



March 1, 2018

Meridith H. Moldenhauer

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

RE: BZA Case No. 19705

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicant Madison Investments LLC (the "Applicant"), please find enclosed the Applicant's powerpoint presentation, attached at **Tab A**, for the hearing on the application scheduled for March 7, 2018. Additionally, the Applicant requests that the Board admit the enclosed resumes, attached at **Tab B**, for each expert witness who will testify on behalf of the Applicant at the hearing as well as a brief written summary of each expert witness' testimony. Also enclosed is a land use and planning report submitted by the Applicant's expert witness, Stephen Varga, which is attached at **Tab C**.

We look forward to presenting this application to the Board on March 7, 2018, and we thank you for your attention to this matter.

Sincerely,

Cozen O'Connor

By: Meridith Moldenhauer

LEGAL\34674977\1

CERTIFICATE OF SERVICE

I hereby certify that on this 1st day of March, 2018, a copy of the foregoing Cover Letter with attachments was served, via electronic mail, on the following:

District of Columbia Office of Planning
c/o Matthew Jesick
1100 4th Street SW, Suite E650
Washington, DC 20024
Matthew.Jesick@dc.gov

Advisory Neighborhood Commission IB
c/o James A. Turner, Chairperson
1B09@anc.dc.gov

Advisory Neighborhood Commission IB
c/o Jon Squicciarini, SMD Commissioner
1B04@anc.dc.gov



Meridith H. Moldenhauer

Tab A

BZA Application #19705

Madison Investments, LLC

2114-2116 14th Street NW; 2124 14th Street NW; 2118 14th
Street NW; 1400 W Street NW; 1403 V Street NW

Presented by:

Meridith H. Moldenhauer
Cozen O'Connor



Preliminary Matters

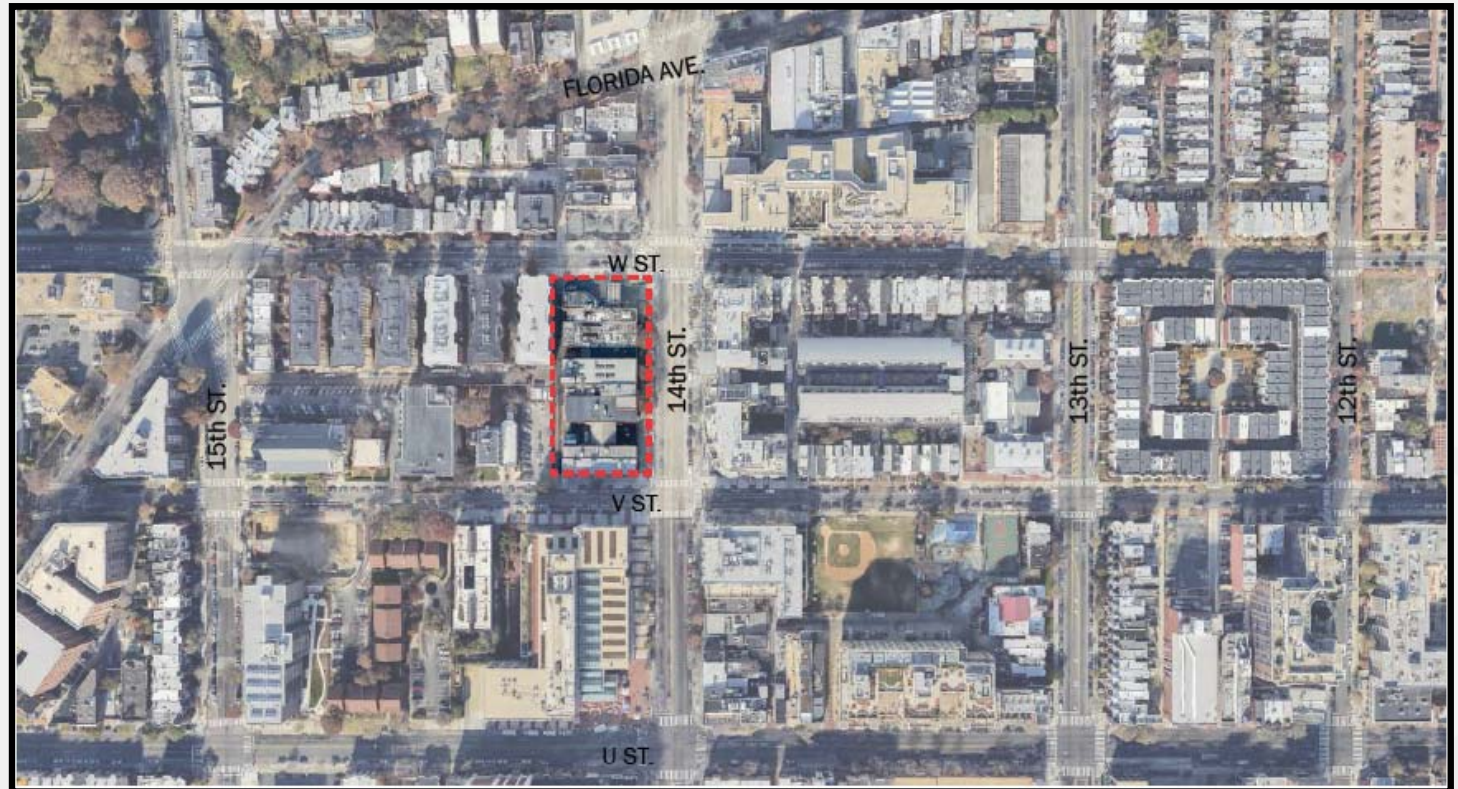
- Request for Party Status
- Motion to Dismiss

The Property

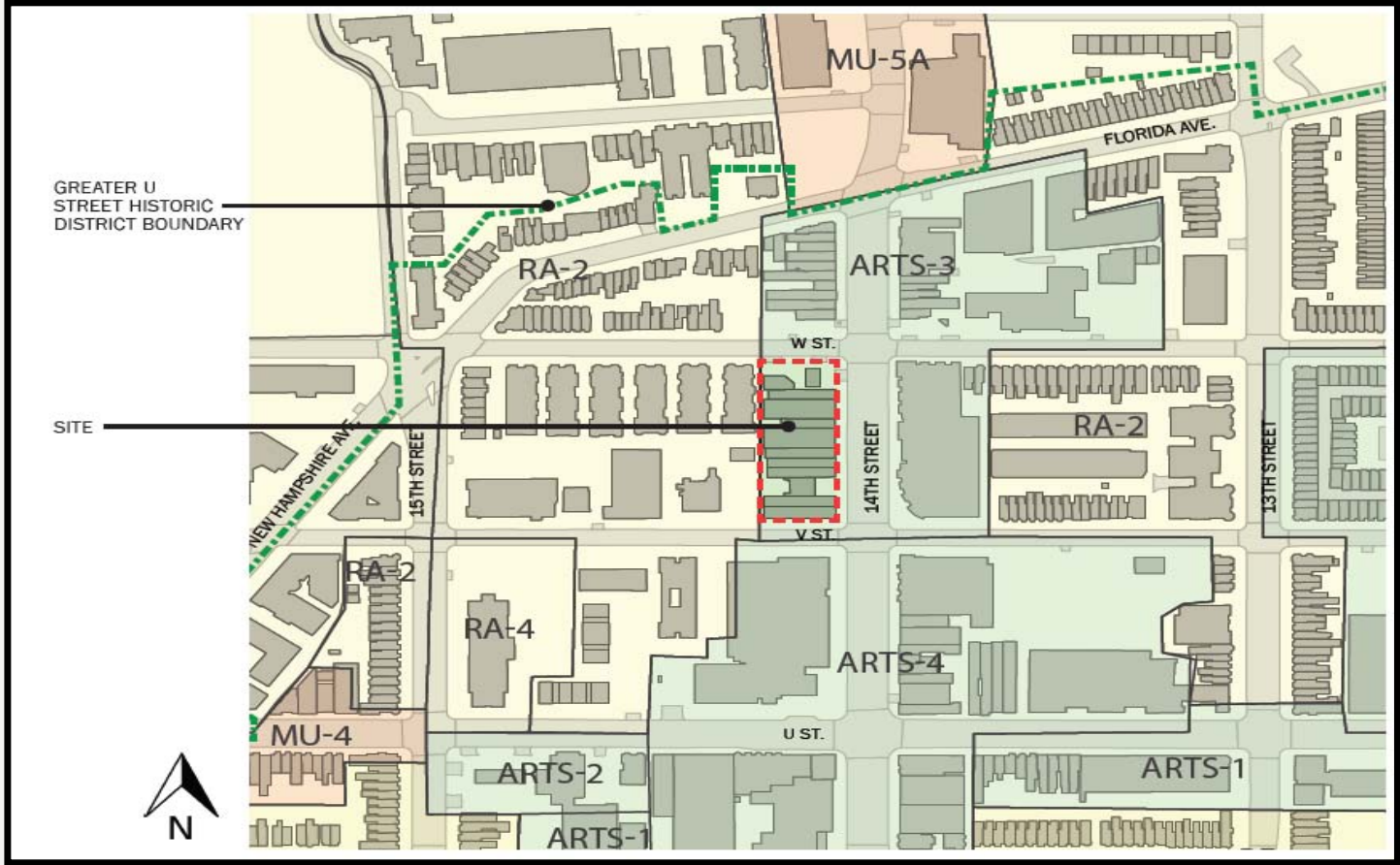
**Square 0203,
Lots 0805,
0809, 0010,
0096, 0001**

ARTS-3 Zone

**Full block on
14th Street
between V
Street and W
Street**



Zoning Map and Historic District



Team Members Present

- Madison Investments, LLC
 - Barry Madani, Principal
 - Sia Madani, Principal
- Perkins Eastman
 - Matthew Bell
 - Timothy Bertschinger
- Gorove Slade
 - Erwin Andres
- EHT Traceries
 - Emily Eig
- Martha's Table
 - Ryan Palmer
 - Diarra McKinney
- Cozen O'Connor
 - Meredith Moldenhauer
 - Stephen Varga, expert in planning and land use

The Project

- Long-time home for Martha's Table
 - Martha's Table is opening new facility in Ward 8
- Madison competed in an open bid process for the property
- High-quality, mixed-use development, with approximately:
 - 242 residential units
 - 24,639 square feet of retail
 - 5,591 square feet of office
 - 4,000 square feet for "arts/entertainment" uses
- Incorporates four historic facades, including retaining and preserving the entire historic garage at the center of the Property
- Pedestrian-friendly design that encourages 18-hour activity around the Property
- Enliven 15-foot-wide alley to the west
- Encourage arts uses through the proposed office/retail space along the Property's western alley

Community Outreach

- January 31, 2018 - Community meeting at John Wesley AME Zion Church
- February 7, 2018 - Meeting with tenants and owners at “Union Row”
 - Invitations to meeting extended to the Meridian Hill Neighborhood Association as well as owners and tenants from the “Lumen” condominium
- February 20, 2018 - Meeting with Meridian Hill Neighborhood Association
- February 20, 2018 - ANC 1B Subcommittee on Zoning, Planning and Development
 - Subcommittee voted in support of the Project
- February 26, 2018 – Meeting with the “Hamilton” condominium
- March 1, 2018 – Full ANC 1B
 - Unanimous vote of support 11-0-1
 - ANC voted to support lot occupancy and overall penthouse height relief; however, the ANC resolution opposes height relief for the 45-degree plane

Community Outreach (continued)

- 25 letters of support
- Office of Planning recommends approval of special exceptions from total penthouse height and lot occupancy requirements
- District Department of Transportation has no objection to the special exception relief requested
 - DDOT's objection to curb cut from W Street NW is not related to the relief
 - Curb Cut will be addressed at the Public Space Committee
 - Proposed Condition will allow for PSC result

Historic Preservation Issues

- Traceries conducted extensive research on all buildings
- Worked with HPO to evaluate and confirm which buildings would be contribution, non-contribution and lacking of historic integrity
- Proposed design, project and relief is a balance between preservation goals, planning goals and zoning regulations

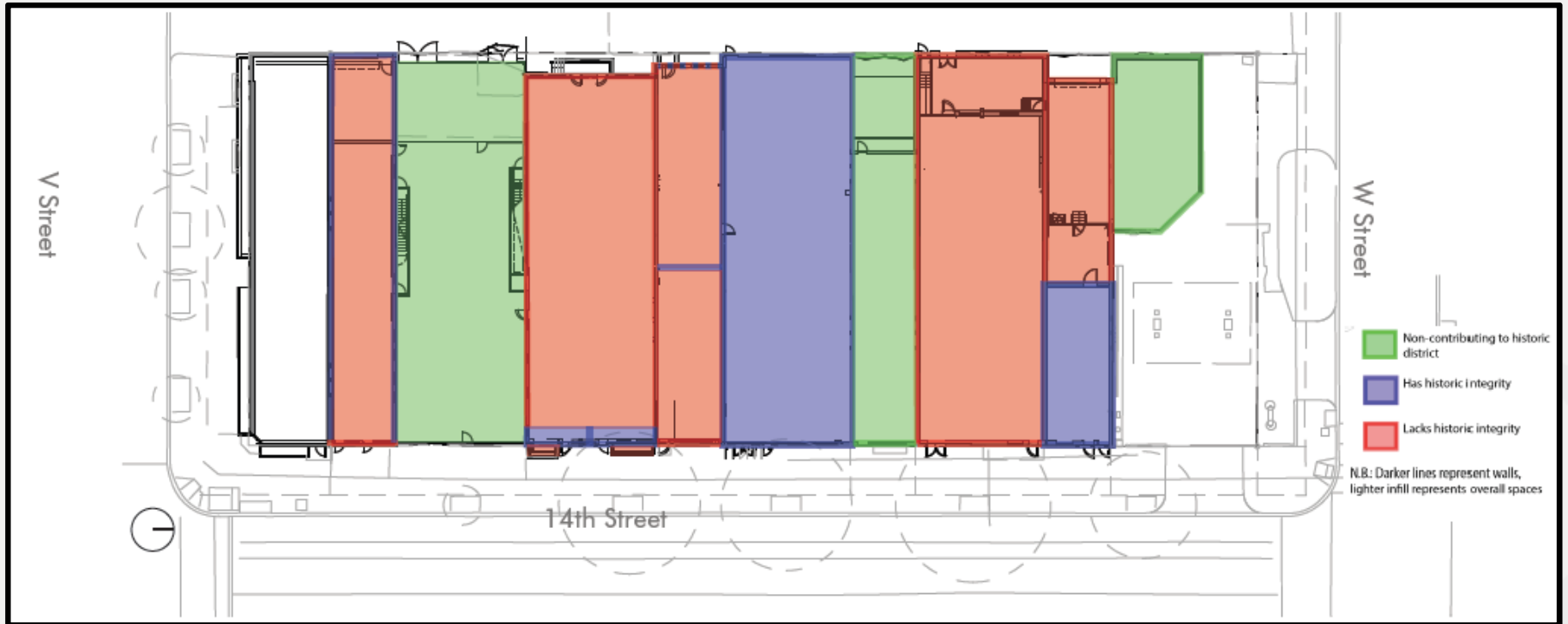
Existing 14th Street Frontage



Existing Alley Frontage



Historic Preservation



Neighborhood Context - 14th Street Corridor

SITE CONTEXT
14TH STREET CORRIDOR CHARACTERISTICS

KEY

- contemporary buildings
- contributing historic buildings

01 - CAPITOL VIEW ON 14TH

02 - 2300 14TH ST

03 - VIEW 14

04 - 1350 FLORIDA

05 - 2200 14TH ST

06 - 14 W APARTMENTS

07 - UNION ROW

08 - 1390 V ST

09 - 2200 14th St

10 - 14 W APARTMENTS

11 - UNION ROW

12 - 14 W APARTMENTS

13 - UNION ROW

14 - 1390 V ST

15 - UNION ROW

16 - UNION ROW

Neighborhood Context - 14th Street Corridor

SITE CONTEXT
14TH STREET CORRIDOR CHARACTERISTICS

KEY

- contemporary buildings
- contributing historic buildings

10 - ELYSIUM FOURTEEN APARTMENTS

09 - THE LOUIS APARTMENTS

11 - THE HARPER

12 - DISTRICT

13 - 1728 14TH ST

14 - 1634 14TH ST

15 - THE CORCORAN AT 14TH

16 - 1521 14TH ST

Project Character – Corner of 14th and W NW



Project Character – W Street NW



Project Character – 14th Street NW



Project Character – Sidewalk on 14th Street NW



Project Character – Corner of 14th and V Streets NW



Project Character – V Street NW



Project Character - Alley



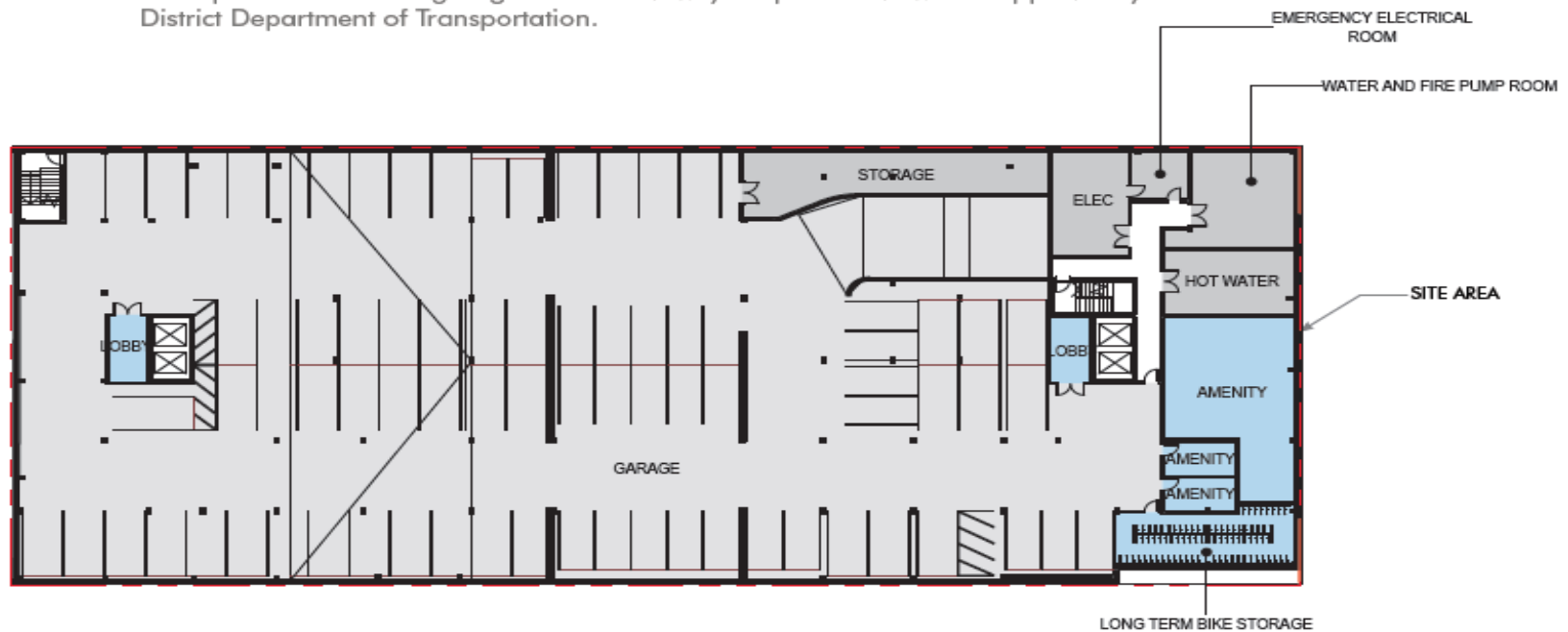
Project Character - Alley



Architectural Plans – Level G1, Parking

Notes:

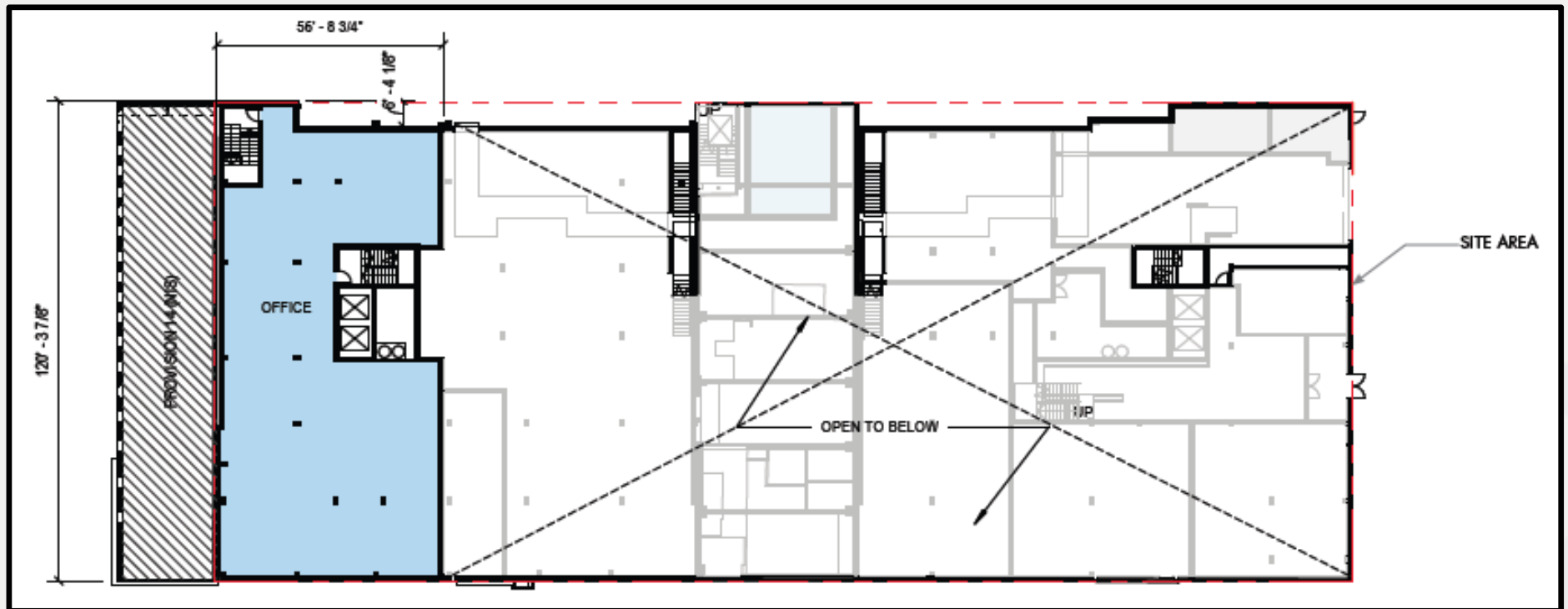
1. The number, size, and locations of units, office spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.
3. Proposed location of garage access driveway subject to review and approval by the District Department of Transportation.



