

Pre-Hearing Statement in Support of
The Consolidated Review and Approval of a
Planned Unit Development and
Amendment to the Zoning Map
Z.C. Case No. 11-17
April 30, 2012



ZONING COMMISSION
District of Columbia

CASE NO. 11-17

EXHIBIT NO. 21

Adams Morgan Historic Hotel
1780 Columbia Road, NW
Washington, DC 20009
(Square 2560, Lots 872, 875, & 127)

ZONING COMMISSION
District of Columbia
CASE NO. 11-17
EXHIBIT NO. 21

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Adams Morgan Historic Hotel

DEVELOPMENT TEAM

Applicant	Adams Morgan Church Hotel, LLC c/o Brian Friedman Friedman Capital Advisors, LLC 2120 L Street, NW, #315 Washington, DC 20037
Property Owners	First Church of Christ, Scientist, Washington, D.C. 1770 Euclid Street, NW Washington, DC 20009 Glancer Properties LLC 119 West Hubbard Street Chicago, IL 60610
Architect	OPX Global 21 Dupont Circle, NW Washington, DC 20036
Civil Engineer	JBA Inc. 1395 Piccard Drive, Suite 350 Rockville, Maryland 20850
Landscape Architect	Jordan Honeyman Landscape Architecture, LLC 711 Florida Avenue, NW Washington, DC 20001
Traffic/Parking	Kimley Horn and Associates, Inc. 13221 Woodland Park Road, Suite 400 Herndon, Virginia 20171
Land Use Counsel	Sullivan & Barros, LLP 1990 M Street, NW Suite 200 Washington, DC 20036

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EXHIBITS

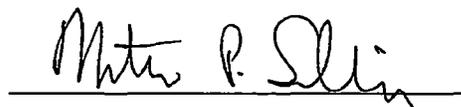
<u>Description</u>	<u>Exhibit</u>
Plans and drawings	A
List of witnesses prepared to testify on behalf of the Applicant, Draft outline of testimony, and resumes of expected witnesses	B
Names and addresses of the owners of all property located within 200 feet of the Property	C
List of publicly available maps, plans, and other documents	D
Historic Preservation Review Board Staff Report and Recommendation – March, 2012	E

**CERTIFICATION OF COMPLIANCE
WITH § 3013 OF THE ZONING REGULATIONS**

The Applicant hereby certifies that this Application, one original and twenty copies of which were filed with the Zoning Commission on April 30, 2012, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, and that the Application is complete.

Sub-Section		Page
3013.1(a)	Information Requested by Zoning Commission and Office of Planning	Pre-Hearing Submission
3013.1(b)	List of Witnesses	Exhibit B
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for the Record	Exhibit B
3013.1(e)	Reduced Plans	Exhibit A
3013.1(f)	List of Publicly Available Maps, Plans and Other Documents	Exhibit D
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	1 Hour
3013.6(a)	List of Names and Addresses of All Property Owners within 200 Feet of the Property	Exhibit C

Respectfully submitted,
Sullivan & Barros, LLP



Martin P. Sullivan

I. INTRODUCTION

This statement and its attachments are hereby submitted in support of Zoning Commission Application No. 11-17 for a Consolidated Planned Unit Development (“**PUD**”) approval and a PUD-related zoning map amendment (collectively, the “**Application**”) by Adams Morgan Church Hotel, LLC (“**Applicant**”). The subject property in the Application includes three contiguous properties (referred to herein collectively as the “**Property**”) in Square 2560, known as:

(1) Lot 872; 1770 Euclid St., NW (“**Lot 872**”) includes approximately 21,306 square feet of land area and is bordered by Columbia Road to the northwest, Euclid Street to the north, Champlain Street to the west, and the alley east of 18th Street to the west. The entire Church Building is on Lot 872.

(2) Lot 875 (“**Lot 875**”) includes 8,558 square feet of land area and is located immediately south of Lot 872. Lot 875 serves as a parking lot for the Church Building.

(3) Lot 127; 2390 Champlain St., NW (“**Lot 127**”) includes 12,419 square feet of land area and is immediately south of Lot 875. Lot 127 is currently improved with a four-story office building that has parking for its four tenants, including the Washington City Paper.

Lot 872 and Lot 875, owned by First Church of Christ, Scientist (“**First Church**”), are sometimes collectively referred to herein as the “**Church Property**.” Lot 127 may be referred to herein as the “**City Paper Property**.”

