



Congressional Black Caucus Foundation, Inc.

September 13, 1995

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Honorable Kweisi Mfume
Ex-Officio

Mr. Quentin R. Lawson
Executive Director

Ms. Madeliene H. Robinson
Office of Zoning
441 4th Street, NW
Suite 210
Washington, DC 20001

Dear Ms. Robinson:

I have attached a request to the Zoning Commission that current zoning be retained for four properties that would be affected under Zoning Case No. 95-4.

I would appreciate your assistance in making this request part of the Official File for Case 95-4, and having the request letter and attachments submitted as testimony in the Public Hearings that will be held on September 25, and in November.

Thank you for your time.

Sincerely,

Quentin Lawson
Executive Director
Congressional Black Caucus Foundation

OFFICE OF ZONING
DISTRICT OF COLUMBIA
SEP 14 P2:16

ZONING COMMISSION
CASE No. 95-4
EXHIBIT No. 34

ZONING COMMISSION
District of Columbia
CASE NO. 95-4
EXHIBIT NO. 34



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Mr. Quentin R. Lawson
Executive Director

September 13, 1995

Ms. Jerrily R. Kress
Chair
Zoning Commission

Dear Ms. Kress:

I am writing you to request that current zoning be retained for four properties that would be affected under Zoning Case No. 95-4. We have been planning to erect our National Headquarters on this site since early 1994. We have achieved several milestones, including the closing of an alley, which required a complete review by several agencies, and a full public hearing process. The recommended zoning changes would not allow us to proceed as planned. Specifically, I request that you retain C-M-1 zoning for lots 128, 808, 809 and 810 in Square 750. Below, I outline for your review the background to this request, including:

- our mission;
- our goals and objectives for the building;
- the appropriateness of this site
 - to our objectives
 - to the neighborhood
- impact of changing zoning to C-2-B or S-P-1, as proposed;
- the processes that we have undergone to date regarding the building; and
- our projected timeline.

The Congressional Black Caucus Foundation is steadily emerging as the premier national organization for ensuring full participation of African Americans in the formulation of public policy. It is the mission of the CBC Foundation through research, training and innovation to contribute significantly to the empowerment of African Americans educationally, politically and economically.

Mike
9/14/95

Our goals for this building are to provide professional office space for 30-35 staff to conduct Research and Education Programs.

This site is located at the corner of 2nd Street and K Street. This predominantly Afro-American community contains a mixture of residential and commercial townhouses and buildings which reflect our organizations commitment to work with the community mentoring youth, promoting literacy programs and possible opportunities for employment.

Why the site works for CBCF objectives: The location of this site is circled on the Zoning Map (Attachment A). The building will be at the corner of the Square. Across the street to the west, the proposed zoning adjacent to the railroad tracks is 'M', meaning that there could be a high density commercial/manufacturing use. Across 2nd Street to the north, proposed zoning could result in a change from 'M' to 'C-M-3', which permits high bulk commercial/light manufacturing. Our building, directly across the street from these sites, would anchor the transition from heavier commercial use to medium density development and residential housing, which is the stated goal of the Office of Planning's Comprehensive Plan. Our three story building directly would meet the goals of this plan, as stated in the April 28, 1995 memorandum to you titled "Preliminary Report, Union Station Area Rezoning", by:

- "Stabilizing the boundary between continuing economic development activity near the railroad tracks and the adjacent residential neighborhood;
- Allowing a mixture of industrial and commercial uses at medium-high density near the railroad tracks north of K Street, NE in order to provide business and job opportunities;
- Encourage a mixture of commercial uses at moderate to medium density at locations between the residential neighborhood and intensive commercial development abutting the railroad tracks, guided by the mixed use designations on the Generalized Land Use Map;
- Maintain the existing scale of the residential neighborhood and of the building stock in most of the area; establish suitable intermediate, "step-

- Maintain the existing scale of the residential neighborhood and of the building stock in most of the area; establish suitable intermediate, "step-down" building heights at the edges of intensive commercial development."

Our building accomplishes exactly the stated goals, particularly the last one. Our three-story building establishes the step-down directly across from the more intensive areas. The building is designed to retain the character of the existing two-story townhouses by actually using the walls of these structures as a base. Our third story would be steel and glass, and the overall design is intended to blend in quite nicely with the existing structures. Please see the site and building plans contained in Attachment B.