Architectural Plans – Level 1, Retail | Lobby | Service | Loading



Internal Floor Plan – Level M, Office



Internal Floor Plan - Level 2, Residential | Retail



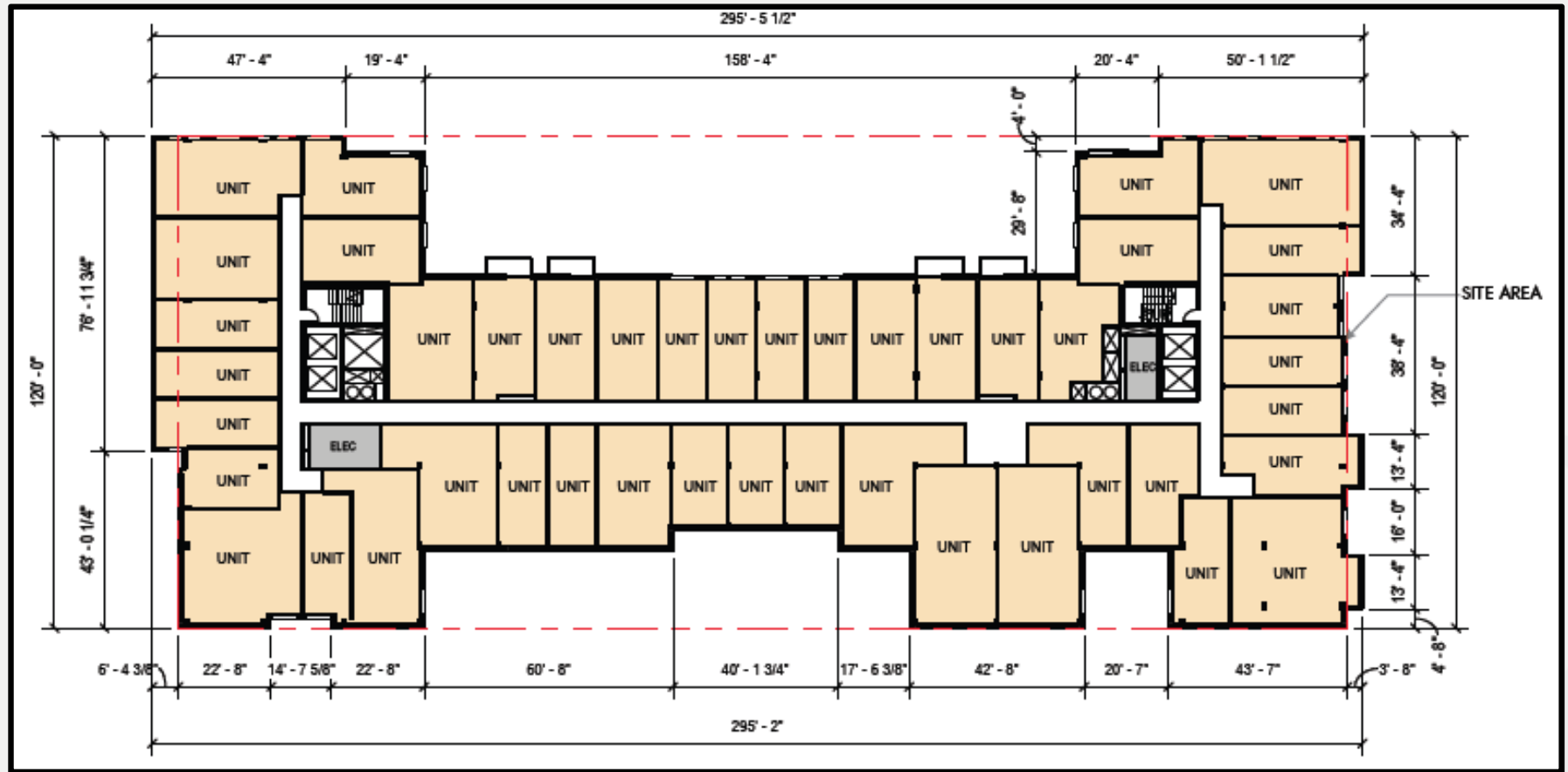
Internal Floor Plan – Level 3, Residential | Outdoor Amenity Area



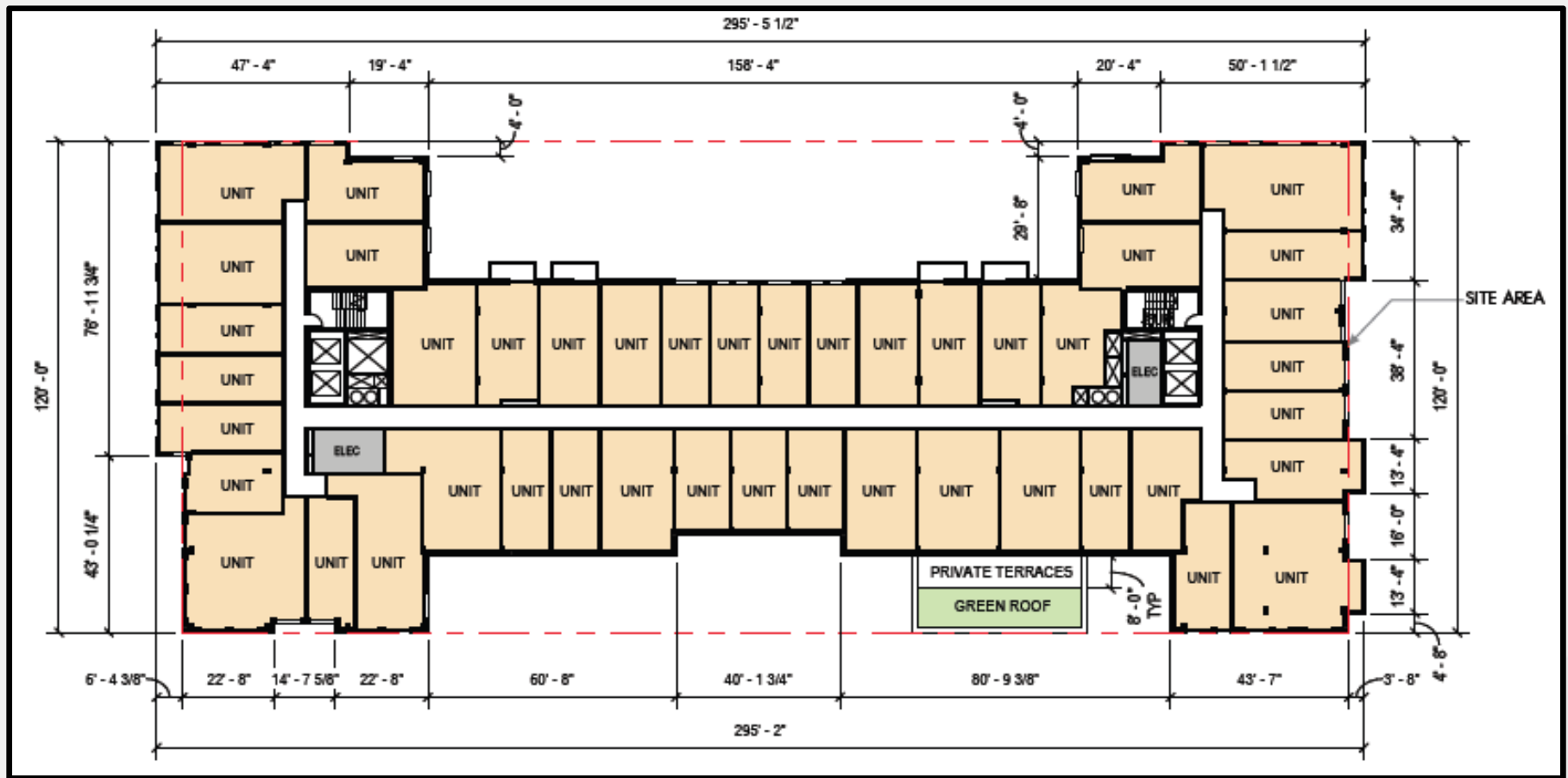
Internal Floor Plan – Level 4, Residential



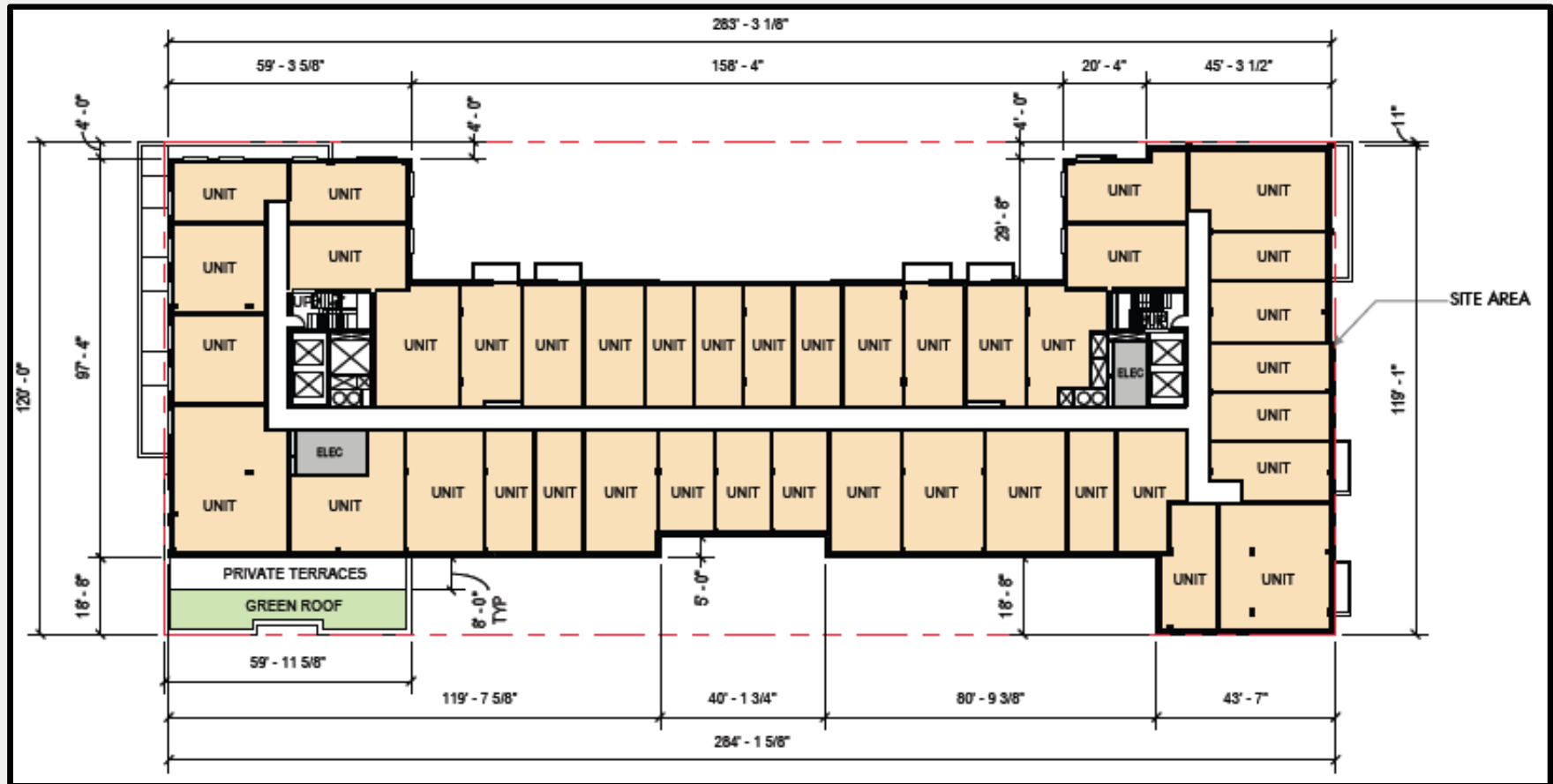
Internal Floor Plan – Level 5, Residential



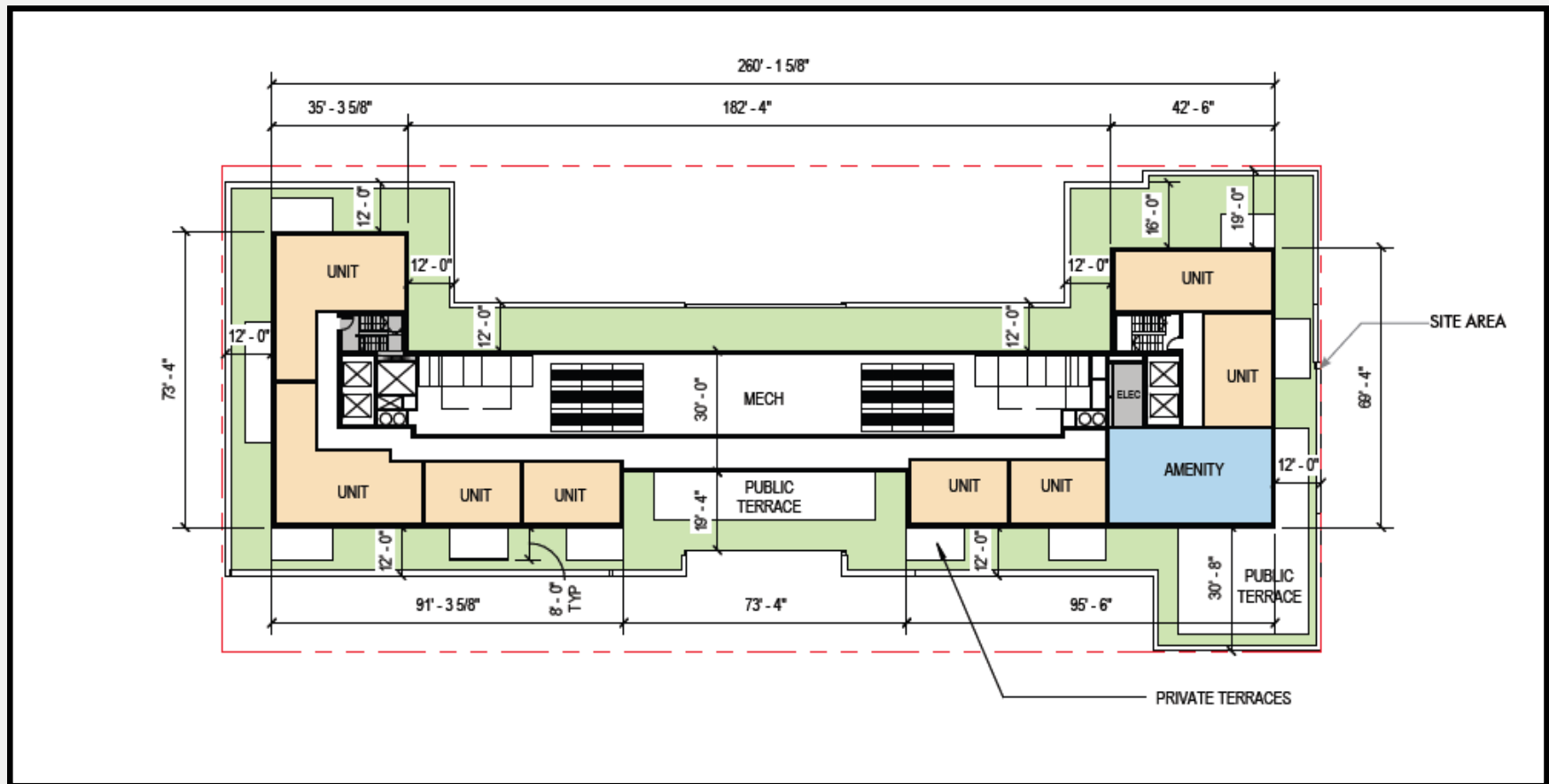
Internal Floor Plan – Level 6, Residential



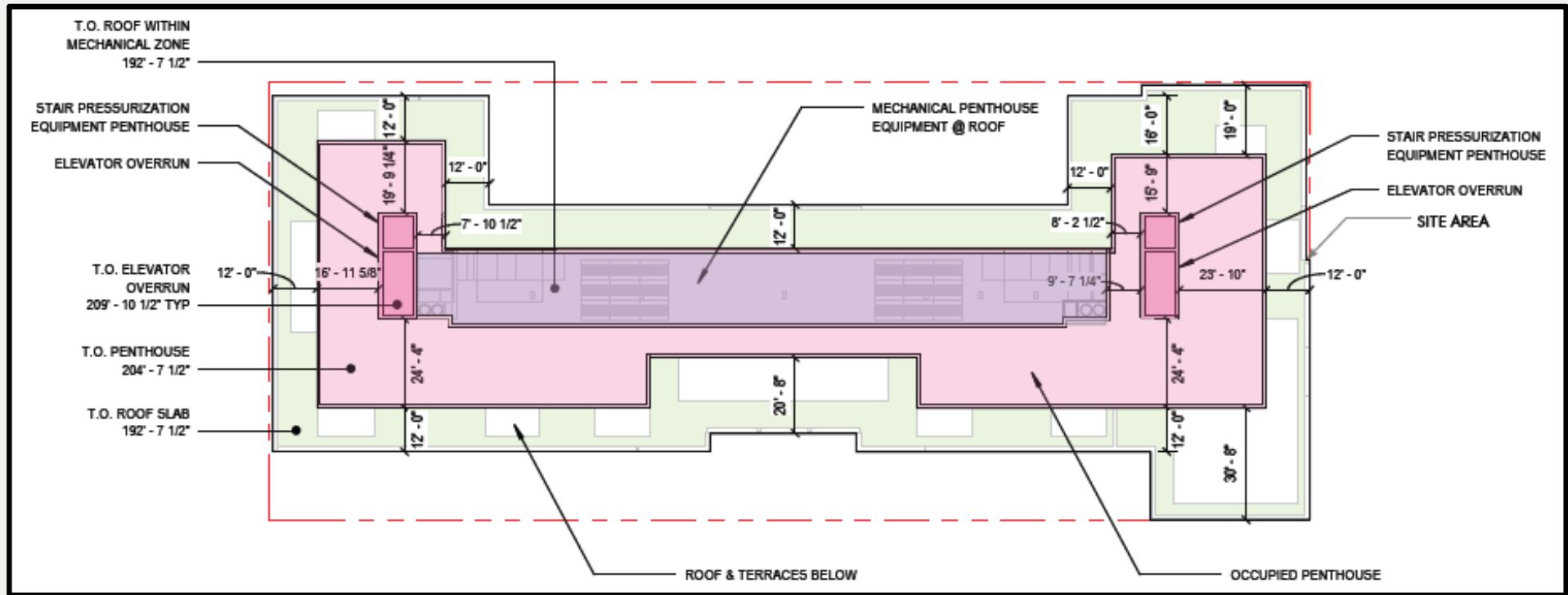
Internal Floor Plan – Level 7, Residential



Internal Floor Plan – Penthouse Level



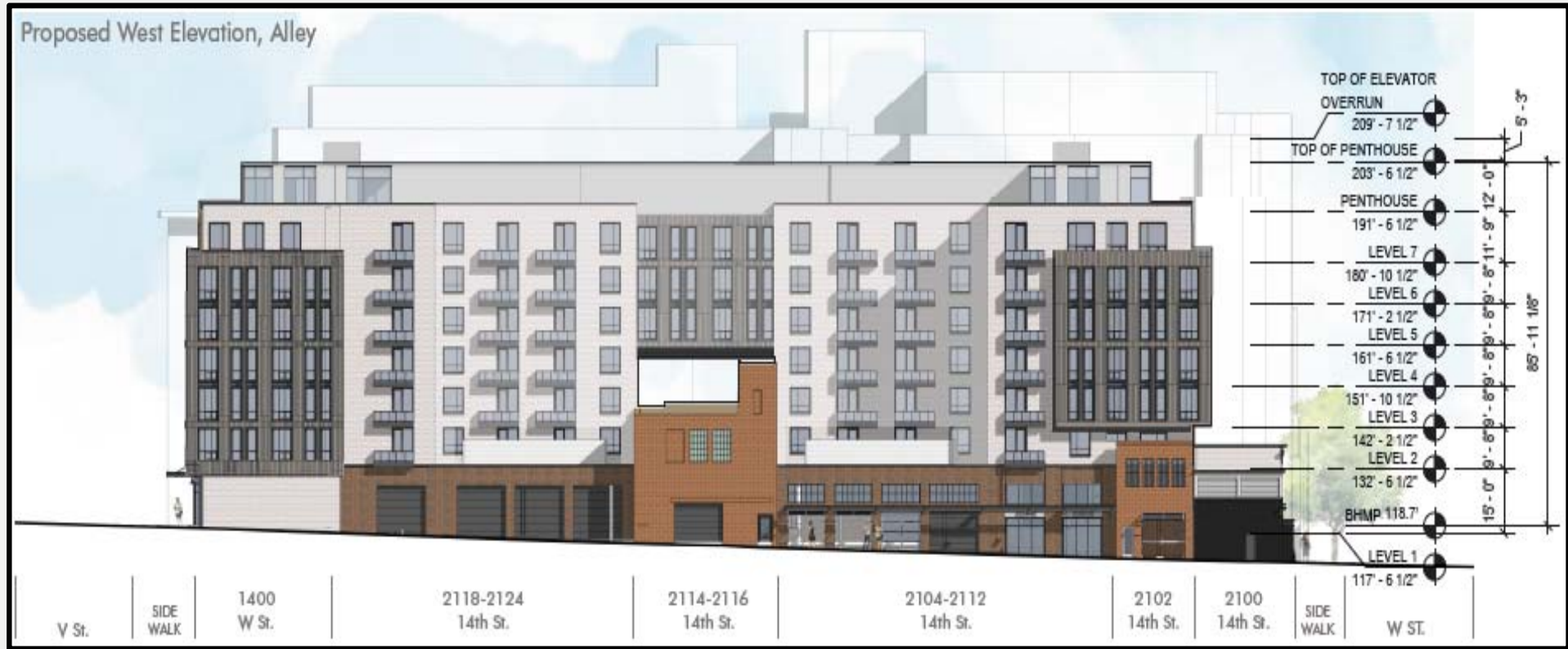
Internal Floor Plan – Penthouse Second Level



