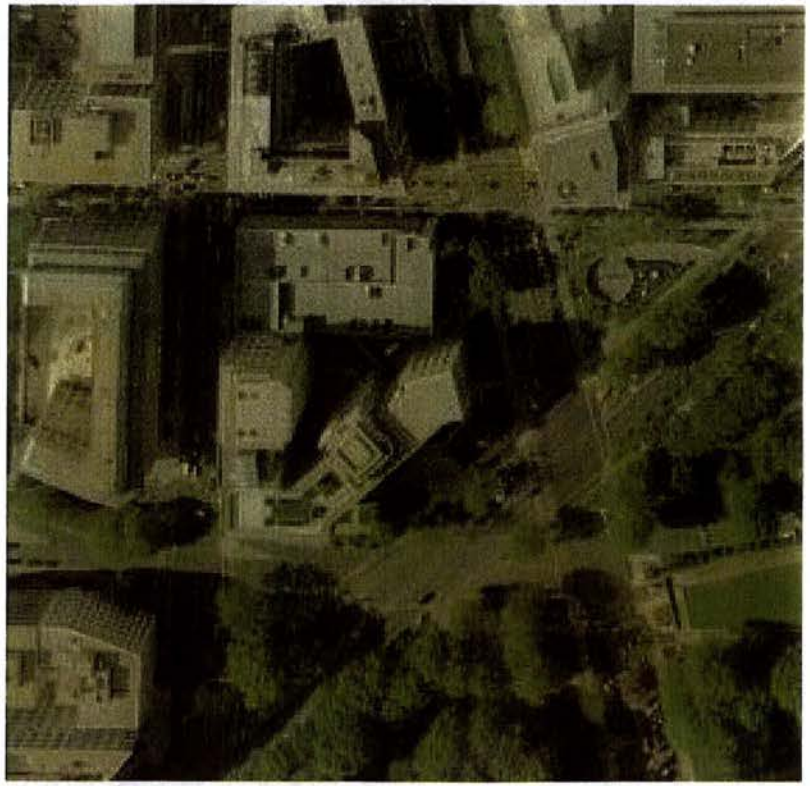
51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture







Existing Condition Photos

Sheet 10

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture









1	2
4	3

Existing Condition Photos Sheet **11**

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture









5 6
8 7

Existing Condition Photos Sheet **12**

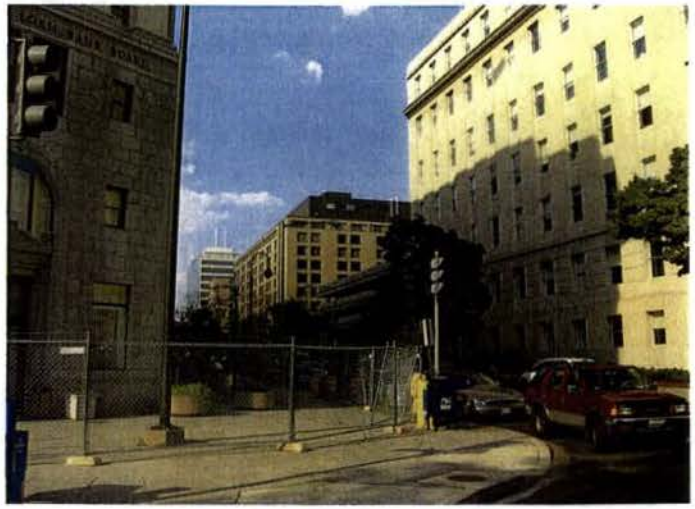
51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture









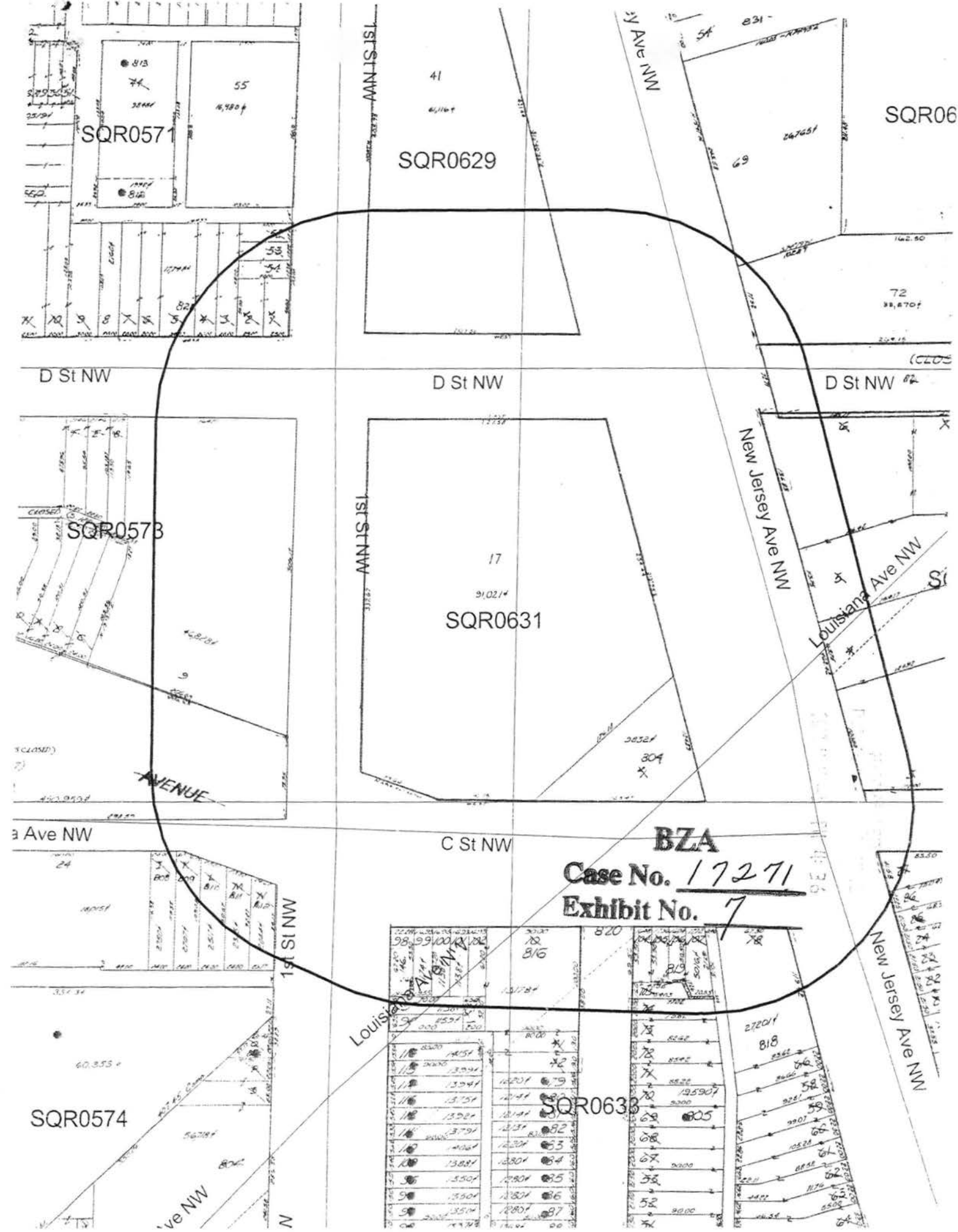
9	10
12	11

Existing Condition Photos Sheet **13**

51 Louisiana Avenue, Washington D.C. - The JBG Companies

BZA submission 3rd November 2004

RRP Architects/ WDG Architecture


SQR0571
SQR0629
SQR06
SQR0573
SQR0631
SQR0574
SQR0633
D St NW
D St NW
D St NW
1st St NW
1st St NW
1st St NW
New Jersey Ave NW
New Jersey Ave NW
New Jersey Ave NW
Louisiana Ave NW
Louisiana Ave NW
C St NW
AVENUE
BZA
Case No. 17271
Exhibit No. 7