The building will also blend in nicely with current uses. Most of the townhouses along 2nd Street, right up to this site, are used as small office space. At the corner of 2nd and Parker Streets, next to our site to the south, are the headquarters of Save the Children (northern corner) and a 9000 square foot commercial building used as a Veteran's Center.

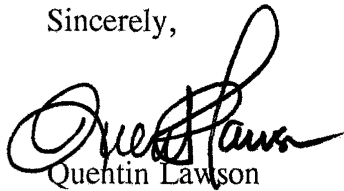
The impact of changing the zoning from C-M-1 to the proposed S-P-1 or C-2-B would prevent us from continuing this project. We need the 15,000 square feet, which is the maximum allowable under current zoning. S-P-1 would allow 12,500 feet; C-2-B would allow only 7,500 feet. Neither would be sufficient for our needs. S-P-1 would impose the additional barrier of requiring Board of Zoning approval, a process of several months. We have already been through a lengthy approval process where the concept and design of the building have been presented and approved by residents, the ANC, the City Council, and the Mayor. Why require this site to go through another hearing process?

To date, we have designed the building, done preliminary site work, and closed the alley that connects the four lots. Attachment C, D.C. Act 10-391, documents our completion of the alley closing process, which included several neighborhood meetings and a Public Hearing. The 30-day Congressional review was completed after the Mayor signed this Act on December 30, 1994. We planned to break ground and begin construction in early 1995. Unfortunately, our plans have been delayed. It could be two or more years before we are able to begin construction.

Please allow the C-M-1 zoning to remain unchanged. For the reasons stated above, this building, only possible under C-M-1, will meet our needs, enhance the neighborhood, and directly meet the goals of the Comprehensive Plan.

Thank you for your consideration and your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Quentin Lawson". The signature is fluid and cursive, with a large initial "Q" and "L".

Quentin Lawson
Executive Director
Congressional Black Caucus Foundation

cc: Maybelle Taylor Bennett, Zoning Commission
John Parsons, Zoning Commission
William Ensign, Zoning Commission
Madeliene H. Robinson, Office of Zoning
Nate Gross, Office of Planning
Harold Brazil, City Council