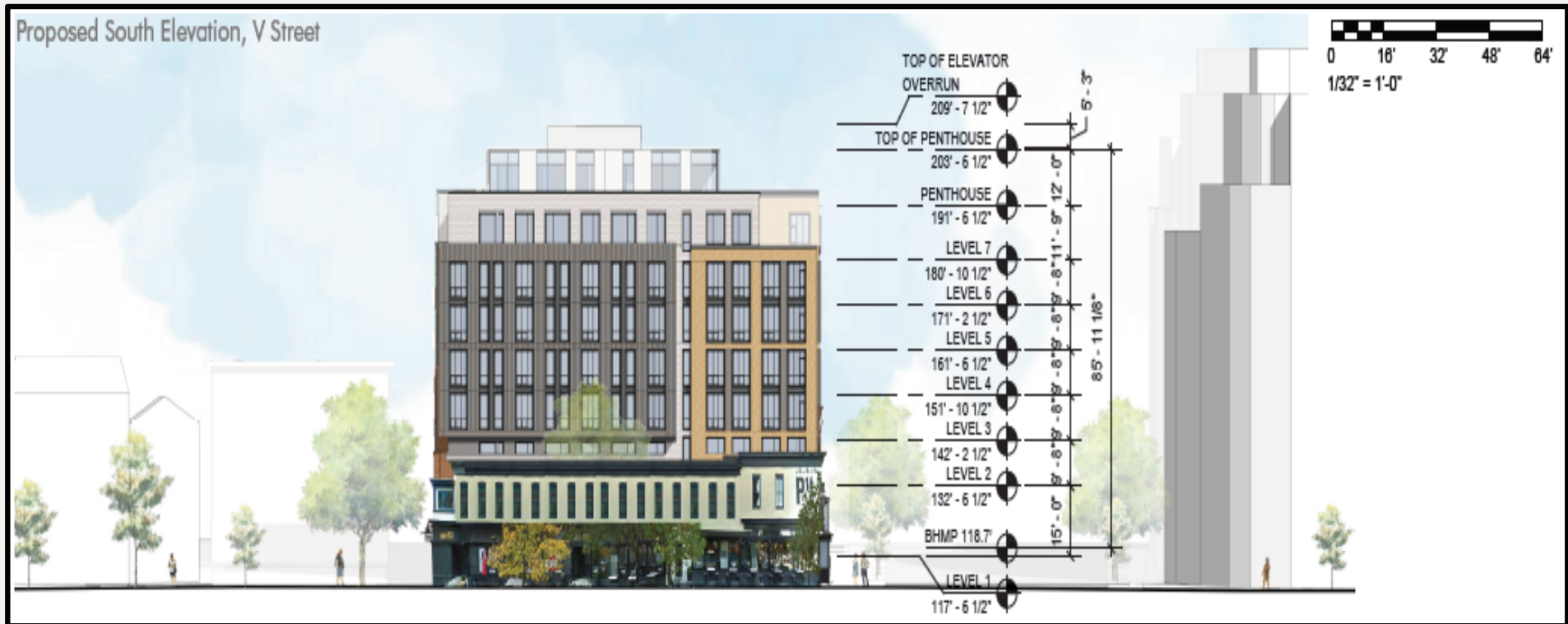
Proposed East Elevation, 14th Street



Proposed West Elevation, Alley



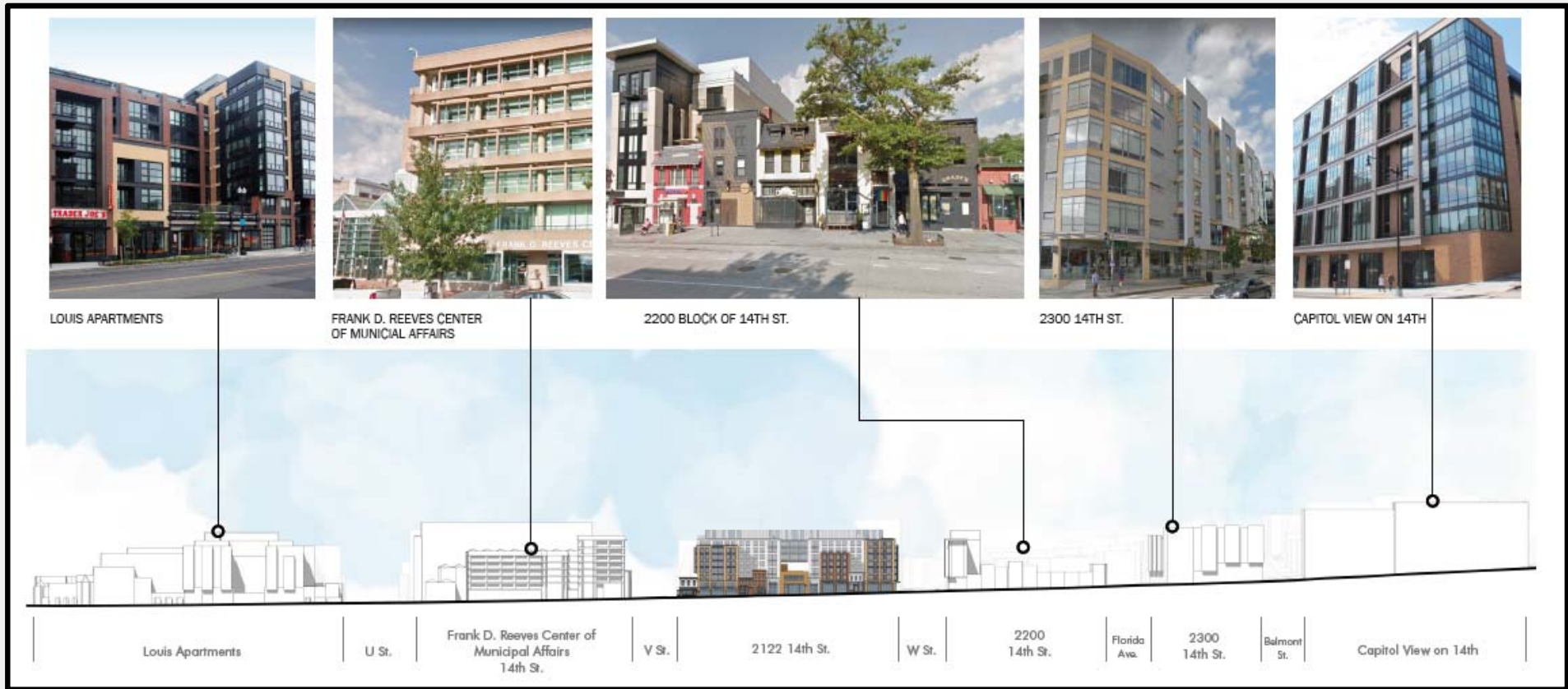
Proposed South Elevation, V Street



Proposed North Elevation, W Street



14th Street Elevation



14th Street Elevation

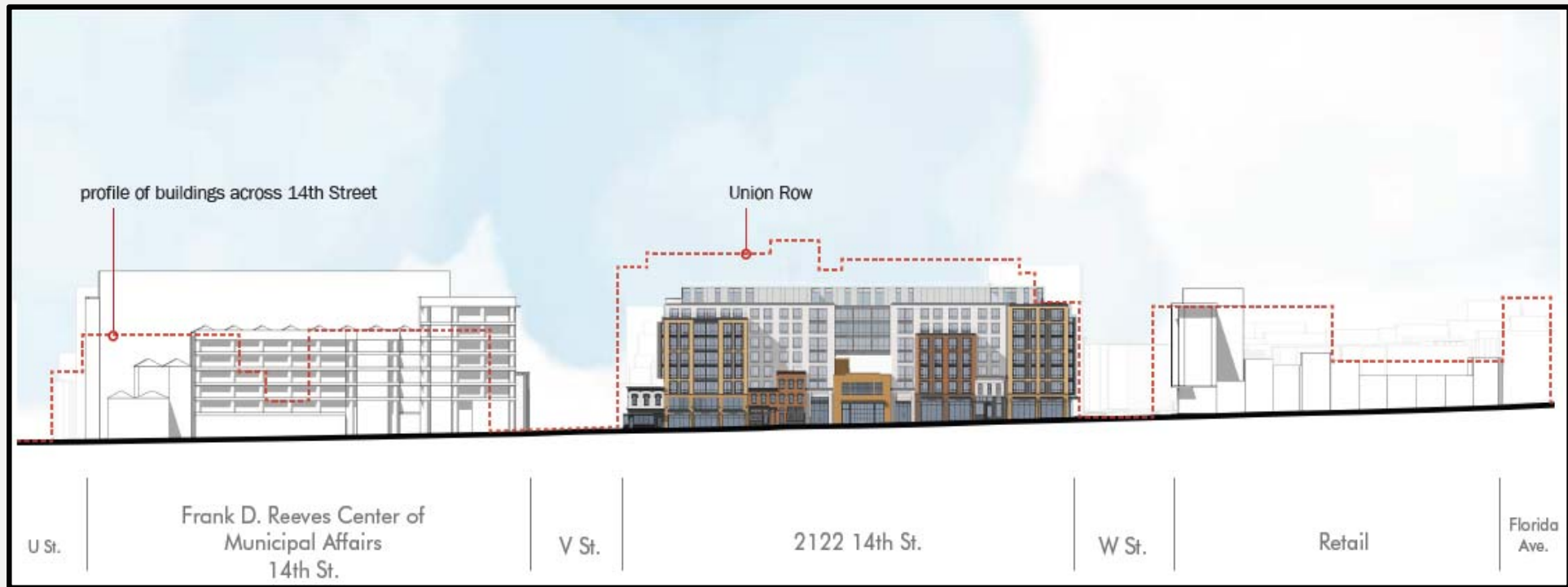


Illustration of Penthouse Height Relief – By-Right Height



Illustration of Penthouse Height Relief – Proposed Height

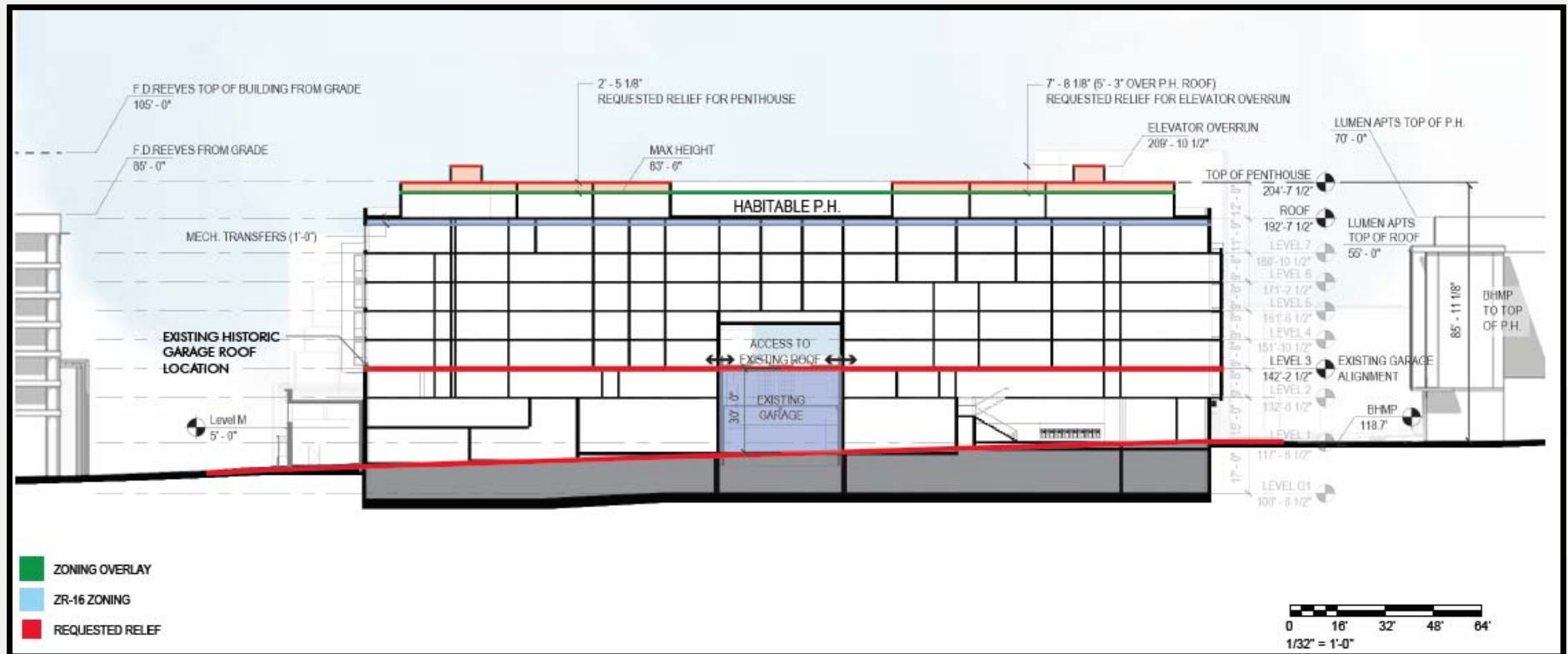


Illustration of Penthouse Height Relief – 45 Degree Plane - Overhead

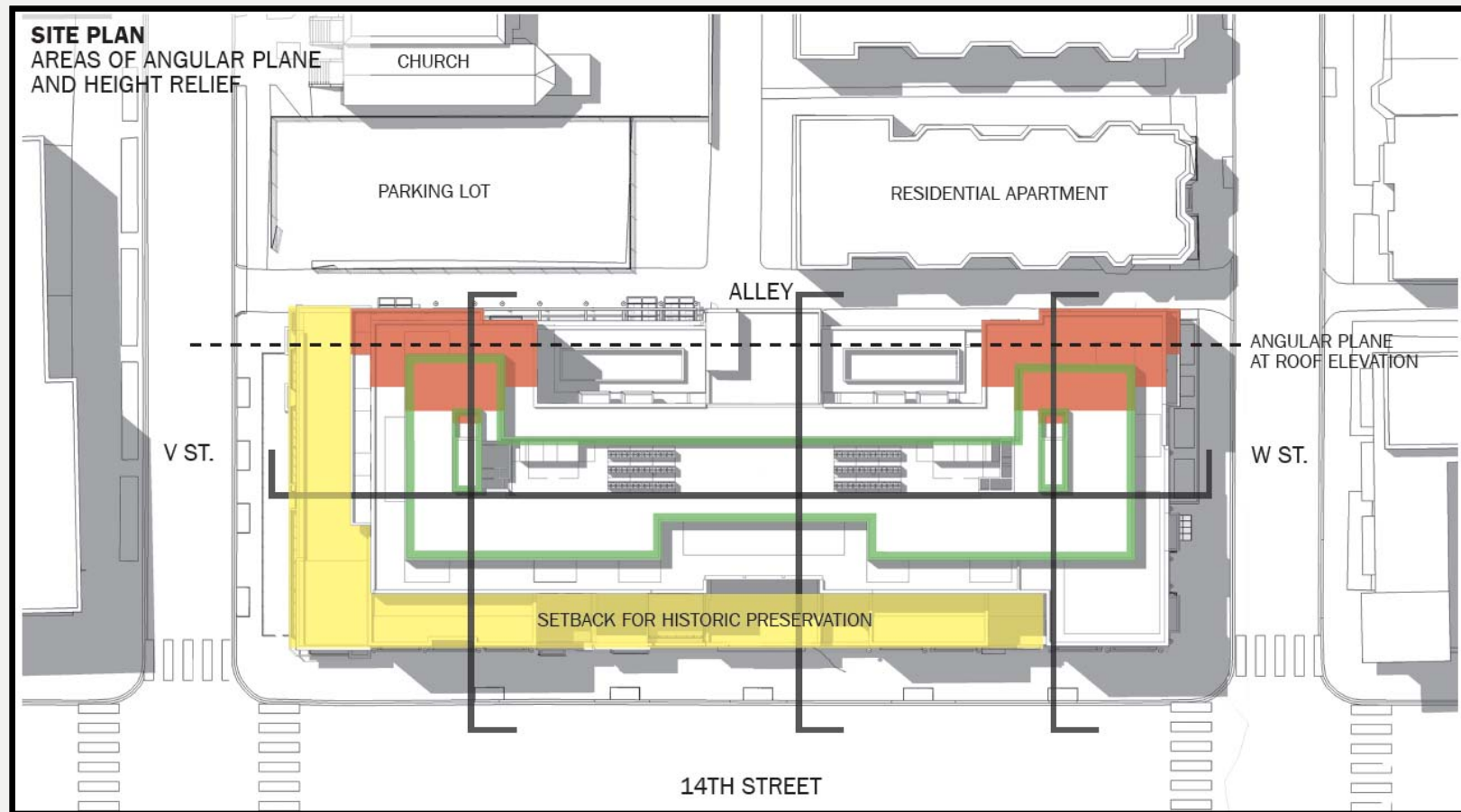


Illustration of Penthouse Height Relief – 45 Degree Plane – North Elevation