Square Suffix and Lot: 0629 0041 * Lot Address: 400 NEW JERSEY AV NW
Owner: BRE/CAPITOL HILL LLC * Owner's Address: 345 PARK AVE NEW YORK, NY 10154-0004

Square Suffix and Lot: 0630 0069 * Lot Address: 0415 - 0427 NEW JERSEY AV NW
Owner: I&G CAPITOL INC * Owner's Address: C/O IAN GAUM 4800 MONGOMERY LANE STE M25 BETHESDA, MD

Square Suffix and Lot: 0630 0072 * Lot Address: 0025 LOUISIANA AV NW
Owner: INTERNATIONAL BROTHERHOOD OF TEAMSTERS * Owner's Address: C/O WELDON MATHIS 25 LOUISIA

Square Suffix and Lot: 0631 0017 * Lot Address: 0051 LOUISIANA AV NW
Owner: ACACIA MUTUAL LIFE INSURANCE * Owner's Address: C/O BOSTON PROPERTIES INC 401 9TH ST NW S

Square Suffix and Lot: 0631 0804 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0632 0802 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0634 0800 * Lot Address: 0250 NEW JERSEY AV NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0096 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0097 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0098 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0099 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0100 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0101 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0818 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0820 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0819 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0816 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0633 0804 * Lot Address: NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0571 0008 * Lot Address: 0117 D ST NW
Owner: CCNV * Owner's Address: C/O VICE PRESIDENT 425 2ND ST NW WASHINGTON, DC 20001-2003

Square Suffix and Lot: 0571 0055 * Lot Address: 0440 1ST ST NW
Owner: JAMES P CASSESE * Owner's Address: C/O LENKIN CO 4922A SAINT ELMO AVE BETHESDA, MD 20814-6

Square Suffix and Lot: 0571 0821 * t Address: 0400 1ST ST NW
Owner: UNITED STATES OF AMER * Owner's Address: C/O JUSTICE DE RTMENT 0311 1ST ST NW WASHIN

Square Suffix and Lot: 0573 0009 * Lot Address: 0101 INDIANA AV NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Square Suffix and Lot: 0574 0024 * Lot Address: 122 C ST NW
Owner: 122 C STREET LLC * Owner's Address: C/O MIDLAND LOAN SVC INC PO BOX 419127 KANSAS CITY, MO

Square Suffix and Lot: 0574 0808 * Lot Address: 0108 C ST NW
Owner: NATIONAL ASSOC LETTER@ CARRIERS USA * Owner's Address: 100 INDIANA AVE NW WASHINGTON,

Square Suffix and Lot: 0574 0809 * Lot Address: 0106 C ST NW
Owner: NATIONAL ASSOC LETTER@ CARRIERS USA * Owner's Address: 100 INDIANA AVE NW WASHINGTON,

Square Suffix and Lot: 0574 0810 * Lot Address: 0100 INDIANA AV NW
Owner: NATIONAL ASSOC LETTER@ CARRIERS USA * Owner's Address: 100 INDIANA AVE NW WASHINGTON,

Square Suffix and Lot: 0574 0811 * Lot Address: INDIANA AV NW
Owner: NATIONAL ASSOC LETTER@ CARRIERS USA * Owner's Address: 100 INDIANA AVE NW WASHINGTON,

Square Suffix and Lot: 0574 0812 * Lot Address: NW
Owner: NATIONAL ASSOC LETTER@ CARRIERS USA * Owner's Address: 100 INDIANA AVE NW WASHINGTON,

Square Suffix and Lot: 0630 0828 * Lot Address: NEW JERSEY AV NW
Owner: UNITED STATES OF AMERICA * Owner's Address: NON-TAXABLE