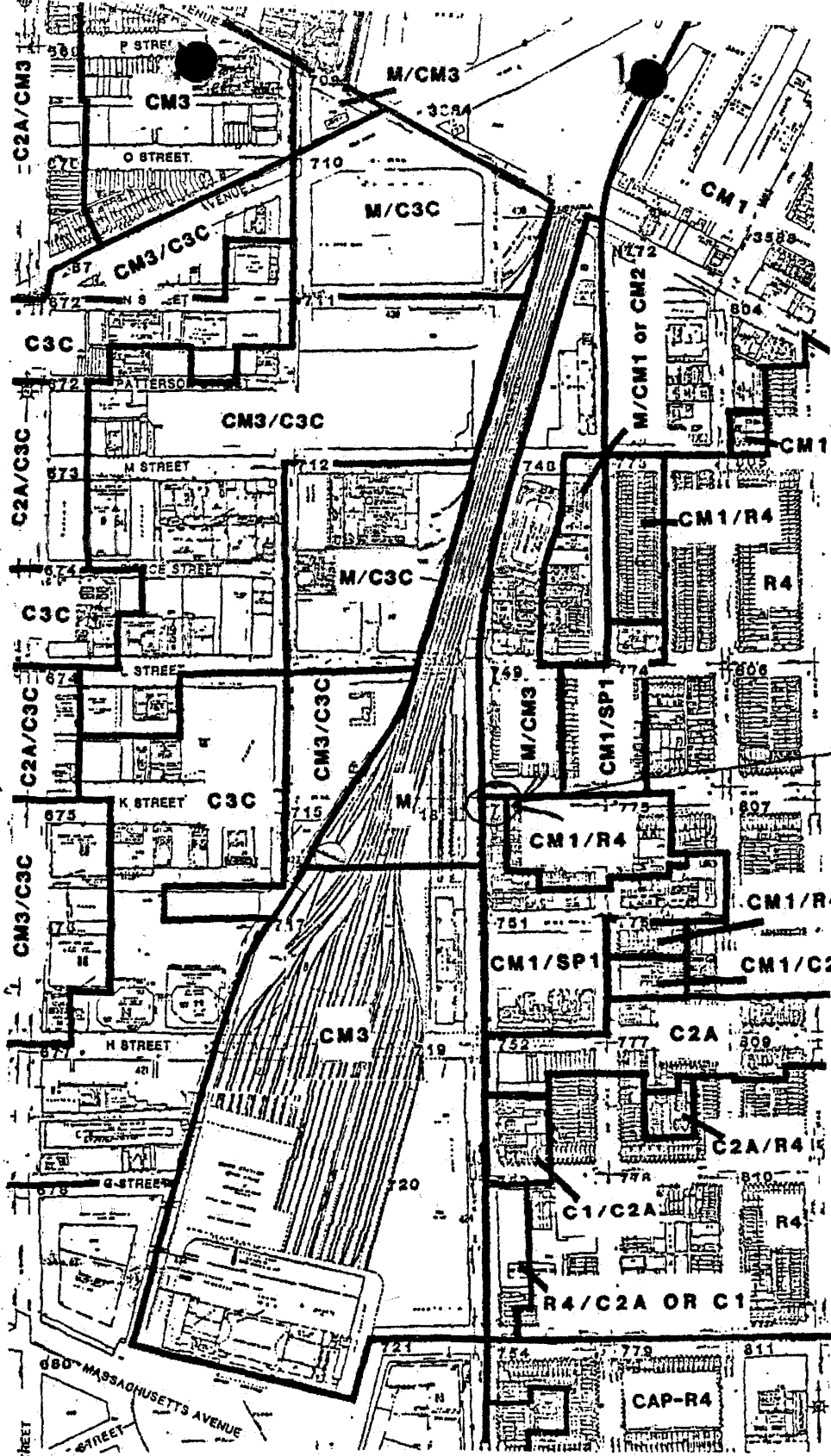
and potential
commercial
ings.

Zone the 3rd Street frontage, L to M streets, C-M-1 or C-M-2, to create a lower density height and bulk for commercial or industrial uses across the street from row dwellings in Square 773.

Retain C-M-1 zoning at northern edge of area near Florida Avenue, except for rezoning the southwest quadrant of Square 804 to R-4 to conserve the existing row dwellings there.

Rezoning several locations SP-1 (medium density mixed residential and office uses, no retail): Children's Museum; vacant parcel south of H Street; 3rd Street frontage, L to M streets occupied by taxcab company and row dwellings/vacant lots. Purposes: • accommodate important institutional use; • control office development by special exception process and limited office tenants; • encourage residential development at row house or up to midrise density.

On east frontage of 2nd Street, F to G streets, create a C-2-A (neighborhood commercial) zone, pursuant to 1994 amendment to the Generalized Land Use Map for moderate density mixed use. Continue this pattern by rezoning C-1 area in Square 752 to the north to C-2-A.



existing/proposed zoning.

CM1 to SP1 or C2 Building site

to north 'CM3'

to west 'M'

- CM3 existing zoning
- CM1/R4 existing zoning/proposed zoning
- zoning boundary
- 807 square number