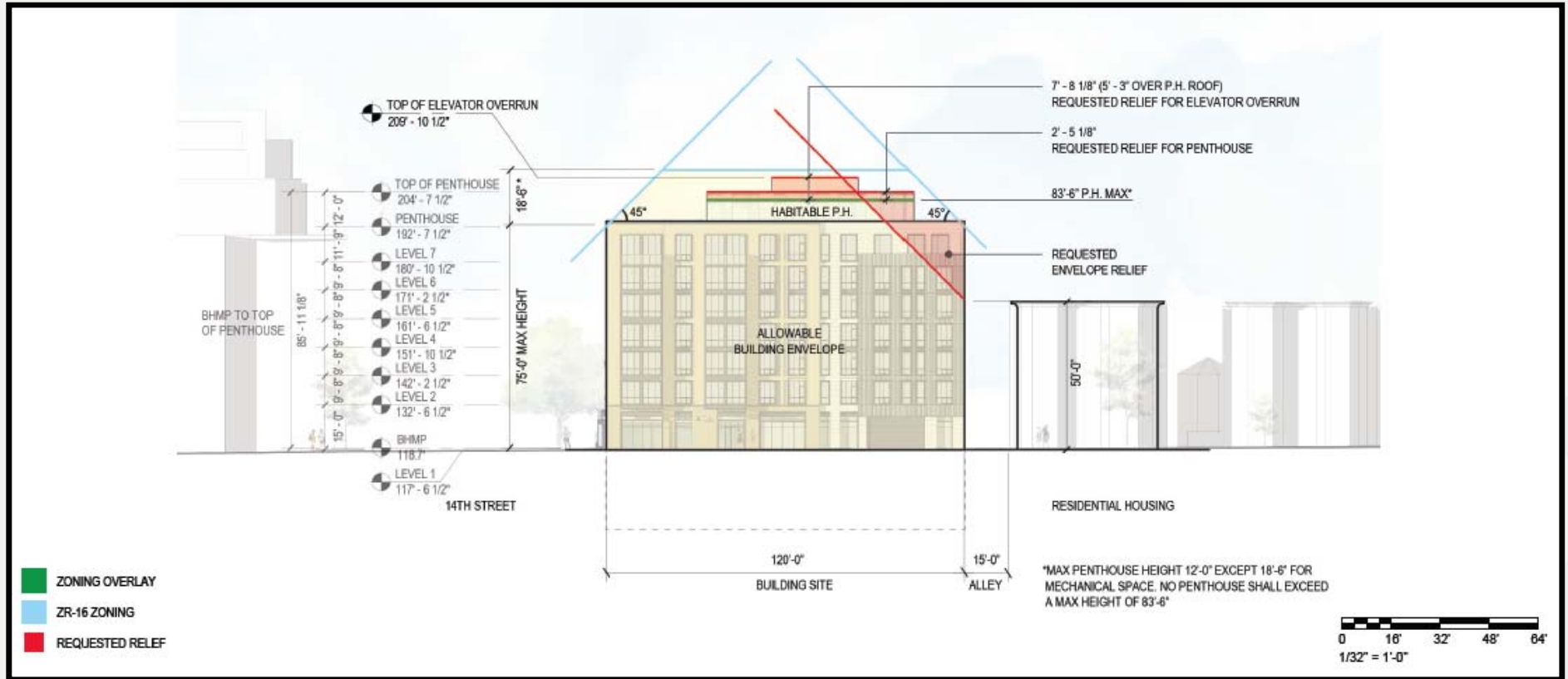


Illustration of Penthouse Height Relief – 45 Degree Plane – South Elevation

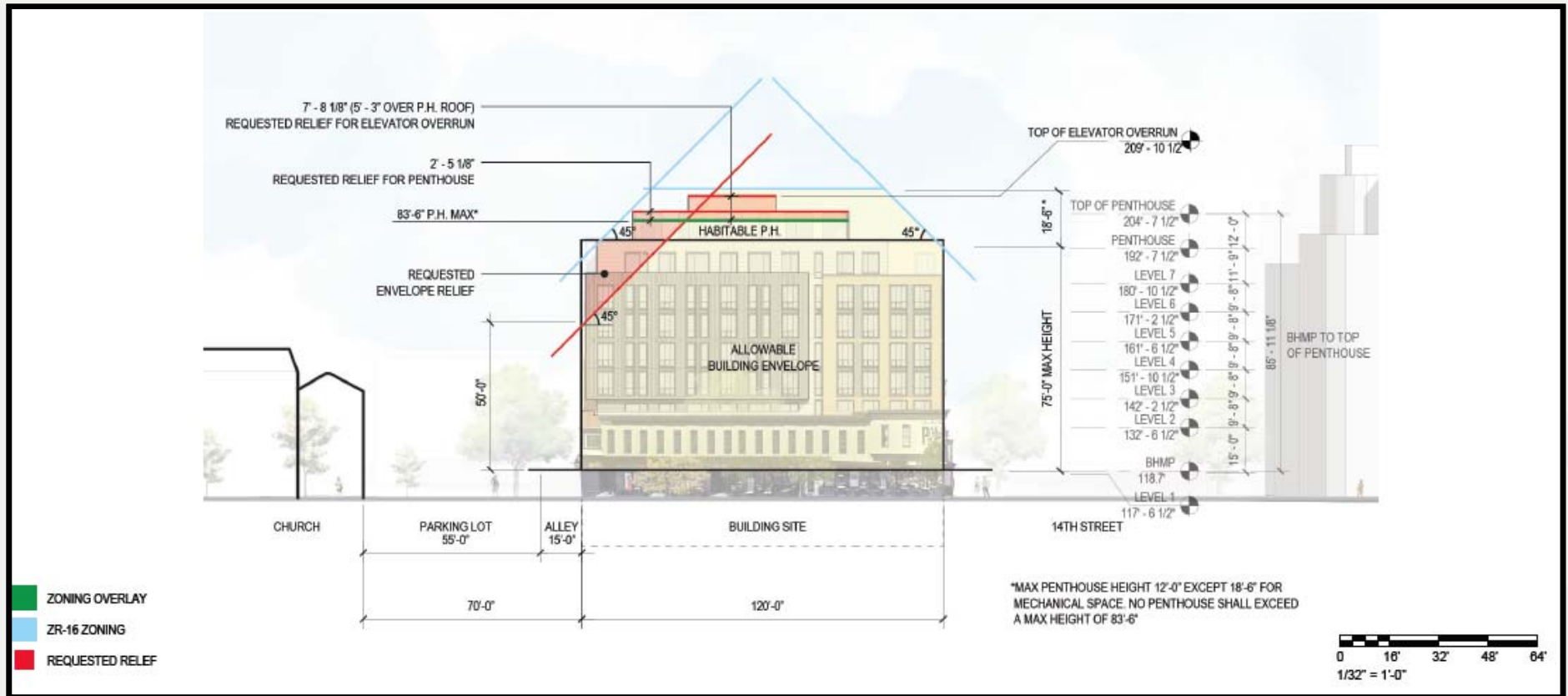
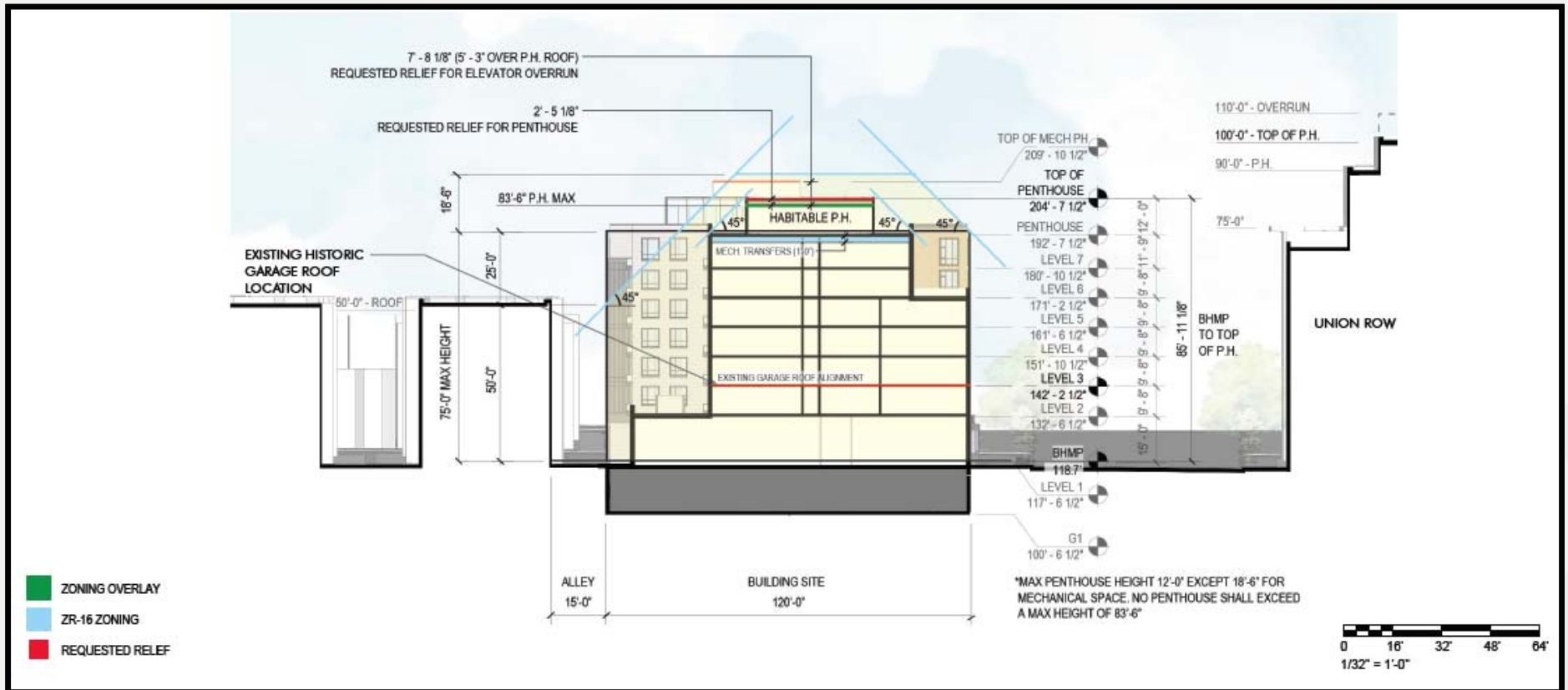
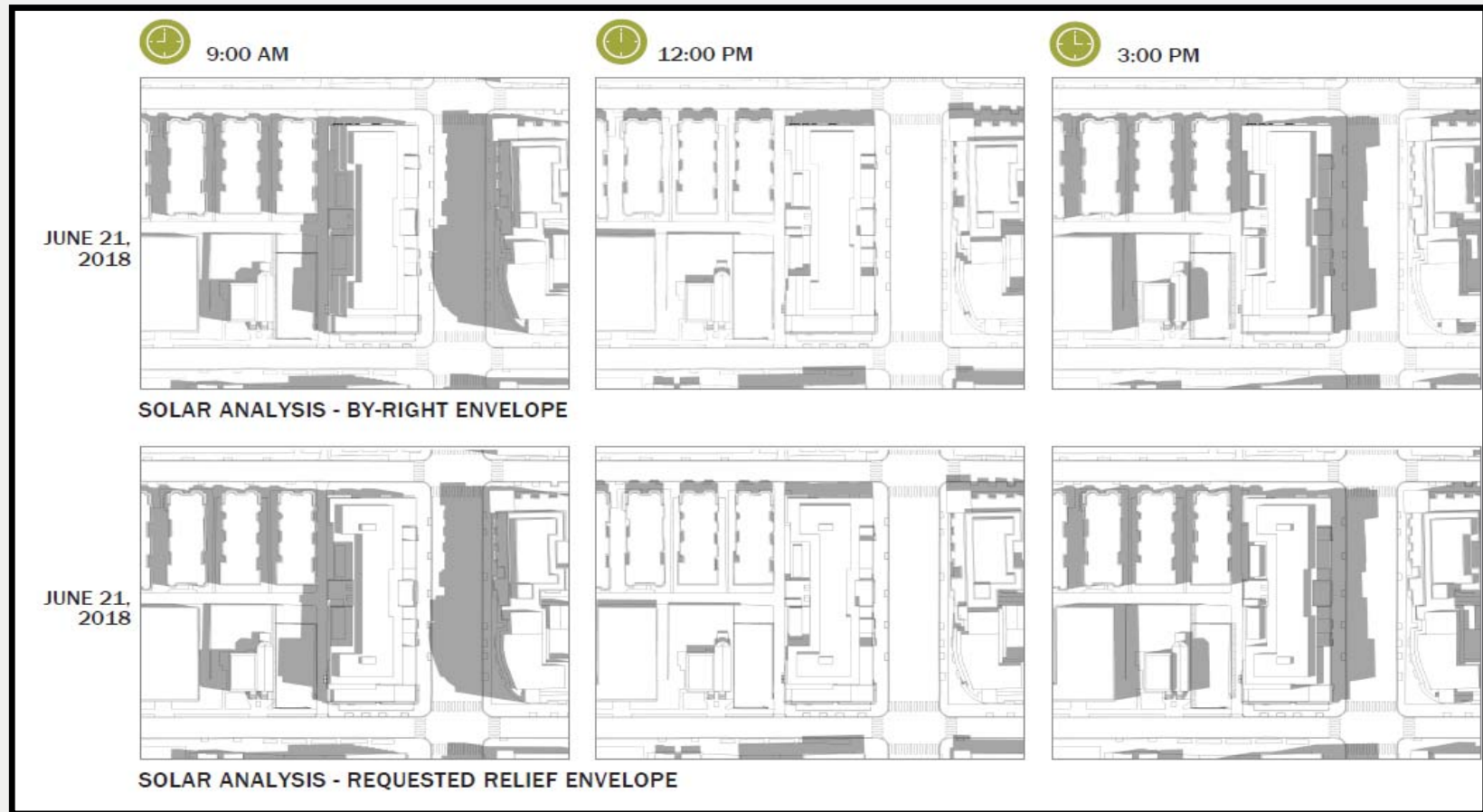


Illustration of Penthouse Height Relief – 45 Degree Plane – East/West Elevation



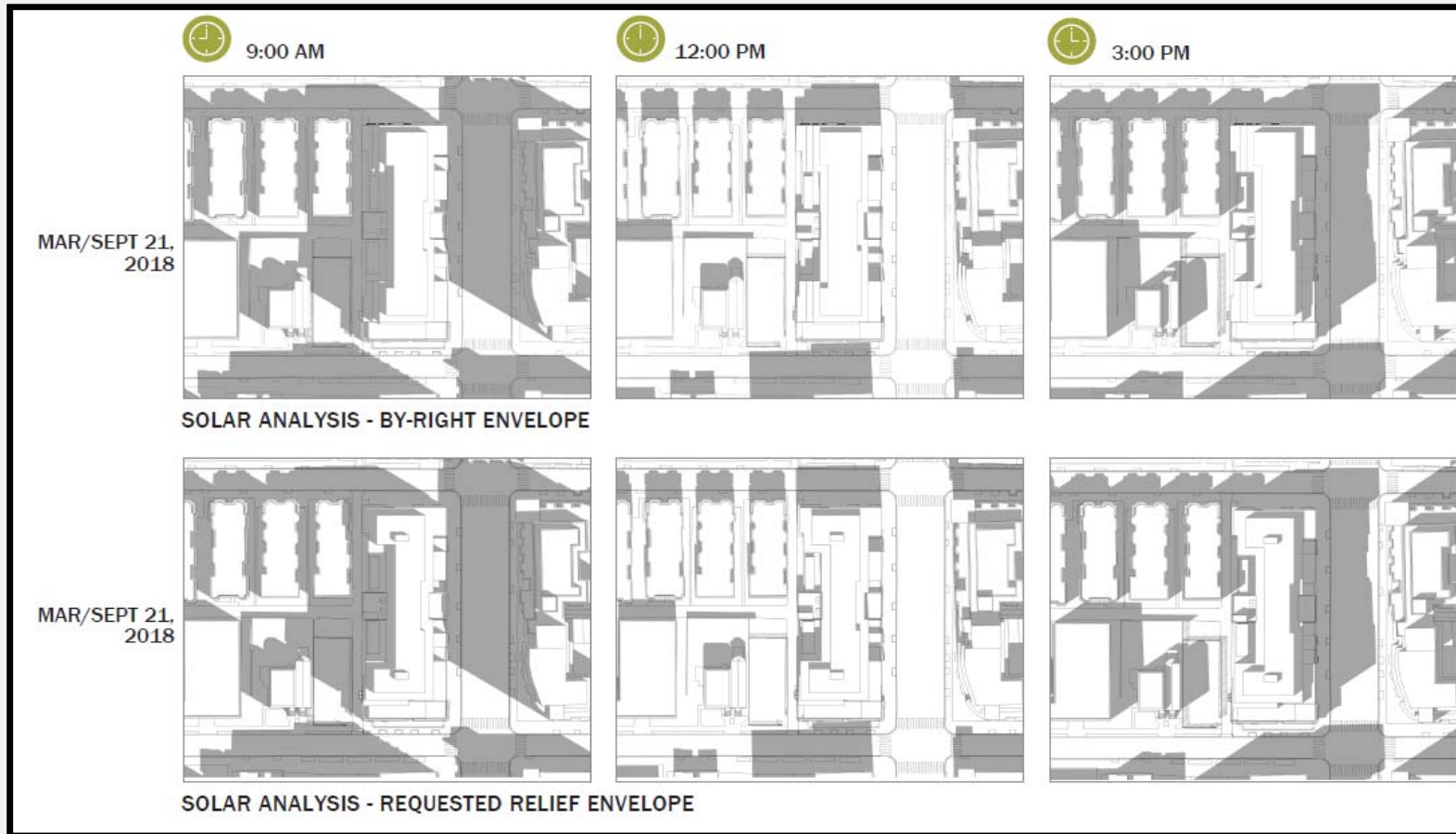
Solar Analysis – Overhead - June 21st



Solar Analysis – Bird’s Eye – June 21st



Solar Analysis – Overhead - March/Sept. 21st



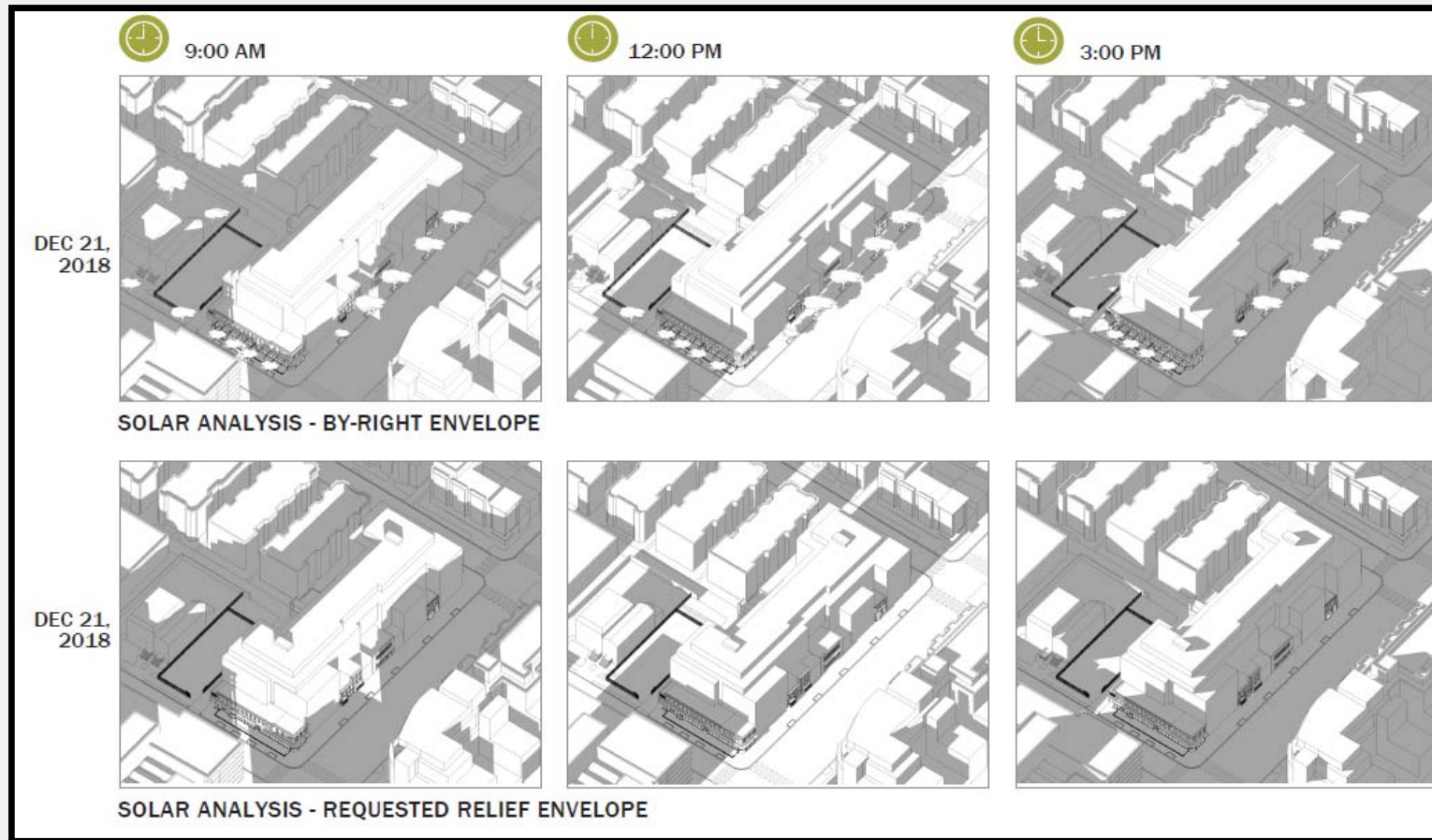
Solar Analysis – Bird’s Eye – March/Sept 21st



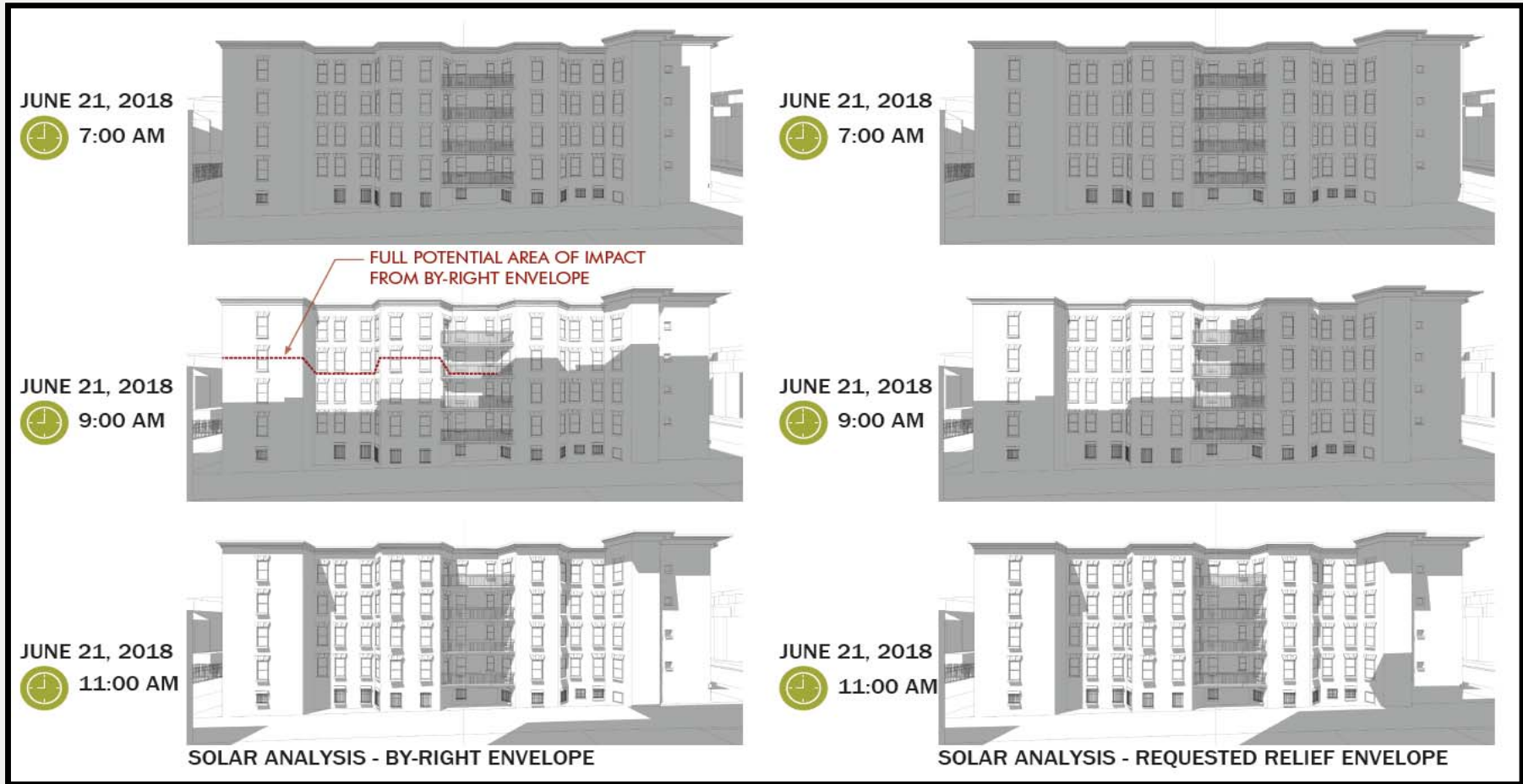
Solar Analysis – Overhead – December 21st