Formatted for AVERY 5161 & 5261 Labels

BRE/CAPITOL HILL LLC
345 PARK AVE
NEW YORK, NY 10154-0004

UNITED STATES OF AMERICA
NON-TAXABLE

I&G CAPITOL INC
C/O IAN GAUM
4800 MONGOMERY LANE STE M25
BETHESDA, MD 20814

UNITED STATES OF AMERICA
NON-TAXABLE

INTERNATIONAL BROTHERHOOD OF TEAMSTERS
C/O WELDON MATHIS
25 LOUISIANA AVE NW
WASHINGTON, DC 20001-2130

UNITED STATES OF AMERICA
NON-TAXABLE

ACACIA MUTUAL LIFE INSURANCE
C/O BOSTON PROPERTIES INC
401 9TH ST NW STE 700
WASHINGTON, DC 20004-2131

UNITED STATES OF AMERICA
NON-TAXABLE

UNITED STATES OF AMERICA
NON-TAXABLE

UNITED STATES OF AMERICA
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UNITED STATES OF AMERICA
NON-TAXABLE

UNITED STATES OF AMERICA
NON-TAXABLE

CCNV
C/O VICE PRESIDENT
425 2ND ST NW
WASHINGTON, DC 20001-2003

UNITED STATES OF AMERICA
NON-TAXABLE

JAMES P CASSESE
ET AL
C/O LENKIN CO
4922A SAINT ELMO AVE
BETHESDA, MD 20814-6056

Formatted for AVERY 5161 & 5261 Labels

UNITED STATES OF AMERICA
C/O JUSTICE DEPARTMENT
0311 1ST ST NW
WASHINGTON, DC 20534-0001

UNITED STATES OF AMERICA
NON-TAXABLE

122 C STREET LLC
C/O MIDLAND LOAN SVC INC
PO BOX 419127
KANSAS CITY, MO 64141-6127

NATIONAL ASSOC LETTER@ CARRIERS USA
100 INDIANA AVE NW
WASHINGTON, DC 20001-2144

NATIONAL ASSOC LETTER@ CARRIERS USA
100 INDIANA AVE NW
WASHINGTON, DC 20001-2144

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WASHINGTON, DC 20001-2144

NATIONAL ASSOC LETTER@ CARRIERS USA
100 INDIANA AVE NW
WASHINGTON, DC 20001-2144

UNITED STATES OF AMERICA
NON-TAXABLE

THE JBG COMPANIES

November 2, 2004

Mr. Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: 51 Louisiana Avenue, N.W.; Square 631, Lot 17(the "Property")

Dear Mr. Griffis:

This letter, on behalf of JBG/Louisiana Avenue, L.L.C., the owner of the above-referenced Property, is to authorize the law firm of Robins, Kaplan, Miller & Ciresi, LLP to file and prosecute a BZA Application for the Property and to act on our behalf and as our agent with respect to this matter.

Sincerely,

JBG/Louisiana Avenue, L.L.C.

By: JBG/Company Manager, L.L.C.,
its Managing Member

By: _____

Managing Member

BZA
Case No. 17271
Exhibit No. 6

4445 WILLARD AVENUE CHEVY CHASE, MARYLAND 20815-3690 (240) 333-3600 TELEFAX· (240) 333-3610

Form 135 – Side 1
(Revised 03/15/02)

ase No. 17271

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
51 Louisiana Avenue, N.W.	631	17	C-3-C	6C09

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☒ §3103.2 - Area Variance	☐ §3104.1-Special Exception
Pursuant to Subsections		1709.23	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print) JBG/Louisiana Avenue, L.L.C.
Agent's Signature	Agent's Name (Please Print) Richard B. Nettler, Esquire & Jeannine Rustad, Esquire

Date	11/5/04	D.C. Bar No.	929471/451110	or	Architect Registration No.	