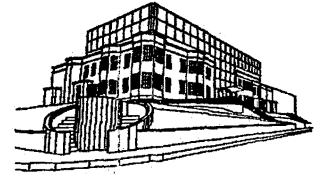


THE CONGRESSIONAL BLACK CAUCUS FOUNDATION BUILDING

SCHEMATIC DESIGN DRAWINGS

PRELIMINARY AREA/ VOLUME/ CONSTRUCTION COST CALCULATIONS

OUTLINE SPECIFICATIONS



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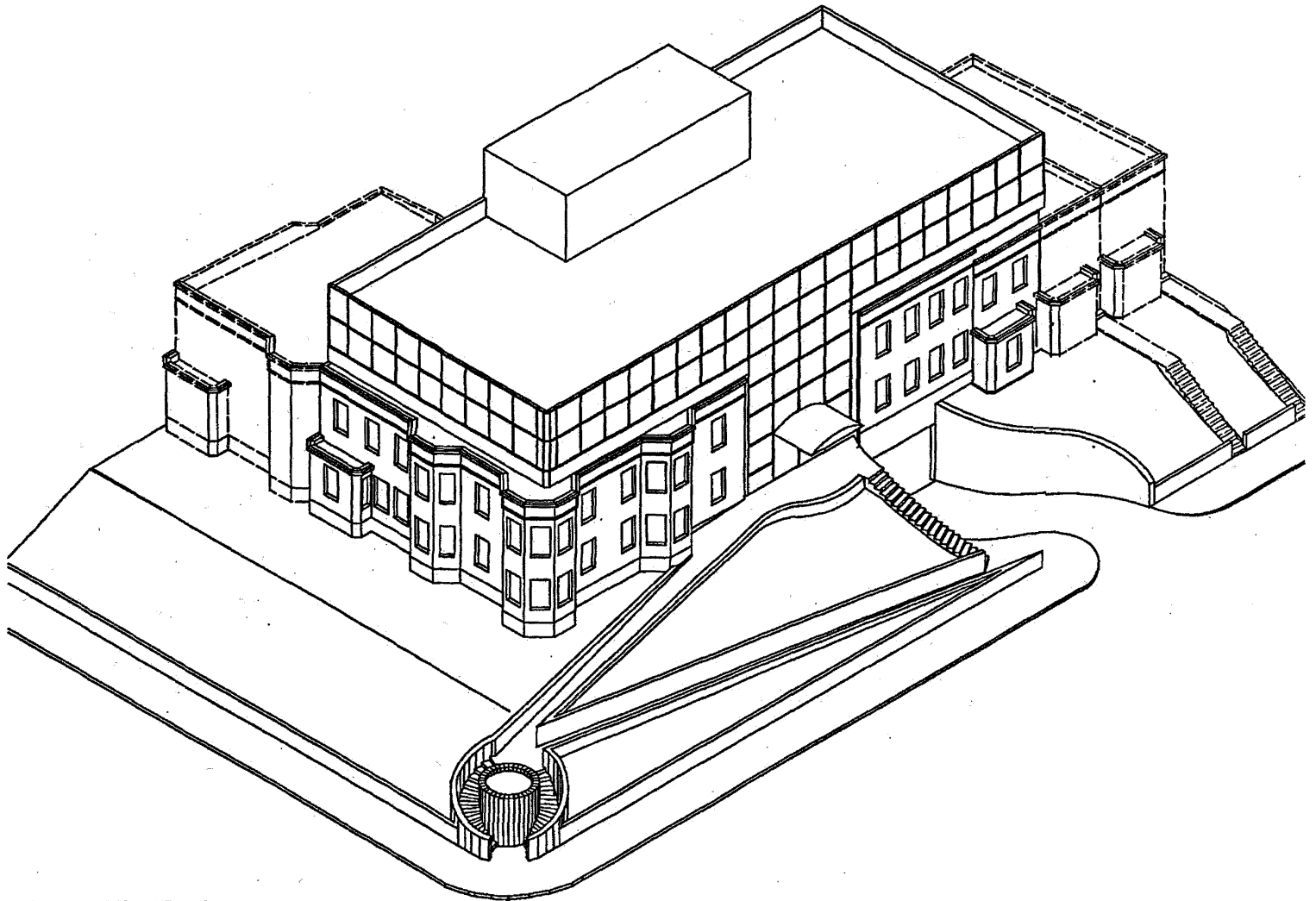
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2ND STREET NE WASHINGTON DC