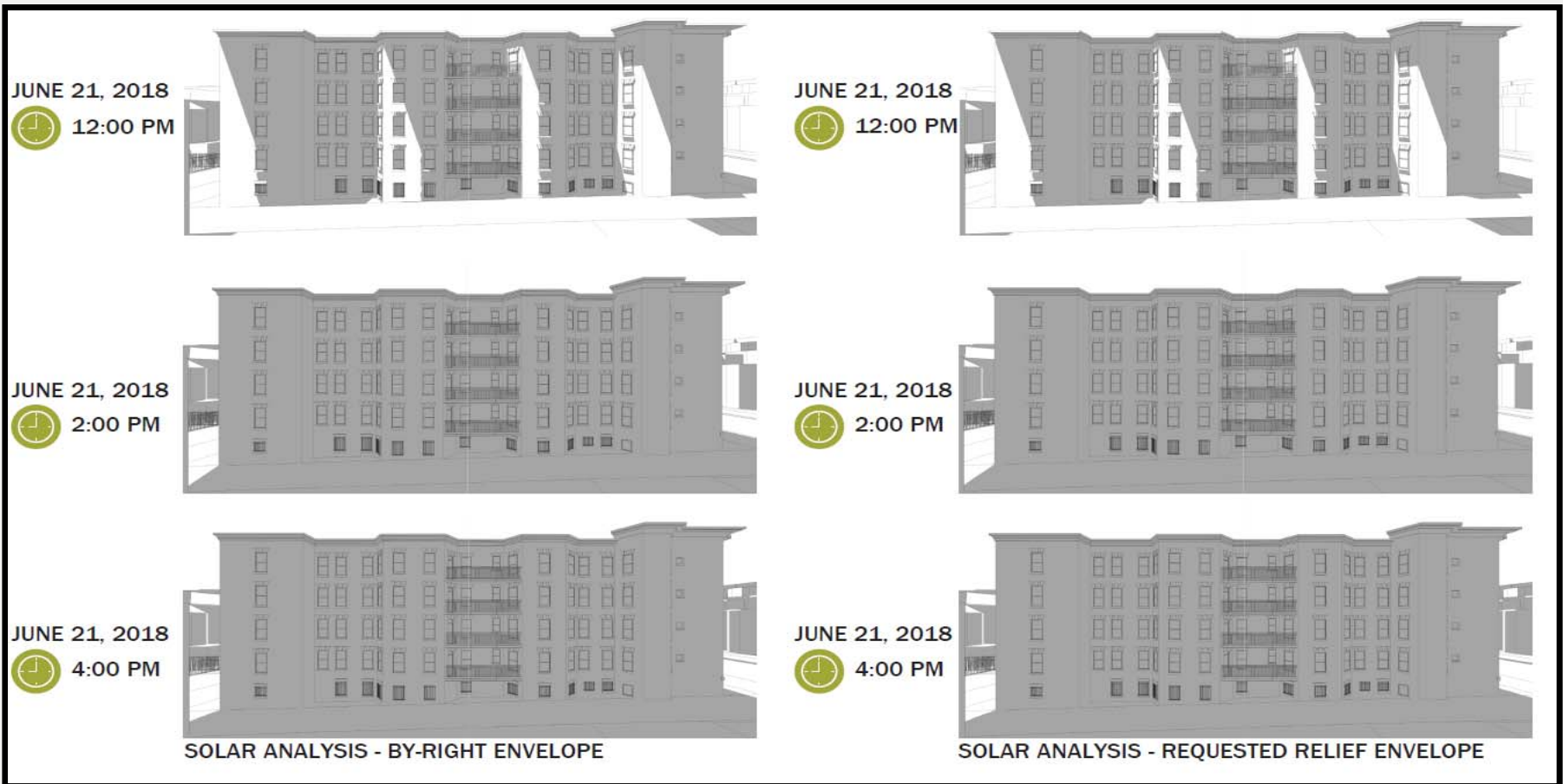
Solar Analysis – Bird’s Eye – December 21st



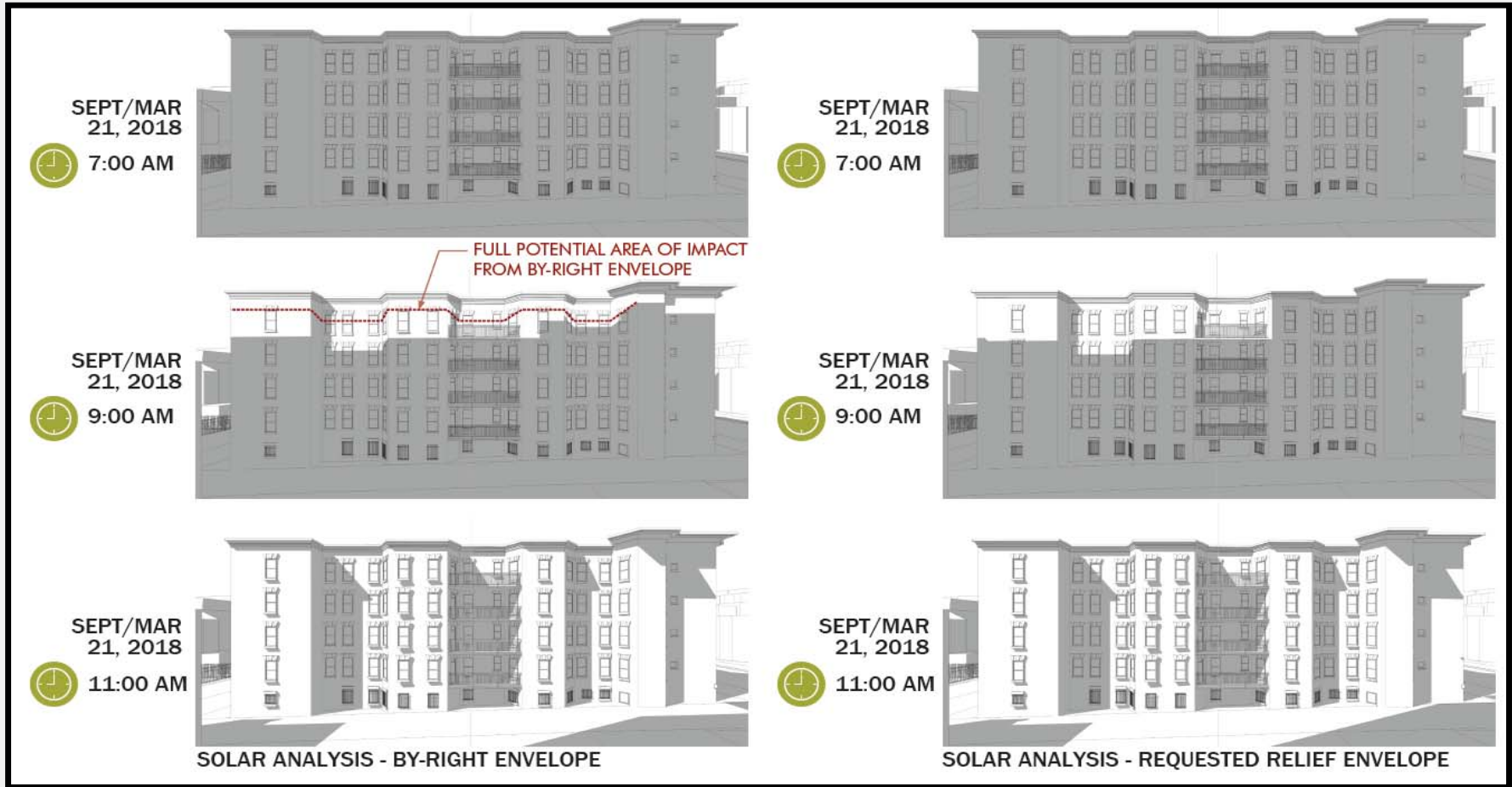
Solar Analysis – 1418 W Street NW - June



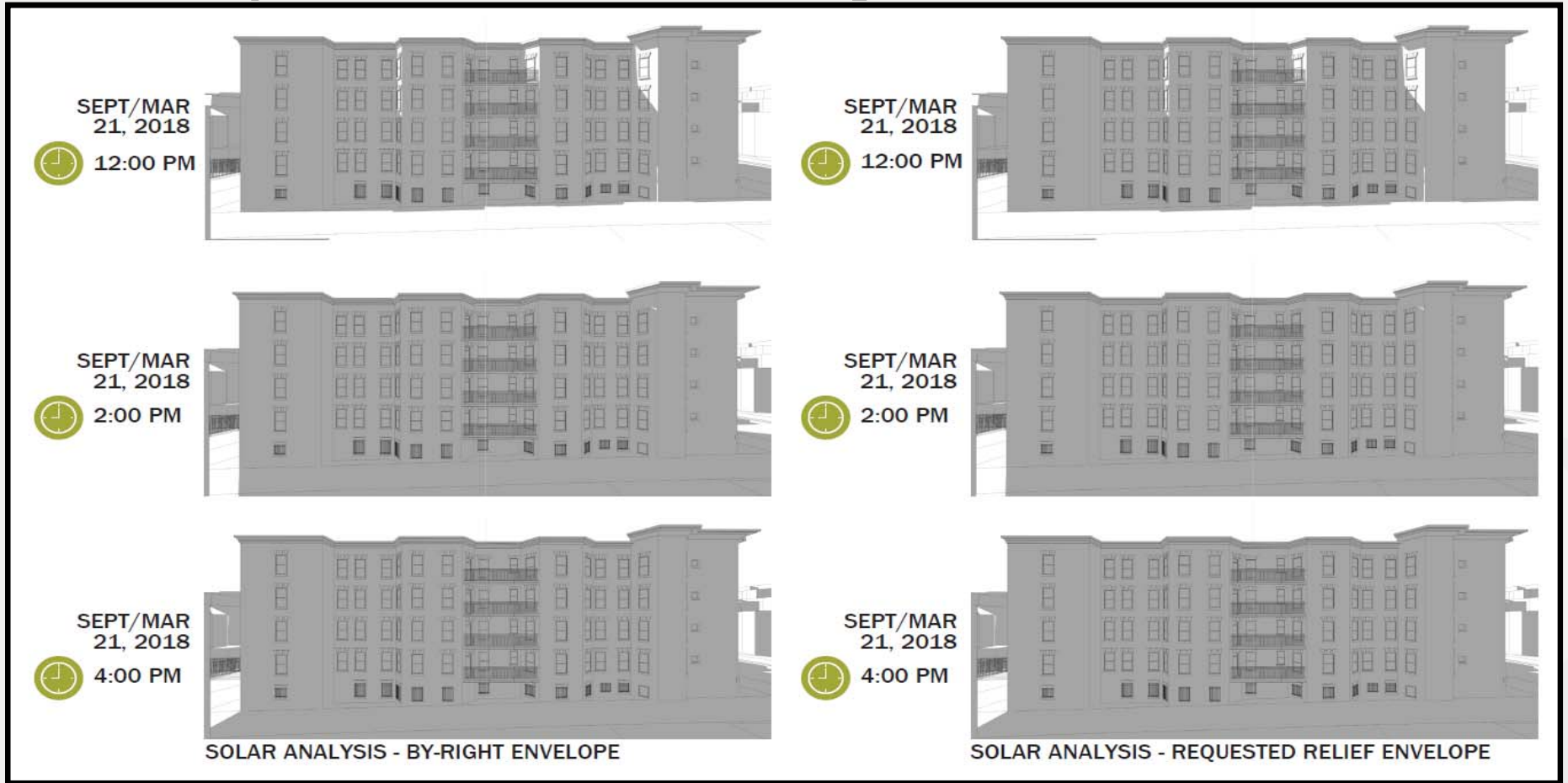
Solar Analysis – 1418 W Street NW - June



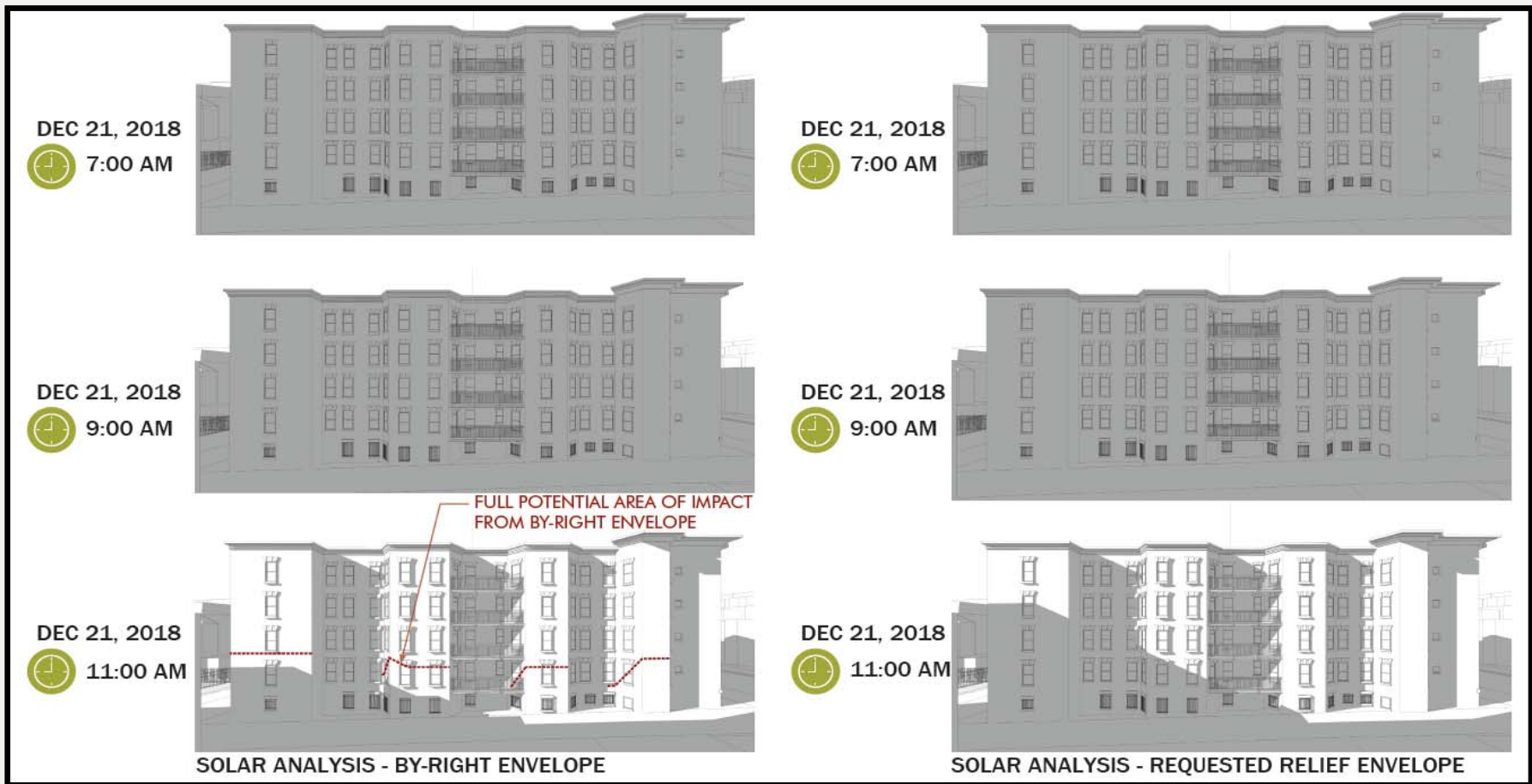
Solar Analysis – 1418 W Street NW – September/March



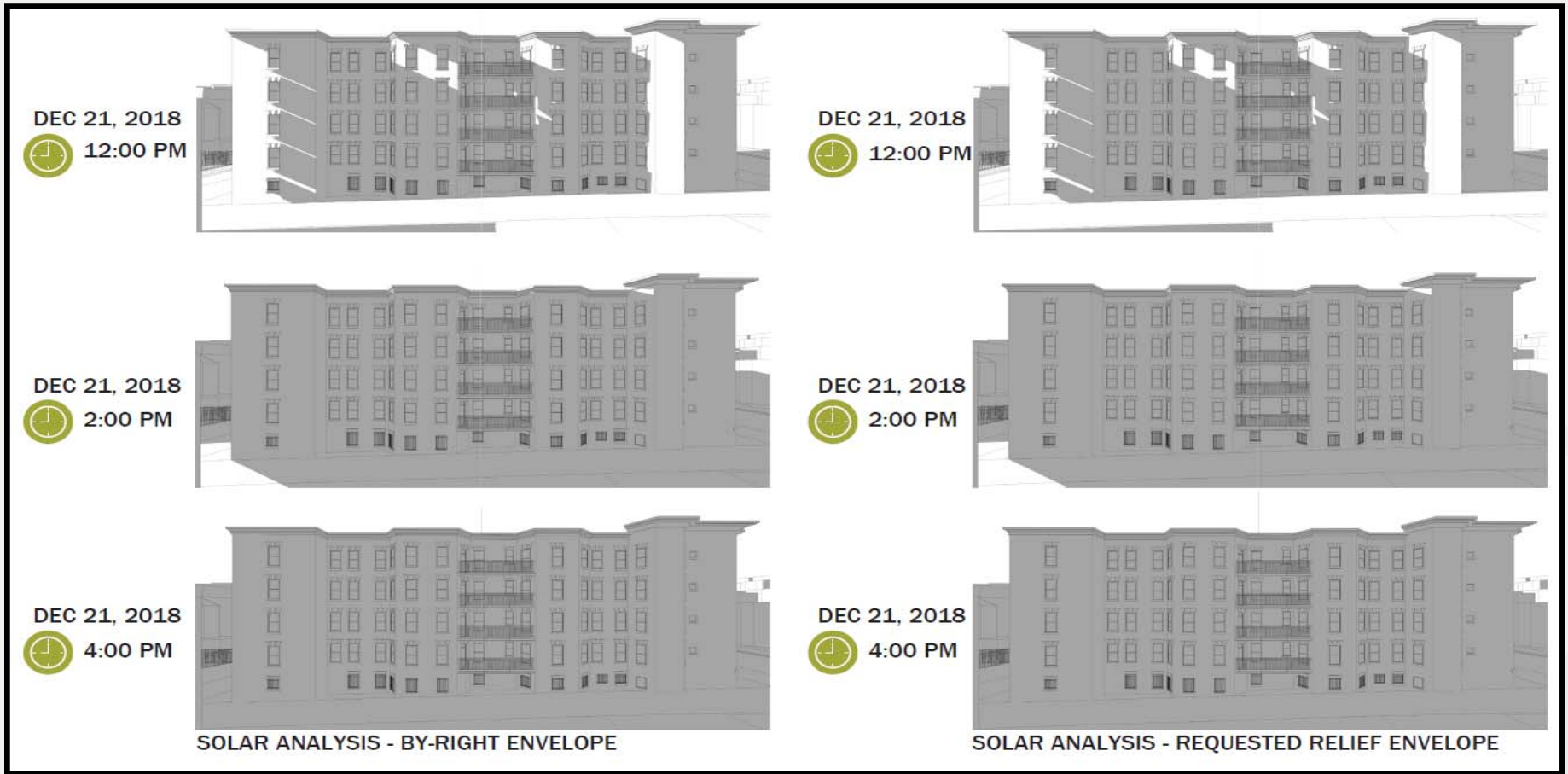
Solar Analysis – 1418 W Street NW – September/March



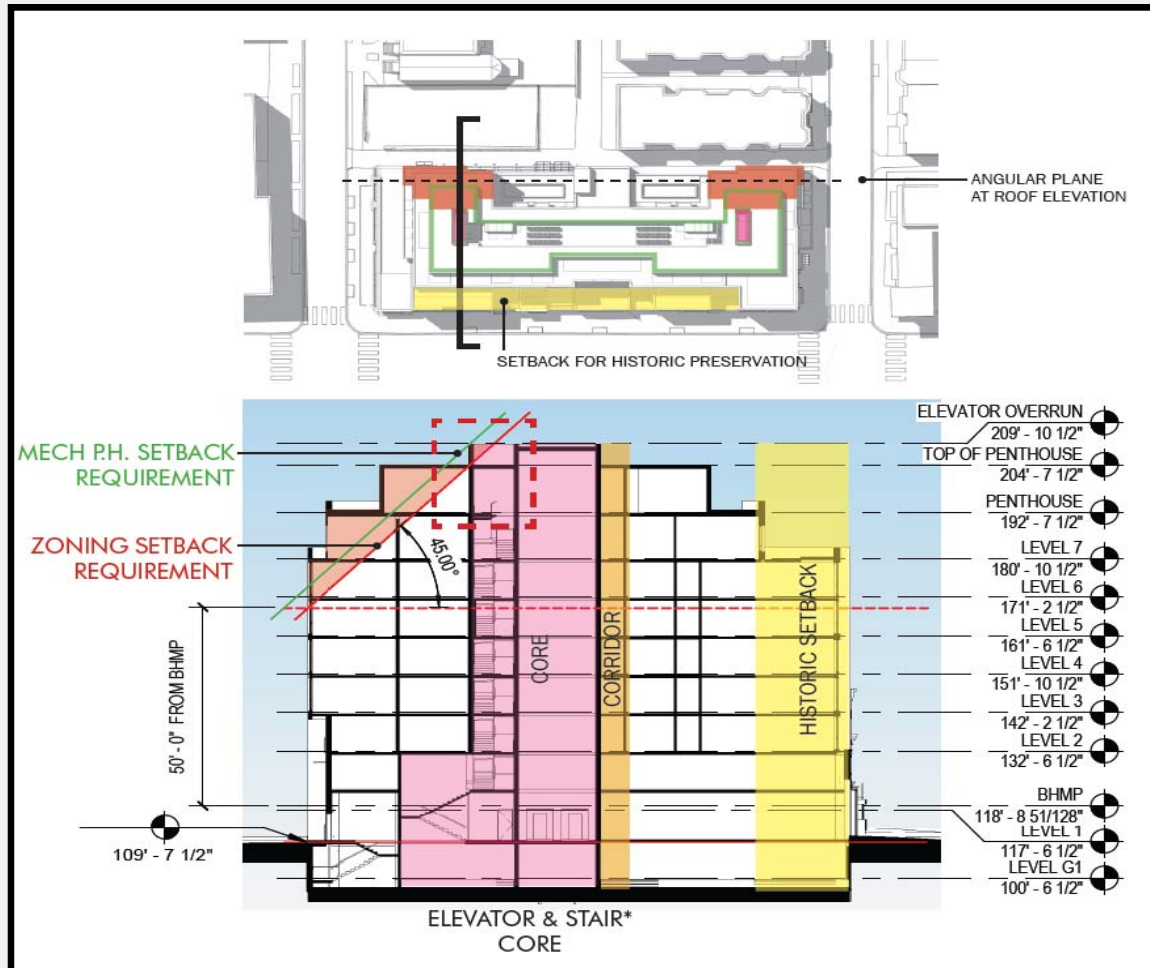
Solar Analysis – 1418 W Street NW – December