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

BZA
Case No. 17271
Exhibit No. 5

Signature		Date	

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Form 135 – Side 1
(Revised 03/15/02)

e No. 17271

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
51 Louisiana Avenue, N.W.	631	17	C-3-C	6C09

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Agent's Signature	Agent's Name (Please Print) Richard B. Nettler, Esquire & Jeannine Rustad, Esquire

Date		D.C. Bar No.	929471/451110	or	Architect Registration No.	

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Signature		Date	

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	91,021	N/P	N/P	91,021	None
Lot Width (ft. to the tenth)	230.40'	N/P	N/P	230.40'	None
Lot Occupancy (building area/lot area)	74.7%	N/P	100%	100%	None
Floor Area Ratio (FAR) (floor area/lot area)	3.25	N/P	9.0	5.37	None
Parking Spaces (number)	463	271	N/P	520	None
Loading Berths (number and size in ft.)	2 @ 12' x 30' 1 @ 10' x 20'	3 @ 12' x 30' 1 @ 10' x 20'	N/P	3 @ 12' x 30' 1 @ 10' x 20'	None
Front Yard (ft. to the tenth)	0	N/P	N/P	0	None
Rear Yard (ft. to the tenth)	12'	25'	N/P	Varies (61'2" min.)	None
Side Yard (ft. to the tenth)	None	N/P	N/P	None	None
Court, Open (width by depth in ft.)	71.08°	N/P	N/P	None	None
Court, Closed (width by depth in ft.)	None	N/P	N/P	None	None
Height (ft. to the tenth)	Main - 113' 1951 addition – 105'	N/P	110'	New Addition – 130'	20'

STATEMENT OF REASONS IN SUPPORT OF APPLICATION
FOR AN AREA VARIANCE FROM THE HEIGHT REQUIREMENTS OF THE ZONING REGULATIONS TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING AT 51 LOUISIANA AVENUE, N W , SQUARE 631, LOT 17

This Statement of Reasons is submitted on behalf of JBG/Louisiana Avenue, L L C (the "Applicant")

The Property. The subject property, 51 Louisiana Avenue, N W., Square 631, Lot 17 (the "Property"), is located in the heart of the District of Columbia, near Union Station, the federal courts and the U S Capitol. The site, which is irregularly shaped, contains 91,021 square feet of land The Property is situated on a full city block and is bordered by D Street to the north, New Jersey Avenue to the east, Louisiana Avenue to the southeast, C Street to the south (the property along C Street curves slightly to the northwest), and 1st Street to the west

The Property is improved with two separate but connected buildings that are configured in a V shape around a landscaped courtyard, and by an above-ground six-level parking garage built in the 1970's. The main building, known as the Acacia Building, was constructed in 1935, and the second building was constructed in 1953. The existing building contains fifteen-foot (15') ceilings and has a two-story main lobby.

Current Use. The Property is currently used as an office building for a single tenant.

Proposed Use. Because of the needs of the tenant of the existing building, by this application, the Applicant proposes to demolish the existing parking garage and construct a twelve (12) story "new" office building in its place The new building will be connected to the existing buildings via a seven (7) story addition to be constructed in the current courtyard The floor plates of this addition will be aligned with those of the existing Acacia Building which has 15' slab-to-slab heights Given that the proposed "new" office building will have 11'2" slab-to-slab heights, its floors will not align with either the floors in the addition or the existing Acacia Building As such, there will be a series of ramped skywalks connecting various floors of the addition to various floors of the new office building. The area between the new office building and the existing Acacia Building and Annex will be enclosed with a glass atrium roof. This roof will span over the top of the addition The new building will also include five (5) levels of below-grade parking

Zoning. The Property is zoned C-3-C. The C-3-C zone is designed to permit compact medium-high density development, including office, retail, housing, and mixed use development 11 D C M R § 740 8 The Property is in the Downtown East receiving zone for transfer development rights, which permits a maximum FAR of 9.0 and a maximum building height of one hundred ten feet (110') 11 DCMR §§1709 15 & 1709.23

The use proposed by the Applicant, an addition to an existing office building, is allowed as a matter of right in the C-3-C zone district.