19 JULY 1993

BARRY ASSOCIATES / ARCHITECTS
241 K STREET NE WASHINGTON DC 20002 (202) 547 1701

Attachment B



2ND AND K STREETS NE

STEVE TOURKIN

25 JUNE 1991

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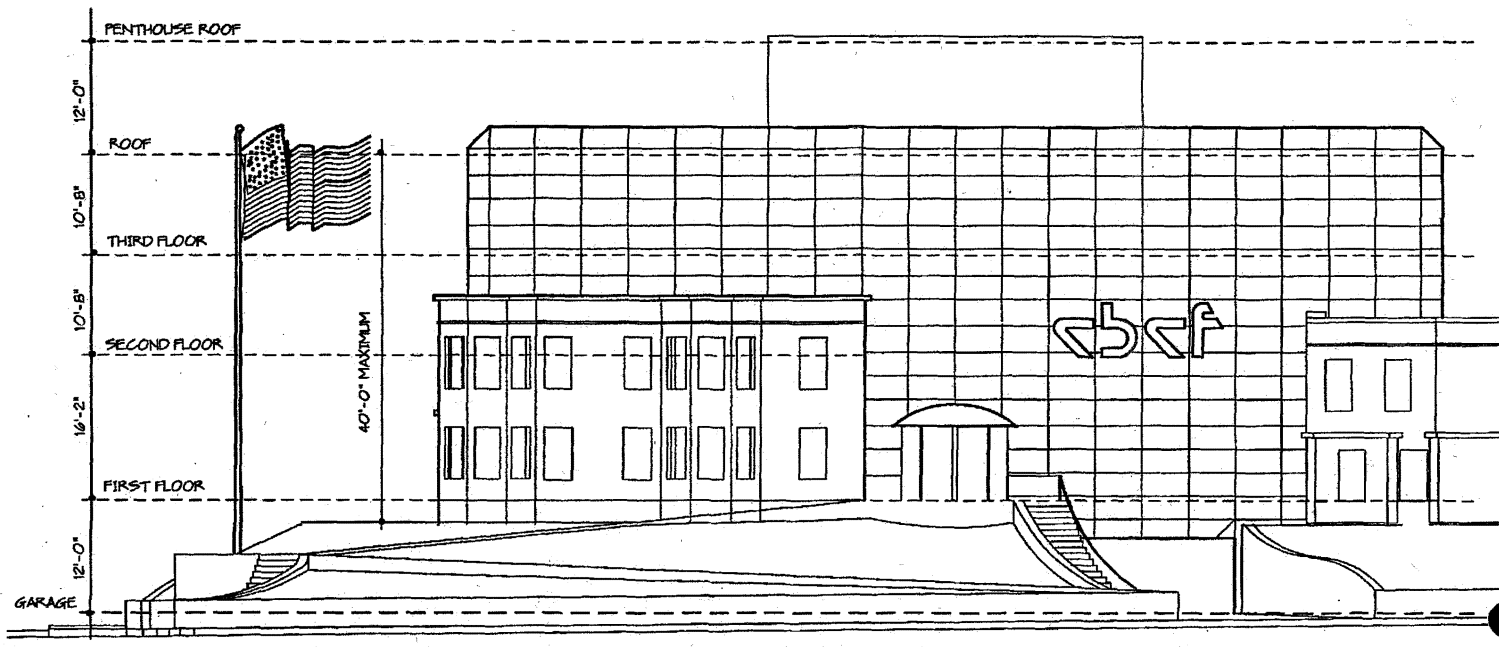
SCHEMATIC DESIGN DRAWINGS

2ND STREET NE WASHINGTON DC

19 JULY 1999

BARRY ASSOCIATES / ARCHITECTS
241 K STREET NE WASHINGTON DC 20002 (202) 547 1701

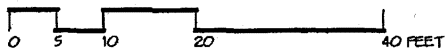




2ND AND K STREETS NE

2ND STREET ELEVATION

CBCF



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19 JULY 1993
 25 JUNE 1991
 21 JUNE 1991

K STREET

EL -14'-9"

205 K STREET

203 K STREET

929 2ND STREET

PROPERTY LINE

PROPERTY TO BE CEDED
TO CITY FOR TURN-AROUND
(PROPOSED)

ALLEY

FLOOR SLAB
EL -2'-0"

FLOOR SLAB
EL -2'-0"

FLOOR SLAB
EL -2'-0"

EL -2'-6"

EXISTING BUILDINGS
5123 BUILDING GROSS
SQUARE FEET

PORTION OF ALLEY
TO BE CLOSED
(PROPOSED)

PROPERTY LINE

EL -2'-6"

TOP OF SLOPE

923 2ND STREET

EL -2'-11"

ASSUMPTIONS/NOTES

EXISTING BUILDINGS ON SITE WERE BUILT PRIOR TO 12 MAY 1988 AND DO NOT HAVE HISTORIC LANDMARK STATUS.
PRELIMINARY DESIGN STUDIES ARE BASED ON SKETCHES, PLATS AND OTHER DATA PROVIDED BY SEALANDER BROKERAGE LTD.
PRELIMINARY DESIGN STUDIES ASSUME DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT AND DEPARTMENT
OF PUBLIC WORKS APPROVAL OF PROPOSED ALLEY TERMINATION/ TURN AROUND AND USE OF ALLEY AIR RIGHTS.