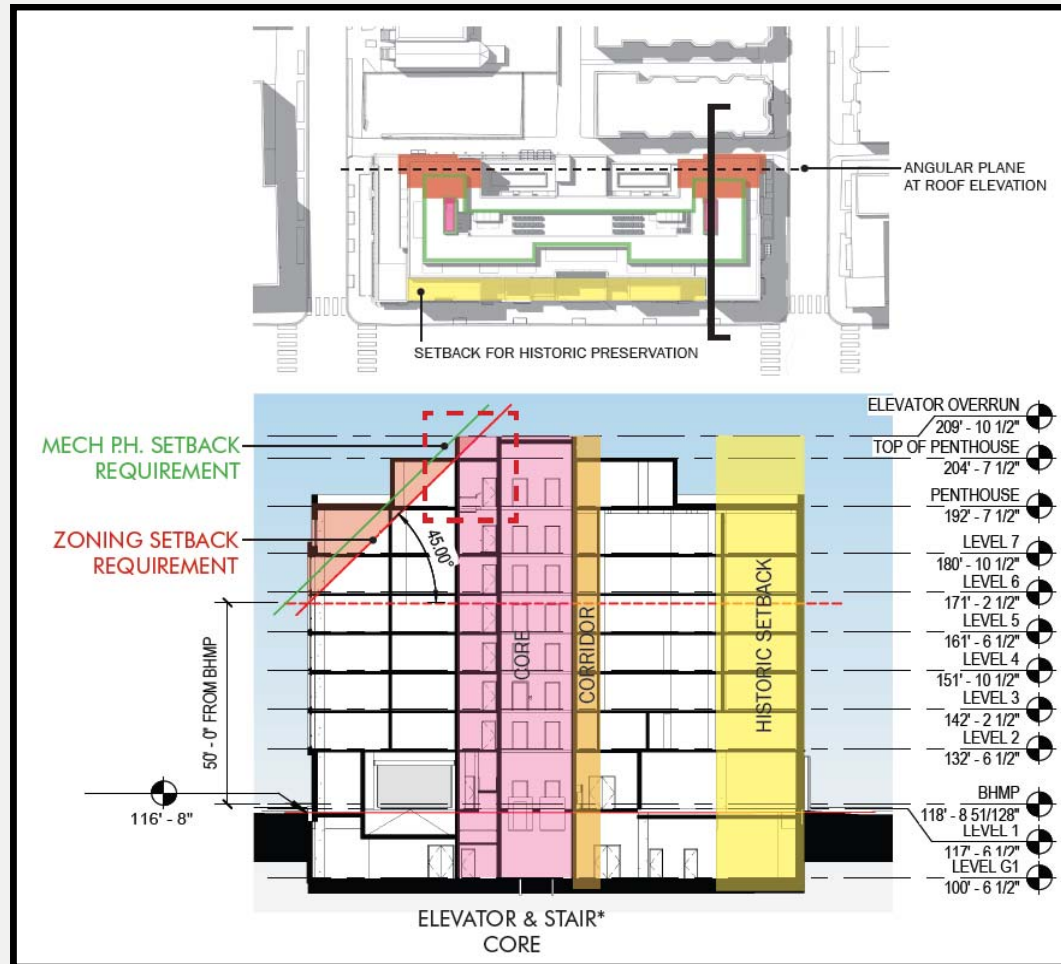
Solar Analysis – 1418 W Street NW – December