Required Zoning Relief. Section 3103 2 of the Zoning Regulations permits the Board to grant area variances, pursuant to the following:

> Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical

BZA
Case No. 17271
Exhibit No. 4

> conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under this Act would result in peculiar and exceptional and undue hardship upon the owner of such property, to authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zoning plan as embodied in the zoning regulations and map

In short, the Board may the Board is empowered to grant an area variance where it finds three conditions

(1) The property is unique because, inter alia, of its size, shape or topography,

(2) The owner would encounter practical difficulties if the zoning regulations were strictly applied;

(3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zoning plan

Roumel v District of Columbia Bd of Zoning, 417 A 2d 405, 408 (D C 1980), *see also Association For The Preservation Of 1700 Block Of N Street, N W v Board of Zoning Adjustment*, 384 A.2d 674, 678 (D C 1978)(the applicant must demonstrate that compliance with the area restriction is unduly burdensome and the practical difficulties are unique to the property)

Relief from the zoning regulations is necessitated by the uniqueness and practical difficulties associated with the Property The uniqueness of the Property arises out of·

- The oddly shaped lot.
  - The lot is five (5) sided and is bounded by D Street, N W to the north, New Jersey Avenue, N.W to the east, Louisiana Avenue, N W to the southeast, C Street, N W. to the south (the property along C Street curves slightly to the northwest), and 1st Street, N W to the west
- The irregular V shape of the property
- Historic nature of the building
  - The building is subject to a standstill agreement with DCPL entered into by the prior owner and thus effectively treated as a historic landmark
- Extremely high floor plates of fifteen feet (15') in the existing building
- Tiber Creek combined storm sewer running underneath the property
- Metro tunnel underneath and adjacent to the property

This confluence of unique factors gives rise to practical difficulties in designing an efficient addition that complies with the zoning regulations, meets the needs of the existing tenant or any other possible tenant and also utilizes the remaining development potential of the site For example, the historic nature of the existing buildings and the standstill agreement preclude any

demolition to or additional height over the existing buildings Given the sensitive nature of the existing buildings, new development must be sited so as not to encroach, either physically or visually, upon the existing buildings This requires setbacks between the buildings and thus further limits the available site area for development Additionally, the irregular V shape of the existing Acacia Building and Annex improvements diminishes the ability to efficiently develop the remaining portion of the Property The high slab-to-slab heights (15') of the existing Acacia building requires a connecting addition building to transition from the existing space to new space This addition utilizes density that might otherwise more efficiently be used on the site The location of the Tiber creek running through the middle of the property makes it difficult to design an efficient below-grade garage and the adjacent Metro Tunnel on D Street limits the flexibility and increases the cost of construction of the below-grade garage Given these and other limiting factors, the Applicant is not able to achieve the by-right available density of 591,363 square feet[1] and is only proposing new development for a total of 489,138 square feet on the Property In order to achieve even this reduced density, however, it is vital that the height variance be granted

Granting this application will not be of substantial detriment to the public good and will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

CONCLUSION

The requested zoning relief is required so as to allow the Applicant to construct the proposed addition to the existing buildings The proposed design of the project is the product of extensive study of the Property and development requirements of the Applicant The proposed project has been designed so as to respond to and respect the historic nature of the existing buildings on the Property The proposed project resolves the inherent conflicts, challenges and opportunities associated with the Property without substantially impairing the intent, purpose and integrity of the zone plan, as embodied in the Zoning Regulations and Map

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the Applicant's proof and all other support of record for the special exceptions requested, such relief be granted

Respectfully submitted,

ROBINS, KAPLAN, MILLER & CIRESI, L L.P

By _____
Richard B. Nettler

By _____
Jeannine Rustad

[1] This figure is with the 6 5 FAR allowed in the C-3-C zone district However, with the transfer of development rights, a 9 0 FAR would be permitted, resulting in a development potential of 819,189 square feet for the Property, of which only about half is being utilized