EL -15'-1"

EL -13'-1"

EL -11'-1"



2ND AND K STREETS NE

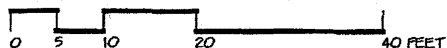
EXISTING SITE PLAN

PROPOSED SITE AREA 4,315 SQUARE FEET

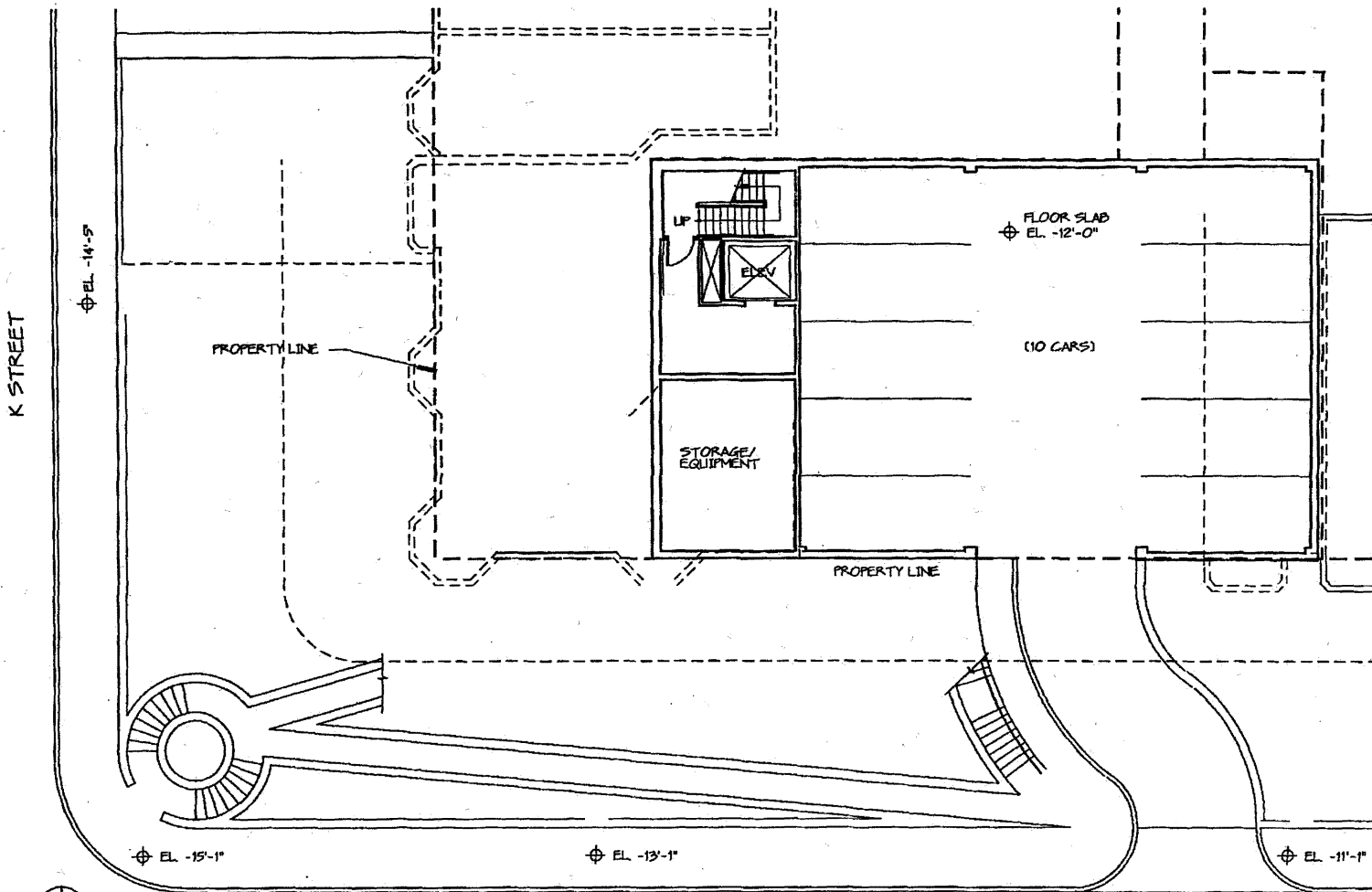
2ND STREET

19 JULY 1993
25 JUNE 1991
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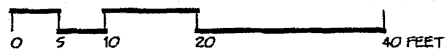
GARAGE PLAN

3,620 BUILDING GROSS SQUARE FEET

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K STREET



PROPERTY LINE

FLOOR SLAB
EL. 0'-0"

PROPOSED ALLEY
TURN AROUND

EL. -2'-6"

PROPERTY LINE

ASSUMPTIONS/NOTES

EXISTING BUILDINGS ON SITE WERE BUILT PRIOR TO 12 MAY 1958 AND DO NOT HAVE HISTORIC LANDMARK STATUS.
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FIRST FLOOR PLAN

4,497 BUILDING GROSS SQUARE FEET

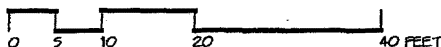