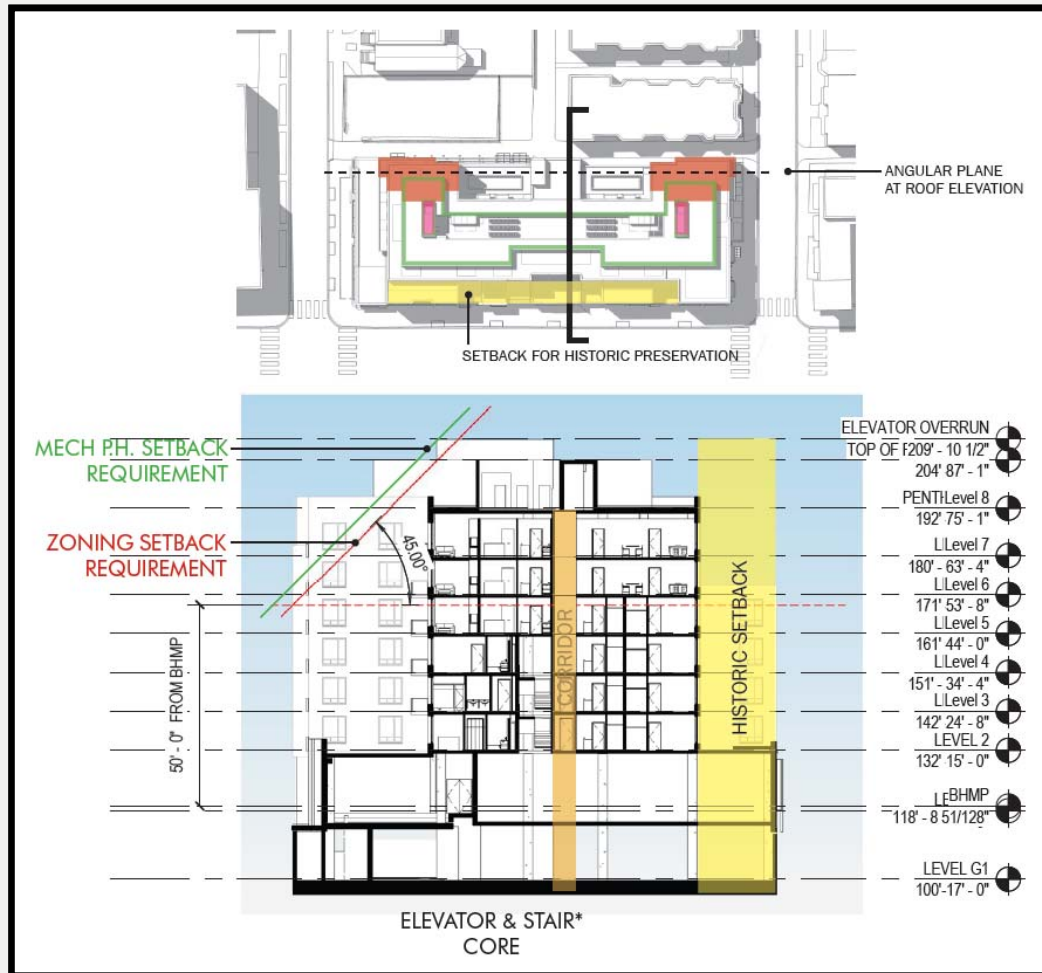
45 Degree Setback – Conformance Impact



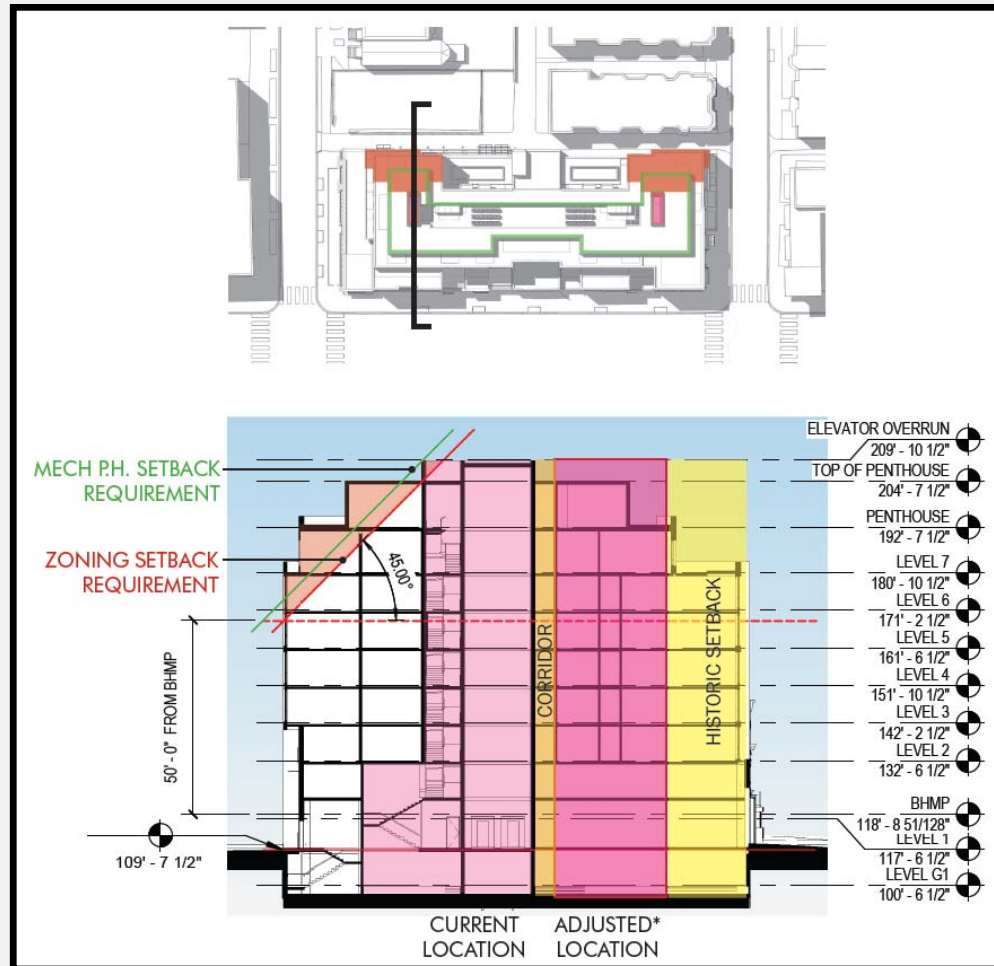
45 Degree Setback – Conformance Impact



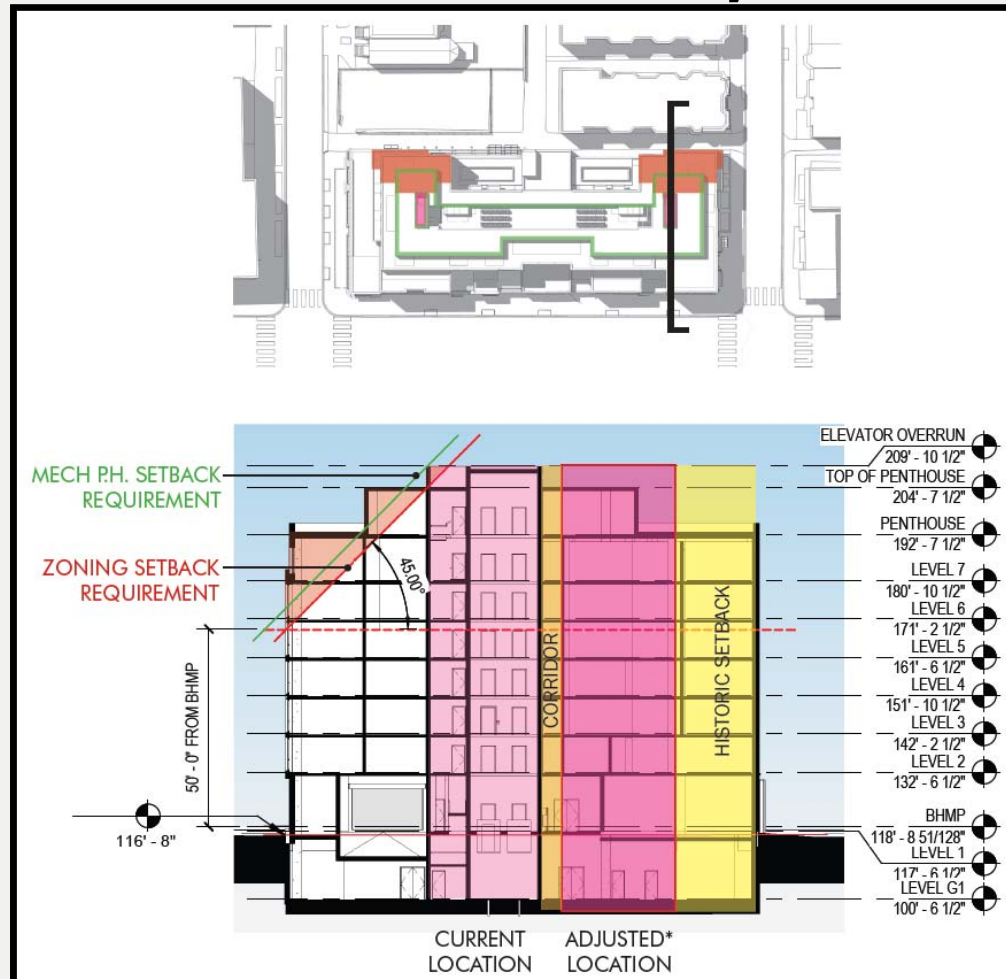
45 Degree Setback – Conformance Impact



45 Degree Setback – Core Relocation Study

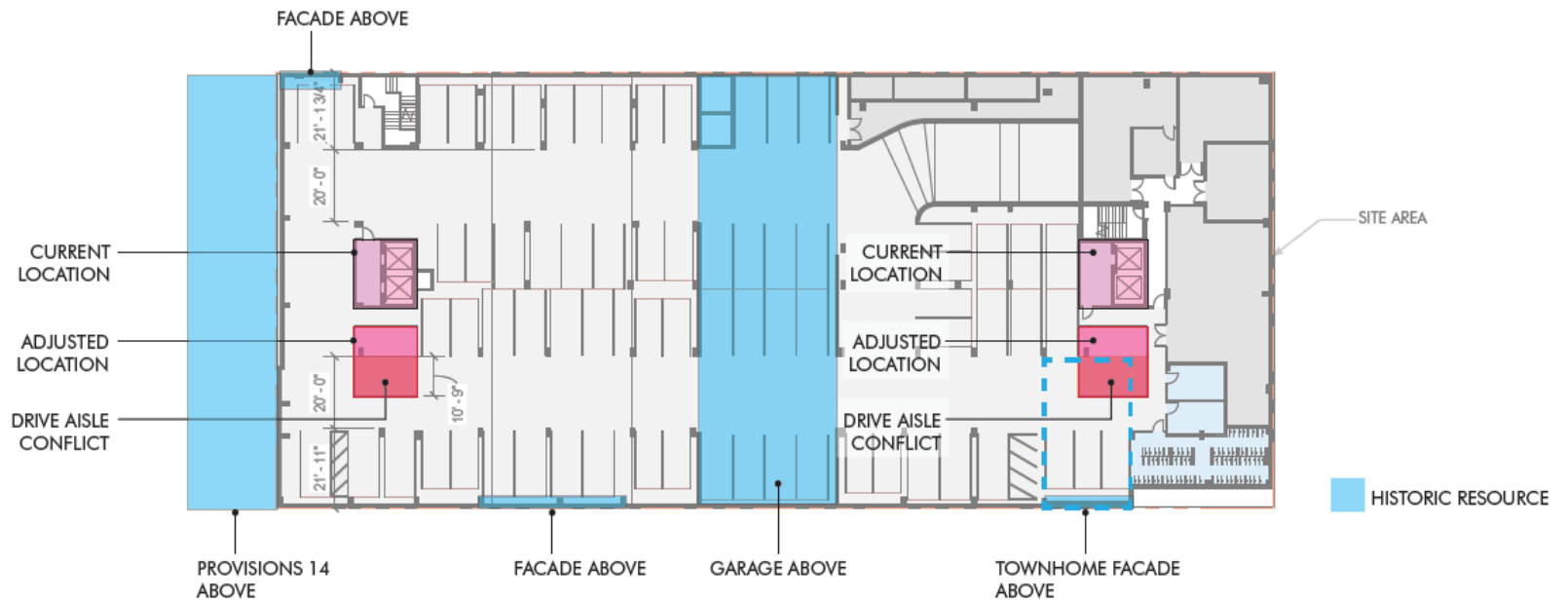


45 Degree Setback – Core Relocation Study

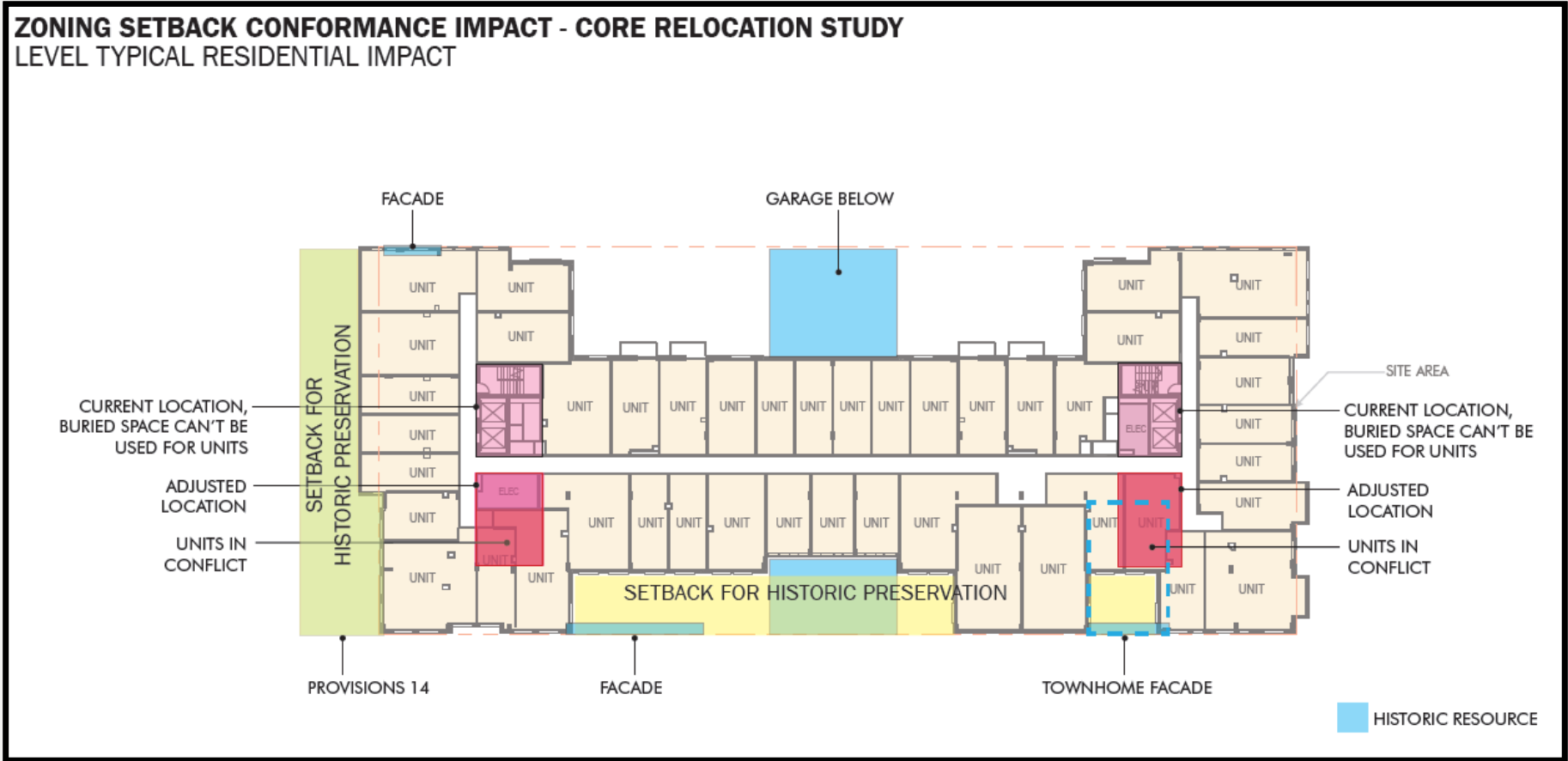


45 Degree Setback – Core Relocation Study – Parking Level

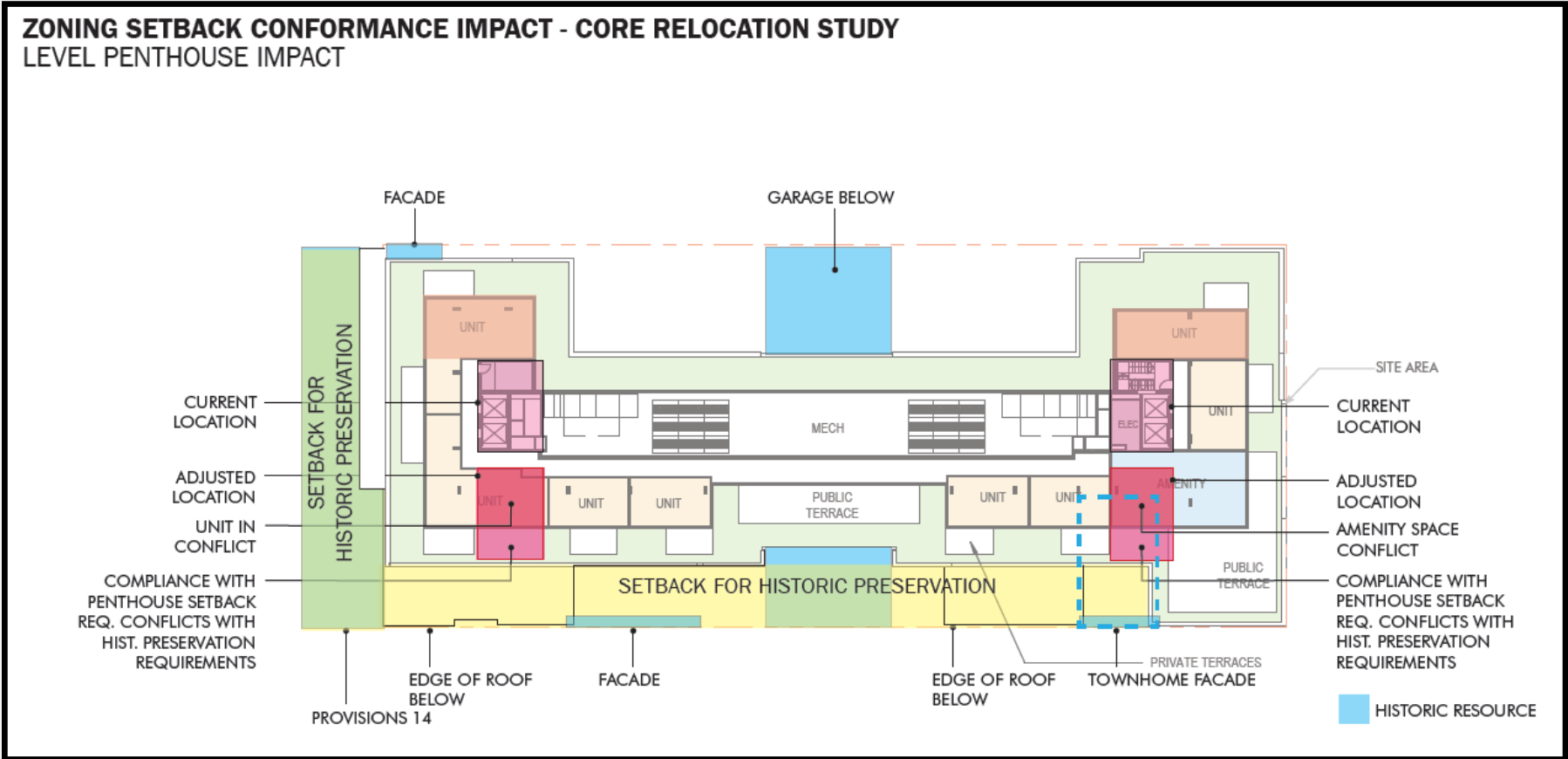
ZONING SETBACK CONFORMANCE IMPACT - CORE RELOCATION STUDY LEVEL G1 - PARKING IMPACT



45 Degree Setback – Core Relocation Study – Typical Residential Level



45 Degree Setback – Core Relocation Study – Penthouse Level



Special Exception Relief Requested (§ X-901.2 and § K-813.1)

- Penthouse Height and Setback (§ K-803.3(a-b))
 - Building may exceed maximum permitted height of 75' so long as the penthouse does not exceed 83.5' above the building's measuring point (§ K-803.3(a))
 - First penthouse level measures 85'11^{1/8}" above BHMP
 - Elevator overruns measure 91'2" above BHMP
 - For a lot abutting a residential zone or alley serving as a boundary to a residential zone, the building shall not "project above a plane drawn at a forty-five degree angle from a line located fifty feet directly above the property line" that abuts the residential zone or alley (§ K-803.3(b))
 - A small portion of the Project will exceed the 45-degree plane
- Lot Occupancy (§ K-804.1) only for the second floor
 - 80% maximum lot occupancy on floors with residential use
 - Second floor is 86% lot occupancy, with a mix of retail and residential uses

Special Exception Standard

- The courts have found that special exception relief is presumed to be appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met. See *First Baptist Church of Wash. v. District of Columbia Bd. of Zoning Adjustment*, 432 A.2d 695, 701 (1981).

Relief is Harmonious with Purpose and Intent of Zoning Regulations / Maps

- High-quality mixed-use building that adaptively re-uses existing structures and incorporates strong design elements
- Design promotes 18 hour pedestrian activity with first-floor retail that features 15-foot ceilings and display windows along 14th Street
- Proposed massing is similar to other buildings in ARTS zones along 14th Street
- Overall building height of 75' and seven stories complies with the development standards in the ARTS-3 zone
- Height and setback relief driven in part by the retention of historic buildings on the first two floors as well as the change in grade
- Wide streets, concentration of the massing of the proposed development on the north and south of the Property with an open vista in the middle, and additional setbacks along the alley ensure that sufficient light and air is available to neighboring properties across the alley
- Need for lot occupancy relief driven by historic preservation efforts, including retention of historic buildings, which reduces both the Applicant's ability to alter the floor plan as well as lot occupancy on the second floor
- Lot occupancy relief allows for the provision of additional dwelling units on the second floor, thus expanding the area's housing supply

Relief Will Not Adversely Affect Use of Neighboring Property

- Overall building height is compliant and aligns with nearby properties along 14th Street NW
 - Union Row across 14th Street is taller than the Project
- Solar studies indicate minimal impact on light and air for neighboring properties
- Penthouse structures are fully compliant with the height and setback requirements of the ARTS-3 zone
- Design features maintain light and air for neighboring properties
 - Project features a “vista” in the center of the building at floors three and four, which will maintain light and air
 - 15-foot alley between the Property and the neighboring properties to the west will create an additional buffer for light, air and privacy
 - Center portion of the building along the alley will remain open
- The Property is a through lot and many nearby properties are buffered from the Project by public streets
- A majority of the land abutting the side of the Property toward V Street is occupied by an open parking lot and institutional buildings rather than residential

Relief Satisfies Special Conditions for ARTS Zones (Subtitle K § 813.1)

1. The uses, buildings, or features at the size, intensity, and locations proposed, will substantially advance the purposes of the ARTS zones and will not adversely affect neighboring property or be detrimental to the health, safety, convenience, or general welfare of persons living, working or visiting in the area
 - Project is generally similar to nearby buildings in the ARTS zone, many of which are mixed-use, seven-story buildings
 - Project will offer residences, retail, office and arts/entertainment in a single location, providing convenience to neighborhood residents and non-residents alike
 - Project will comply with the ARTS zone design elements, including the incorporation of “streetwalls” that are 15-feet high and display windows along 14th Street
 - Pedestrian-friendly design that encourages 18-hour activity
 - Approximately 4,000 square feet of arts/entertainment space
 - Storefronts along alley ideal for arts/creative-use tenants
 - Applicant is exploring partnership with *NumberF*, a visual art company
 - Applicant is exploring creative spaces/art installations along 14th Street sidewalk
 - Requires public space approval

Relief Satisfies Special Conditions for ARTS Zones (Subtitle K § 813.1)

2. The architectural design of the project will enhance the urban design features of the immediate vicinity in which it is located; provided, if a historic district or historic landmark is involved, the Board of Zoning Adjustment shall refer the application to the Historic Preservation Office for review and report

- March 22nd HPRB hearing date
- Project's design will thoughtfully incorporate aspects of the existing historic structures on the Property with new construction
- Highlight central historic garage building
- Project will enhance the urban design features in the neighborhood
- Project is highlighted by a central "vista" and will also incorporate high-quality materials and an intended "green" roof

3. Vehicular access and egress are located and designed so as to minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions

- No curb cuts on 14th Street NW to promote pedestrian right-of-way
- Applicant originally proposed garage access from western alley
- In response to community feedback, applicant moved garage access to W Street NW
 - Pending application before public space committee

Proposed Conditions of Approval

- The Applicant is permitted flexibility to reach the maximum floor-area-ratio in the ARTS-3 Zone of 5.3.
- The Applicant may vary the specific allotment of gross floor area for each use up to 10% of the approved gross floor area.
- The Applicant may vary the number of dwelling units by +/- 5 dwelling units from the proposed 242 units.
- The Applicant may vary the vehicular parking spaces by +/- 5 spaces from the proposed 65-70 spaces.
- Flexibility to vary location of proposed curb cut pursuant to pending Public Space Committee application.

BZA Application #19705

Madison Investments, LLC

2114-2116 14th Street NW; 2124 14th Street NW; 2118 14th
Street NW; 1400 W Street NW; 1403 V Street NW

Presented by:

Meridith H. Moldenhauer

Cozen O'Connor



Tab B

Summary of Expert Witness Testimony

Matthew Bell and Timothy Bertschinger, Perkins Eastman, project architects – Mr. Bell and Mr. Bertschinger are the project architects. Mr. Bell and Mr. Bertschinger will testify as to the design and architectural aspects of the project.

Emily Eig, EHT Traceries, expert in historic preservation – Ms. Eig is a historic preservation expert and will testify as to the District's historic preservation laws and how the project has incorporated the historic preservation elements.

Erwin Andres, Gorove Slade, expert in traffic and transportation – Mr. Andres is an expert in traffic and transportation and will testify as to any impacts the project may have on surrounding traffic patterns.

Stephen Varga, Cozen O'Connor, expert in land use and planning – Mr. Varga is an expert in land use and planning and will testify as to the project's compliance with the District's comprehensive plans and other planning goals and policies.



MATTHEW BELL

FAIA

PRINCIPAL

EDUCATION

Cornell University, Master of
Architecture in Urban Design

University of Notre Dame, Bachelor
of Architecture

REGISTRATION

Matt is a Registered Architect
licensed in the District of Columbia,
Maryland and New York.

MEMBERSHIPS

He is a Charter Member of
the Congress for the New
Urbanism, former President, of
the Neighborhood Design Center
of Baltimore, Maryland (1997-
1998), former Director, of the
Mayor's Institute on City Design
Northeast (1994-1999), and, the
Vice President of Restoring Ancient
Stabia, Castellamare di Stabia,
Italy (2003-Present). Matt has
also contributed to the American
Architectural Foundation's Forum on
Urban School Design.

TEACHING

University of Maryland School of
Architecture, Professor with Tenure

University of Miami, Part-time &
Visiting Appointments

Cornell University, Department
of Architecture, Lecturer and
Visiting Critic

AWARDS

ENR Mid-Atlantic, Best Projects:
K-12 Education, Dunbar Senior High
School, 2014.

Matthew Bell has been a practicing architect and professor of architecture for over 30 years. His national and international architectural and urban design experience ranges from small-scale buildings and studies for existing neighborhoods to the design and implementation of new towns, campuses and cities. Creating a diverse portfolio of work has led Matt to develop unique insights into the urban-environment and design-issue challenges facing our cities, towns, and suburbs.

As Professor at the University of Maryland's School of Architecture, Planning and Preservation, Matt's focus is on town planning, urban design and leading the urban design curriculum at all levels of the program. He also directs the school's efforts in the revitalization of Castellamare di Stabia, Italy, which has included projects for a new archaeological park, infill development for the historic center and transit-oriented development.

LARGE SCALE DESIGN

DC Housing Authority: Greenleaf Land Use Planning

Washington, District of Columbia

Master Planning for the redevelopment of two public housing projects selected as part of the New Communities Initiative to address crime and poverty. Plan supports the objective of providing quality affordable housing and fostering sustainable communities.

The Wharf at the Southwest Waterfront

Washington, District of Columbia

The design for the new riverfront neighborhood incorporates restaurants and shops with new residences above, a hotel, cultural attractions, marinas and ten acres of parks and open space. The maritime heritage of the waterfront will be celebrated through the preservation of existing resources and the reactivation of the water's edge

Anacostia Waterfront Initiative

Washington, District of Columbia

A new waterfront plan reconnects the important asset of the waterfront to the adjacent neighborhoods and provides for a new waterfront park system, public amenities along the waterfront, and improved pedestrian circulation to sports venues on the site

Grosvenor Metro Station Master Plan

Bethesda, Maryland

A compelling vision plan for the Grosvenor Metro site and neighborhood, establishing the properties as essential parts of the TOD master plan. The plan will be supported by new uses including residential, retail, public spaces, and possible programmatic and site connections to Strathmore Hall. The master plan creates publicly accessible open spaces, improves connections to the neighborhood, metro and open spaces, and promotes smart growth while protecting the surrounding green spaces.

McMillan

Washington, District of Columbia

1.8 M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing and great public places to a much treasured local landmark. Anchored at the north by medical office uses, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, a retail street, a piazza, and various housing types throughout the 25 acre site

Barry Farm

Washington, District of Columbia

Master Plan to redevelop a troubled 25 acre public housing site, establishing a mixed-use program comprised of retail, generous open spaces, and diverse residential types. The plan is centered around a two acre park and provides for direct connections to the existing Metro Station as well as future light rail. Phasing plan maintains the existing residents on site during construction

RIA

Washington, District of Columbia

Master plan for a vibrant mixed-use, mixed-income community located near the Rhode Island Avenue Metro; replaces an existing 1930s affordable housing project. Analysis of habitation patterns, multiple phasing strategies with housing typologies for each strategy. A stage 1 PUD has been filed for the project

Crown

Gaithersburg, Maryland

A transit-oriented community in close proximity to a state-of-the art high school, high-quality retail and a Light Rail Station. Allows for approximately half the population to live within two blocks of the transit station, and more than 70% within walking distance

St. Elizabeths East: Phase I Master Development

Washington, District of Columbia

Master Plan for 183 acre campus to create a mixed-use technology-focused development, providing a mix of uses, including office, retail, residential, and the creative reuse of historic structures. The Plan maximizes value to the District by creating new job and education opportunities for DC Residents

Eisenhower East, Master Plan

Alexandria, Virginia

A master plan that accommodates over 16 million sf of retail, residential and office space. The plan features an interconnected system of neighborhood squares, public plazas and parks, all woven together by a new street network

Newport News Downtown Design Vision

Newport News, Virginia

Vision plan to redesign the downtown area of Newport News by enhancing the waterfront potential, connecting downtown to adjacent neighborhoods, transforming the area into vibrant mixed-use environments, and expanding the transit network

Armed Forces Retirement Home

Washington, District of Columbia

Preliminary design concepts for the development of 77 acres of this property. The plan includes a mixture of adaptive reuse and sensitive new development, retaining and building upon the general character of the site

Great Streets

Washington, District of Columbia

A comprehensive strategy encompassing 22 miles of roadway, utilizing public investments in infrastructure, streetscape improvements, land use planning, and development assistance to catalyze private investment and improve neighborhood quality of life; creates a physical environment for expanded opportunities in retail, housing, employment, and community needs

Hill East Waterfront

Washington, District of Columbia

A new plan for the 67-acre Hill East Waterfront neighborhood on Capitol Hill in our Nation's Capitol. The plan will transform the area from an isolated campus of aging and abandoned buildings and large parking lots to a new mixed-use waterfront community of streets, parks and public spaces



TIM BERTSCHINGER

ASSOCIATE

EDUCATION

Bachelor of Architecture, Cornell University, Ithaca, New York

MEMBERSHIPS

Tim is an associate member of the American Institute of Architects.

Tim Bertschinger has over 10 years experience, enabling him to deliver a wide range of services in residential, institutional and large scale, mixed-use projects. He is a collaborative, thoughtful person with a single-minded passion for developing technically sound, innovative, and compelling solutions to difficult problems. He believes successful architecture provides an environment from which people derive regeneration, nourishment, inspiration, and growth through a synthesis of the science of building and art of human condition.

GOVERNMENT

Cleveland Park Library

Washington, District of Columbia

New construction for the busiest local branch library in the District. The new 21,500 sf library is expected to achieve LEED Gold Certification.

McMillan Community Center

Washington, District of Columbia

17,500 sf community center with a 25-yard lap pool, gallery spaces, multi-purpose catering kitchen, fitness rooms, locker/support spaces.

The Community Center is located on the site of 1.8M sf mixed-use development that will significantly transform the adjacent neighborhoods bringing great public places to the treasured landmark.

LARGE SCALE MIXED-USE

Grosvenor

Bethesda, Maryland

A compelling vision plan for the Grosvenor Metro site and neighborhood, establishing the properties as essential parts of the TOD master plan.

The plan will be supported by new uses including residential, retail, public spaces, and possible programmatic and site connections to Strathmore Hall. The master plan creates publicly accessible open spaces, improves connections to the neighborhood, metro and open spaces, and promotes smart growth while protecting the surrounding green spaces.

RESIDENTIAL

Manazel Residential

Abu Dhabi, United Arab Emirates

180 dwelling units of housing for physicians and their families complements a masterplan that includes an existing Shopping Center, which will attract an international audience of healthcare professionals and medical staff of the new Manazel Medical Community. The vision for the site includes a state of the art medical facility (by Smith Group) that includes a Children's Learning and Disability Center, also by Perkins Eastman.

1912 35th Street, NW: Net-Zero Row Home*

Washington, District of Columbia

5,700 sf, four-story, four-bedroom row home; designed to LEED for Homes Platinum certification with net zero energy usage. Project is under permit review, scheduled to begin construction mid-2015.

2100 Clarendon Boulevard*

Arlington, Virginia

Lead designer on a 227,000 sf, 7-story, 154-unit residential building with 32,840 sf of ground floor retail. Situated two blocks from Courthouse Metro Station between Clarendon and Wilson Boulevards, the building design is a terraced E that takes advantage of the steeply sloped site to afford views of downtown Rosslyn and Washington, D.C.

Capital Vista*

Washington, District of Columbia

Senior designer and client contact for three buildings totaling 800,000 sf in a mixed-use development. Project includes 170-key hotel, 296-unit apartment building, and 255-unit condominium building with 24,000 sf ground floor retail.

Vista on Courthouse*

Arlington, Virginia

A 12-story, 220-unit apartment building and 32 for-sale townhomes located just off Route 50 along the Rosslyn-Ballston Corridor. Completed in 2008, the project included a pool, theatre, and structured parking for 391 vehicles.

The Halstead*

Arlington, Virginia

Designer on an 8-story, mixed-use building with 269 units and 44,000 sf of ground floor retail. The project was the first to be completed under the Arlington County Columbia Pike Form Based Code. The design is set back from the corner of Walter Reed and Columbia Pike in order to preserve the facade of a circa 1930s hardware store.

Siena Park*

Arlington, Virginia

Designer on a 243,000 SF, 6 story building with 188 units and 31,500 SF of ground floor retail, and 14,600 SF of office space. Located adjacent to Penrose Square it was a critical early project in the redevelopment of Arlington's Columbia Pike corridor.

HIGHER EDUCATION

George Mason University: Peterson Family Health Sciences Hall

Fairfax, Virginia

New 170,000 facility featuring classrooms, academic offices, research medical clinic, student services, nursing simulation teaching laboratories, outdoor courtyards, and significant site restoration. The project will further the University Presidents' Climate Commitment, currently tracking LEED Gold.

Terrapin Row*

College Park, Maryland

A 6.2 acre mixed use privately developed student housing community. 626,340 total sf over three phases including buildings of 4 to 6-stories with a total 418 units and 1,515 beds. Podium construction allows for 12,000sf of retail and the site plan includes a 500 car above grade parking garage.

Salisbury University*

Salisbury, Maryland

130,000 sf mixed-use student housing with 605 beds, classroom spaces and 23,000 sf of ground floor retail.

*Designates work completed prior to joining Perkins Eastman



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Washington, DC 20001
202 393-1199
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EMILY HOTALING EIG

President and Chief Executive Officer

Emily Eig is the founder and president of EHT Traceries, a women-owned company incorporated in Maryland and headquartered in Washington, D.C. As the head of EHT Traceries, she combines management of a fifteen-person firm with her work as an architectural historian and preservation consultant. Her technical knowledge is focused on late 19th- and 20th-century buildings and the integration of new buildings into historic settings, including historic sites, campuses, and districts. It includes a thorough understanding of current historic preservation issues. Her work with federal and local architecture is well known and she has worked in the District of Columbia, Maryland, Virginia, New York, Texas, Louisiana, Pennsylvania, Massachusetts, Illinois, Michigan, and Hawaii. Further, through her role as the head of EHT Traceries since 1989, she has participated in an exceptional number of preservation-related projects around the country.

AREAS OF EXPERTISE

Ms. Eig specializes in late 19th- and 20th-century buildings and the integration of new buildings into historic settings, including historic sites, campuses, and districts. She focuses on public, institutional, military, religious, commercial, theater, commercial, and residential architecture, as well as the history of city planning and 19th and 20th century cultural landscapes. Her expertise in historic and contemporary documentation, construction techniques, building materials, on-site investigation complements her ability to provide creative preservation solutions for individual resources as well as for large-scale settings. As a preservation specialist, she provides direction for compatible new design related to historic buildings, sites, and districts, advises on the interpretation of preservation laws and regulations, and regularly assists owners, developers, architects, and preservation technicians with the interpretation and analysis of historic resources. Her strength related to handling complex projects, including public-private partnerships, is well known.