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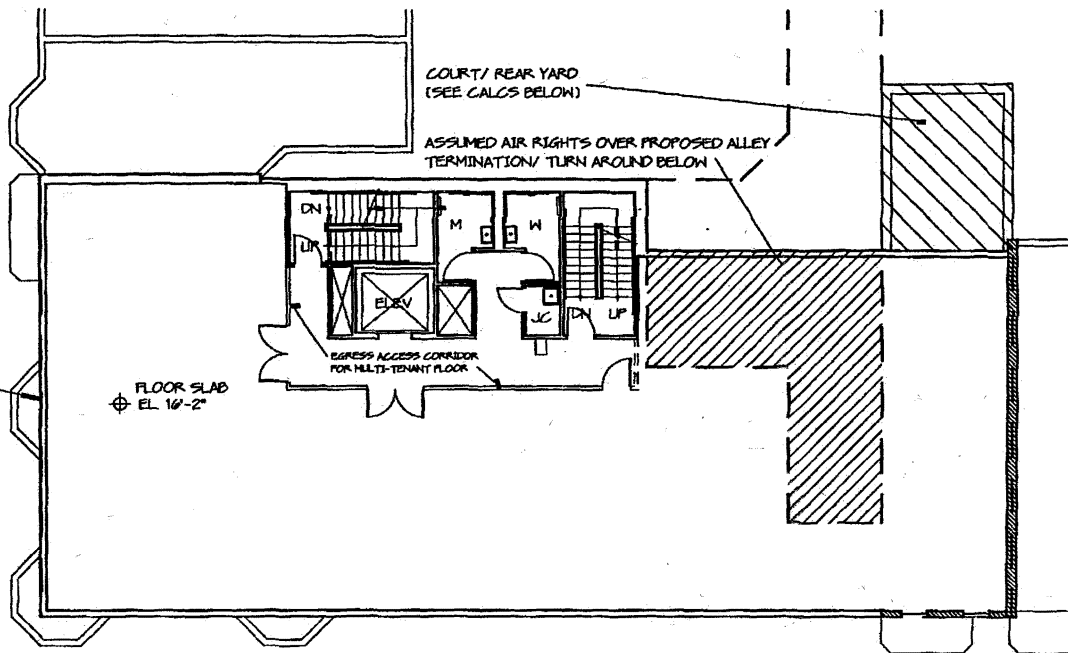
K STREET



2ND STREET

2ND AND K STREETS NE

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ASSUMPTIONS/NOTES

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COURT/ REAR YARD CALCS

FOR CORNER LOT A REAR YARD COURT COMPLYING WITH THE REQUIREMENTS OF A CLOSED COURT MAY BE PROVIDED IN LIEU OF A REAR YARD. THE COURT SHALL BEGIN NOT MORE THAN 20 FEET ABOVE GRADE AT THE CENTER FRONT OF THE BUILDING. THE WIDTH OF THE COURT SHALL BE A MINIMUM OF 5% FOOT OF BUILDING HEIGHT MEASURED FROM THE LOWEST LEVEL OF THE COURT, AND IN NO INSTANCE SHALL THE WIDTH BE LESS THAN 12 FEET. THE AREA OF THE COURT SHALL BE AT LEAST TWICE THE SQUARE OF THE WIDTH (2 W²) BUT NOT LESS THAN 250 SQUARE FEET.

$W = 20' \times 3' = 60' = 9'-0"$
 $A = 2 \times (9'-0") = 50 \text{ SQUARE FEET}$
 THEREFORE, COURT MUST EQUAL 250 SQUARE FOOT MINIMUM.
 $17'-10" \times 14'-0" = 250 \text{ SQUARE FEET} = \text{REQUIRED COURT/ REAR YARD FOR CORNER LOT.}$

SECOND FLOOR PLAN

4,550 BUILDING GROSS SQUARE FEET

19 JULY 1993

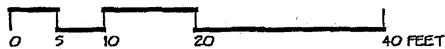
25 JUNE 1991

21 JUNE 1991

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K STREET

PROPERTY LINE

SEE NOTES REGARDING COURT/ REAR YARD REQUIREMENTS AND
AIR RIGHTS USAGE ON THE SECOND FLOOR PLAN

FLOOR SLAB
EL. 26'-10"

PROPERTY LINE

ASSUMPTIONS/ NOTES

EXISTING BUILDINGS ON SITE WERE BUILT PRIOR TO 12 MAY 1998 AND DO NOT HAVE HISTORIC LANDMARK STATUS.
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2ND AND K STREETS NE

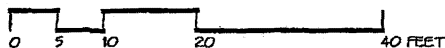
THIRD FLOOR PLAN

4,550 BUILDING GROSS SQUARE FEET

2ND STREET

19 JULY 1998
25 JUNE 1991
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ENROLLED ORIGINAL

AN ACT

D.C. ACT 10-391

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

DECEMBER 30, 1994

To order the closing of a public alley in Square 750, bounded by K Street, N.E., 2nd Street, N.E., Parker Street, N.E., and 3rd Street, N.E., in Ward 6.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Closing of a Public Alley in Square 750, S.O. 94-123, Act of 1994".

Sec. 2. Pursuant to section 201 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Code § 7-421), the Council finds that the public alley in Square 750, as shown on the Surveyor's plat filed under S.O. 94-123, is unnecessary for alley purposes and orders it closed, with title to the land to vest as shown on the Surveyor's plat. The approval of the Council of the District of Columbia of this closing is contingent upon the filing, in the Recorder of Deeds Division of the Department of Finance and Revenue, of a covenant between the District of Columbia and the owners of the lots abutting the alley to be closed that incorporates the following conditions:

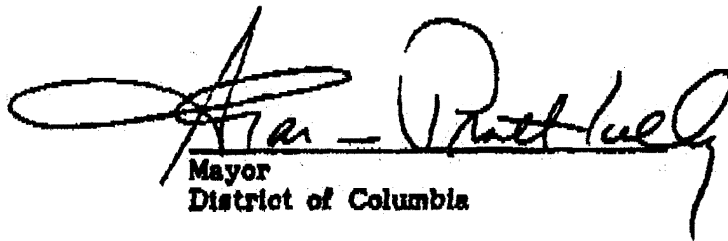
(1) The easement and other conditions set forth in the official file on S.O. 94-123 by the District of Columbia Department of Public Works; and

(2) The conditions set forth in the official file on S.O. 94-123 by the District of Columbia Fire and Emergency Medical Services Department.

Sec. 3. (a) This act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-233(c)(1)), and publication in either the District of Columbia Register, the District of Columbia Statutes-at-Large, or the District of Columbia Municipal Regulations.

(b) If the covenant required by section 2 is not filed within 2 years of the effective date of this act, this act shall expire.


Chairman
Council of the District of Columbia


Mayor
District of Columbia

APPROVED: December 30, 1994