Over the last thirty years, Ms. Eig has served as Project Architectural Historian and Preservation Planning Consultant for numerous major historic projects in Washington, DC and in other cities around the US. In these roles, she has directed research; prepared Historic Structures Reports and Historic Preservation Plans; advised on local and federal preservation reviews including Determination of Eligibility and Section 106 Memorandum of /Programmatic Agreements; guided efforts to rehabilitate historic buildings using the Secretary of Interior's Standards; and advised on the design compatibility of major new additions to historic buildings and new construction in historic districts. She works on a regular basis with the State Historic Preservation Offices.

She is a considered an expert in architectural history, resource evaluation, preservation planning, federal and state Historic Preservation Certification processes, Section 106 mitigation, and the

Secretary of Interior's Standards for the Treatment of Historic Properties. Ms. Eig meets professional qualifications prescribed by the Secretary of the Interior (36 CFR 61 - Appendix A). She has been accepted as an expert witness before the D.C. Historic Preservation Review Board; the Montgomery County (MD) Historic Preservation Commission; the Prince George's County (MD) Historic Preservation Commission; the Old Georgetown (DC) Board; the Coral Gables (FL) Historic Preservation Commission; the DC Mayor's Agent for Historic Preservation; the DC Zoning Commission; the DC Board of Zoning Adjustment; Superior Court of the District of Columbia; the National Capital Planning Commission; the Maryland-National Capital Park and Planning Commission; and the U.S. Commission of Fine Arts. She has appeared before the Montgomery County (MD) Board of Appeals as a member of the County's Historic Preservation Commission. Ms. Eig has served on Urban Land Institute panels, and was a member of the City of Baltimore Urban Design and Architectural Review Panel for four years. She is currently a member of the Board of Visitors for the Dean of the University of Maryland School of Architecture, Planning and Preservation and the University of Maryland's Department of Historic Preservation's Technical Advisory Committee. Ms. Eig also serves as a member of the Board of the Lambda Alpha International (honorary land economics society), GW Chapter.

SELECTED PROJECT EXPERIENCE

Selected individual preservation projects in Washington, DC include:

- Carnegie Library (Apple), Foster and Partners, Beyer Blinder Belle, 2016-ongoing
- Martin Luther King Jr Memorial Library (DCPL), Martinez+Johnson and Mecanoo, 2014-2017
- The Yards: The Boilermaker Shops; The Foundry; The Lumbershed; Historic Wall and Tower; Parcels D, O, P, N, L1, L2 (Forest City Washington) Various architects, 2007-ongoing
- The Fish Market at The Wharf (PN Hoffmann), McGraw Bagnoli, 2015-ongoing
- Randall School (Rubell/Telesis Partnership), Bing Thom, Beyer Blinder Belle, 2010-2014; 2017-ongoing
- Residential Embassy Building (Embassy of the People's Republic of China), Philip Esocoff, 2008-2010
- Spanish Cultural Center, (Embassy of Spain), KCCT 2008-2009; 2011
- Chancery of the Embassy of South Africa, (Embassy of South Africa), Davis Brody Bond, 2009-2014
- Howard Theatre (Howard Theatre Restoration), Martinez+Johnson, 2008-2012
- Georgetown Library, (DC Public Library), Martinez+Johnson, 2008-2010
- C&P Telephone Warehouse (NPR), Hickok Cole Associates, 2008-2013
- Arena Stage, (Arena Stage), Bing Thom Associates, 2003-2004; 2007
- Studio Theatre, (Studio Theatre), William Bonstra Associates, 2002-2005

Selected preservation projects around the United States include:

- Hudson Theatre, Manhattan, NY (Ambassador Group), Martinez+Johnson, 2015-2017
- Loew's Kings Theatre, Brooklyn, NY (ACE Enterprises), Martinez+Johnson, 2010-2015
- Saenger Theatre, New Orleans, LA (ACE Enterprises), Martinez+Johnson, 2009-2014
- Goldwin Smith Hall, NY (Cornell University), Koetter Kim and Associates, 2008-2014
- Plaza Theatre, El Paso, TX (Community Foundation of El Paso), Martinez+Johnson, 2001-2006
- Mississippi State Univ. Riley Center for Education and Performing Arts, Martinez+Johnson, 2002-2007

Selected historic preservation planning projects related to Site Master Plans in Washington, DC include:

- The Parks at Walter Reed (Walter Reed Army Medical Center) with TortiGallas
- Southeast Federal Center (The Yards) with Shalom Baranes
- The George Washington University with Perkins Eastman
- The University of Maryland in Baltimore with Donald Kann
- Armed Forces Retirement Home-Washington with KoetterKim

Selected projects related to the integration of new architecture into historic settings:

- 2607 Connecticut Avenue, NW/Woodley Park Historic District (Zusin Dev.), CORE, 2017
- Building IJ and VU/Walter Reed Army Medical Center Historic District (Hines-Urban Atlantic – Triden), TortiGallas, 2017 – ongoing
- West Heating Plant/Georgetown Historic District (29K Georgetown Acquisitions), David Adjaye, 2015-ongoing
- Whitman-Walker/Greater Fourteenth Street Historic District (Whitman Walker), Seldorf Architects, 2016-ongoing
- The Yards: Parcels D, O, P, N, L1, L2 (Forest City Washington), Various architects, 2007-ongoing
- 650 Massachusetts Avenue/Downtown Historic District (Gould Properties), CORE, 2010-2017
- Marriott Marquis-Courtyard Residence Inn/Shaw Historic District (Quadrangle Associates), CooperCarry and TVSDesign, 2014-2017
- Goldman Smith Hall/Cornell University Historic District (Cornell University) KoetterKim, 2014-2016

Selected Sections 106, 110, and 111 projects include:

- Carnegie Library Rehabilitation (EventsDC/NCPC/Apple), 2016-ongoing
- Martin Luther King Jr Memorial Library (DCPL/NCPC), 2014-2017
- U.S. Institute of Peace, Buildings 6 and 7 Rehabilitation (USIP/DOS/NCPC), 2014-2015
- Union Station – Washington, DC (FRA/USRC/USInvestco), 2010-ongoing
- Southeast Federal Center (GSA/Forest City Washington), 2003-07; 2010-ongoing
- Walter Reed Army Medical Center (US ARMY/DC/HinesUrban Atlantic), 2014-ongoing
- AFRH Cultural Resource Manager (AFRH) 2008-2014
- O Street Market (HUD/Roadside Development), Shalom Baranes Associates, 2010-2014
- Progression Place (HUD/Four Points Development), Eric Colbert Architects, 2010-2014
- Ford's Theatre Society Educational Center (Ford Theatre Society/National Park Service), Martinez+Johnson, 2010-2012
- Ford's Theatre, (Ford Theatre Society/National Park Service), ASD, Inc., 2003-2004

EDUCATION

The George Washington University, Washington, DC

Master of Arts in Teaching in Museum Education, 1975; Field of study: Architectural History

Brandeis University, Waltham, Massachusetts

Bachelor of Arts, Fine Arts (Art History), *cum laude* with departmental honors, 1974.

Honors Thesis: Urban Open Space: A Comparison of Lafayette Square and Judiciary Square

Erwin N. Andres, P.E.

Principal

Mr. Andres has 20 years of experience working on a wide range of traffic and transportation projects serving private sector, public sector, institutional, and federal agency clients in the metropolitan Washington, DC area. His diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design.

His experience has also been geared to serve the strategic development needs of private developers, address local jurisdictional approval requirements for federal agency clients, and develop sound transportation operational and management plans for institutional clients. Mr. Andres has directed studies related to traffic circulation, transit, parking demand, and transportation demand management for new developments and urban infill redevelopments. He has performed traffic impact assessments for a wide range of land uses that include residential, office, shopping and convention centers, and institutional complexes.

Professional Registration: Professional Engineer: Maryland (#29177), New Jersey (#4557000)

Education: Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ (1994)*

Publications: "Ask the Expert", Healthcare Magazine, November 2003
ULI North Capitol Main Street Technical Assistance Program Study, August 2009

Professional Associations:

Urban Land Institute (ULI)

American Planning Association (APA)

Institute of Transportation Engineers (ITE)

DC Building Industry Association (DCBIA)

Georgetown University Real Estate Program, Lecturer

University of Maryland School of Architecture, Lecturer

Lambda Alpha International (LAI), Chapter President

International Council of Shopping Centers (ICSC)

MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia. The analysis addresses the existing traffic conditions, future traffic conditions without development, and future traffic conditions with development. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access and circulation planning, vehicular maneuverability analysis and loading access design, and Transportation Demand Management (TDM). Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include vehicular and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Representative projects include the following:

CityCenter DC, Washington, DC
The Yards, Washington, DC
Burnham Place at Union Station, Washington, DC
Georgetown Safeway, Washington, DC
North Bethesda Conference Center, Bethesda, MD
Skyland Town Center, Washington, DC
The Louis at 14th & U, Washington, DC

The Apollo (H St. NE) Whole Foods, Washington, DC
Florida Rock Redevelopment, Washington, DC
Half Street Akridge Development, Washington, DC
Petworth Safeway, Washington, DC
East Capitol Street Gateway, Washington, DC
Georgia Avenue Walmart, Washington, DC
H Street Connection, Washington, DC

MASTER PLANNING AND REDEVELOPMENT PROJECTS

Mr. Andres has worked on the transportation aspects of comprehensive master plans. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking studies, maneuverability analyses, and Transportation Demand Management plans. Representative projects include the following:

Walter Reed Army Medical Center, Washington, DC
Brookland/CUA Small Area Plan, Washington, DC
Takoma Small Area Plan, Washington, DC
NASA Goddard Master Plan, Greenbelt, MD
NIH Master Plan, Bethesda, MD
NSA-Bethesda Master Plan
DC United Soccer Stadium, Washington, DC
USDOT Headquarters Building, Washington, DC

Mt. Rainier M-UTC Plan, Mt. Rainier, MD
FBI Headquarters Building, Washington, DC
Suitland Federal Center, Suitland, MD
NCI-Frederick Master Plan, Ft. Detrick, MD
Florida Avenue Market, Washington, DC
Washington Nationals Stadium, Washington, DC
DHS at St. Elizabeth's Campus, Washington, DC

CAMPUSES, SCHOOLS, AND INSTITUTIONS

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. Representative projects include the following:

Ohio State University, Columbus, OH
UVA Health Sciences District, Charlottesville, VA
National Museum AAH&C, Washington, DC
Washington International School, Washington, DC
Washington National Cathedral, Washington, DC
Woodrow Wilson High School, Washington, DC
Cardozo High School, Washington, DC

Kingsbury Academy, Washington, DC
Duke Ellington School, Washington, DC
Evermay, Washington, DC
Halcyon House, Washington, DC
DC Courts, Washington, DC
National Academy of Sciences, Washington, DC
Corcoran Art Gallery Addition, Washington, DC

PUBLIC TESTIMONY

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County and Prince George's County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

STEPHEN VARGA, AICP, LEED GREEN ASSOCIATE

Mr. Varga has experience in zoning and land use, sustainability best practice, comprehensive planning, as well as geographic information systems. He is currently Planning Services Director in Cozen O'Connor's Washington, DC office. In this role, he evaluates development proposals for zoning conformance and entitlement potential, drafts and submits text and map amendments as part of the District's 'Open Call' Comprehensive Plan update, and monitors and researches local government land use policies.

Prior to joining Cozen O'Connor, he served as director of planning services at Griffin, Murphy, Moldenhauer and Wiggins LLP after serving for nearly 10 years as an urban planner within the District of Columbia government.

From 2008-2010, he worked at the District of Columbia Office of Planning, an agency which guides development in the District while implementing preservation, revitalization, and strategic goals. As a development review specialist, he was responsible for reviewing zoning applications and presented agency recommendations at public meetings. Additionally, he served as core team member of Zoning Regulations Review project, a multi-year effort to comprehensively revise and modernize the zoning regulations of the District. He produced zoning recommendation reports and zoning regulation text, particularly for mixed use, transit-oriented development, and sustainability subject areas. This work would eventually become adopted as "ZR16," the new zoning regulations of the District, in effect since September 6, 2016.

From 2011-2016, he served at the District of Columbia Office of Zoning (DCOZ), an agency which provides administrative, professional, and technical assistance to the Zoning Commission and the Board of Zoning Adjustment (BZA) in support of their oversight and adjudication of zoning matters in the District of Columbia. Upon joining DCOZ, he worked as a zoning specialist, and eventually senior zoning specialist, where he was responsible for communicating complex technical and regulatory information to a wide range of stakeholders, including applicants, BZA, Advisory Neighborhood Commissions, and the public. In addition to carrying out his explanatory duties, he analyzed and managed hundreds of zoning applications per year, ensuring each complied with applicable procedures and requirements. He also improved the BZA application processes for applicants, and clarified rights and responsibilities for stakeholders, resulting in more-timely and efficient hearings. Additionally, he adapted BZA zoning processes in the Interactive Zoning Information System to conform with ZR16.

Mr. Varga holds a Master's Degree in City & Regional Planning from the Ohio State University. He graduated with a Bachelor of Arts Degree from the Ohio State University.

He has been a member of the American Planning Association since 2003. He earned his American Institute of Certified Planners ("AICP") designation in 2007, and his LEED Green Associate designation in 2010.

Tab C

**MADISON INVESTMENTS, LLC
BZA CASE #19705**

LAND USE & PLANNING SUMMARY

PROPERTY INFORMATION

- Address: 2114-2118, 2124 14th Street N.W., 1403 V St. NW, 1400 W St. NW
- Square: 203 Lots: 1, 10, 96, 805, 809
- Historic District: Greater U Street
- Lot size: 37,200 sq ft. (combined)
- Located within Great Street Corridor (U Street/14th Street)

ZONING

The Project conforms to zone plan of the ARTS-3 (Mixed-Use Uptown Arts) zone because it satisfies the General Provisions, Purpose and Intent statements, and use requirements:

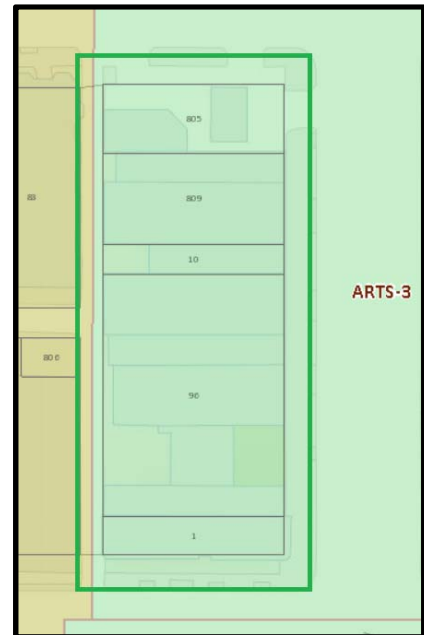
Special Purpose Zones General Provisions

K-100.1 The purpose of the special purpose zones is to provide for single large sites that require a cohesive, self-contained set of regulations to guide site design, building height and bulk, land uses, or other aspects of development.

ARTS Purpose and Intent

K-800.1 The purposes of the Mixed-Use-Uptown Arts (ARTS) zones (ARTS-1 through ARTS-4) are to:

- (a) Promote the creation of arts, arts-related, and art-supporting uses;
- (b) Encourage a pedestrian scale of development, a mixture of building uses, adaptive reuse of older buildings, strengthened design character, public safety, and eighteen (18) hour activity;
- (c) Require uses that encourage pedestrian activity, especially retail, entertainment, and residential uses;
- (d) Provide for an increased presence and integration of the arts and related cultural and arts-related support uses;
- (e) Expand the area's housing supply in a variety of rent and price ranges;
- (f) Expand business and job opportunities, and encourage development of residential and commercial buildings;
- (g) Strengthen the design character and identity of the area by means of physical design standards;
- (h) Encourage adaptive reuse of older buildings in the area and an attractive combination of new and old buildings; and
- (i) Foster eighteen (18) hour activity and increased public safety.



K-800.4 The ARTS-3 zone is intended to permit medium-density, mixed-use development, with a focus on employment.



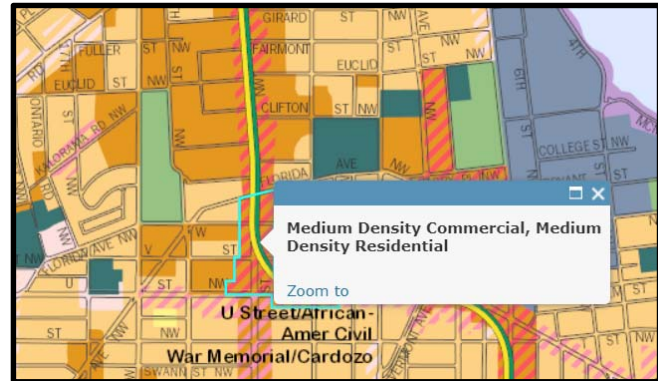
- Existing: non-profit social services organization, a vacant building, a gas station, and two small restaurants
- Proposed: Construct a mixed-use development



COMPREHENSIVE PLAN - MAPS

The requested zoning relief and Project is not inconsistent with the Future Land Use Map designation as follows:

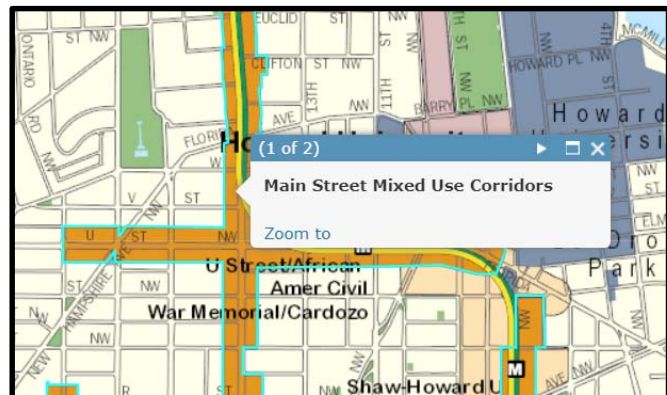
Medium Density Commercial: This designation is used to define shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation generally draw from a citywide market area. **Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.**



Medium Density Residential: Comprehensive Plan Land Use Map category used to indicate **areas of midrise (typically 4-7 story) apartment development**, although may also identify areas with a mix of highrises and row houses, or highrises surrounded by large open spaces.

The requested zoning relief and Project is not inconsistent with the Generalized Policy Map designation as follows:

Main Street Mixed Use Corridors: These are traditional commercial business corridors with a concentration of older storefronts along the street. Their common feature is that they have a pedestrian-oriented environment with traditional storefronts. Many have upper story residential or office uses. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment.



RELEVANT ELEMENTS FROM THE COMPREHENSIVE PLAN

The requested zoning relief and Project is not inconsistent with several planning objectives detailed in the Comprehensive Plan as follows:

Framework Element

- promoting redevelopment and infill opportunities, particularly along corridors and near transit stations
- producing new affordable housing
- protecting historic resources through preservation
- increasing access to jobs by District residents and providing a mix of employment opportunities

Land Use Element

- promoting mixed residential and commercial uses rather than single purpose uses, particularly for housing above ground floor retail uses
- prioritizing attractive, pedestrian-friendly design and a de-emphasis on auto-oriented uses and surface parking
- favoring infill development on vacant lots, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street
- encouraging pedestrian-oriented “nodes” of commercial development at key locations along major corridors

Housing Element

- expanding the housing supply
- promoting mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations

Environmental Protection Element

- using a green roof to reduce runoff for new construction

Economic Development Element

- creating additional shopping opportunities in Washington’s neighborhood commercial districts to better meet the demand for basic goods and services
- promoting the vitality and diversity of Washington’s neighborhood commercial areas by attracting new businesses and improving the mix of goods and services available to residents

Urban Design Element

- strengthening the defining visual qualities by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context
- creating visual interest through well-designed building facades, storefront windows, and attractive signage and lighting
- activating neighborhood shopping streets, especially through complementary ground floor uses (such as retail rather than offices) and a high level of transparency and window space.

Historic Preservation Element

- preserving the important historic features of the District while permitting compatible new infill development.

Arts and Culture Element

- providing spaces for performances and art events in non-traditional settings like residential developments to help reach new audiences and increase access to the arts

Mid-City Area Element

- increasing housing opportunities for people at all income levels so that Mid-City can remain a diverse neighborhood
- directing Mixed use development, with multi-story housing above retail shops and services along high volume transit corridors like the 14th Street corridor
- prioritizing pedestrian safety
- incorporating green roofs

SUMMARY

The requested zoning relief and Project is in character with the U Street neighborhood and the context is appropriate. Further, the Project satisfies the special exception standard as follows:

- providing a high-quality, mixed-use building with ground floor retail and residential units above, including affordable units.
- encouraging a pedestrian scale of development, a mixture of building uses, adaptive reuse of older buildings, strengthened design character, public safety, and
- promoting pedestrian activity through uninterrupted retail on 14th Street and eighteen (18) hour activity
- expanding the area's housing supply
- buffering to nearby properties provided by wide public streets to the east, north and south
- offers residences, retail, office and arts/entertainment space in a single location, providing convenience to neighborhood residents and non-residents alike

In response to the Office of Planning's recommendation of denial pertaining to Subtitle K-803.3, I submit that the intent of the regulation is satisfied based upon the following Comprehensive Plan citation which directs that "zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not **unreasonably** impact them." (Emphasis added; LU-2.4 Neighborhood Commercial Districts and Centers 312).

I contend that, though the Project does not meet the full setback requirement of Subtitle K-803.3, the Project fulfills numerous planning elements and successfully integrates the design with the character of the surrounding residential areas because it does not *unreasonably* (or adversely) impact neighboring property, as demonstrated in the submitted shadow studies and other information presented. Furthermore, the Project will not serve as a detriment to the public good as it fulfills many other planning objectives, and is harmonious with the ARTS-3 zone plan as listed above. Therefore, the requested zoning relief should be granted.