The Church Property is the site of a church building owned by First Church of Christ, Scientist (the “**Church Building**”). The Church Building, built in 1912, serves as the meeting

place for the congregation of First Church. The Church members also utilize the Christian Science Reading Room, located at 1782 Columbia Road, NW; steps from the Church Building. The Church's 1782 Columbia Road, NW, location will become the Church's permanent home after restoration of the Church Building. The Church Building is not currently a landmark under the District of Columbia Historic Protection Act. This Application contemplates that the Church Building's landmark application will be processed following, and subject to, the project's zoning and other approvals. Therefore, the most prominent public benefits of this Application are the extraordinary economic benefits and the preservation and restoration of the Church Building; an outcome specifically called for in the Comprehensive Plan:

Policy MC-1.2.6: Mid-City Historic Resources: Protect the historic resources of the Mid-City area, with particular attention to neighborhoods that are currently not protected by historic district designation. Historic resources to be protected also include the Taft and Ellington Bridges, Meridian Hill Park, *the First Church [of] Christ Scientist*, and the historic Holt House. [Emphasis added.] (10A DCMR § 2009.6).

This Application provides the vehicle through which this important policy can be realized, while at the same time achieving many other goals and objectives of the Comprehensive Plan and of the property owner, as described herein.

The Property is located within the Low-Density Commercial, Moderate-Density Residential Land Use Category on the Comprehensive Plan's Future Land Use Map. Lot 872 is currently zoned R-5-B. Lots 875 and 127 are currently zoned RC/C-2-B. The Applicant is requesting a map amendment to rezone all three lots of the Property to the C-2-B Zone District. The properties along the 18th Street/Columbia Road corridor share the Property's Comprehensive Plan Future Land Use Map designation as well as its proposed C-2-B zone district designation. The Application requests a maximum height of ninety feet (90') and an FAR of 4.32. The

additional height and gross floor area, along with the rezoning, will enable the feasibility of a project that not only assures the long-term restoration and preservation of the Church Building, but also provides extraordinary economic and other benefits to the residents and businesses of Adams Morgan and the District overall.

This Application proposes to introduce a new and much needed amenity to the Adams Morgan neighborhood: a high quality, full-service boutique hotel. The Adams Morgan neighborhood, Ward 1, and the entire District of Columbia will benefit substantially from its introduction. It is expected that this project will generate well over 500 construction-related and permanent jobs. The hotel operation will generate significant tax revenue for the District, will create a cultural and commercial anchor for the community, will strengthen the City's growing convention and tourism business, and will spur daytime traffic in the Adams Morgan neighborhood, which should have a multiplier effect on the local small-business community and provide desired balance and diversity in a part of Adams Morgan recognized for its late-night bar activity. Finally, the existence of a full-service boutique hotel in this location—one that is expected to garner significant acclaim for its design, its integration of the 100-year old Church Building, and its compatibility with the neighborhood will introduce tourists and business travelers to an authentic, diverse and historic D.C. neighborhood.

This Application is consistent with the District of Columbia Comprehensive Plan, D.C. Law 16-300, 10A DCMR (Planning and Development) § 100 et seq. (2006) (the “**Comprehensive Plan**”), as well as numerous goals and policies of the District of Columbia. The project will benefit the District by promoting many District policies and priorities, including preservation of an historic resource, adaptive reuse of an existing building, creation of hundreds of permanent jobs, new community resources - including a community center, support for

neighborhood nonprofit organizations, and the diversification and rejuvenation of the surrounding Adams Morgan business community.

II. OP and ZONING COMMISSION COMMENTS

A. OP Setdown Report

The District of Columbia Office of Planning (“OP”) filed a report with the Zoning Commission on November 4, 2011, in which it recommended that the Application be set down for a public hearing. In its report, OP noted that the Application was supported by certain Comprehensive Plan policies and that it was concerned about aspects of the design, including the height. The Office of Planning also stated in its report and at the set-down meeting that it was important at this point to allow the community and the Commission to weigh in on the appropriateness of the height and the design, as well as other issues.

Following are the concerns of OP as noted in its set-down report and in its testimony at the set-down meeting and the Applicant’s response thereto.

1. No information given about the need to exceed the standard PUD height maximum.

The Applicant has lowered the proposed maximum height to ninety feet (90’) and therefore will not be seeking additional height under § 2405.3 of the Zoning Regulations.

2. Treatment of southern face of building and pool area.

The Applicant has reduced the addition’s proposed height by removing an additional two stories from the southeast corner along Champlain Street, as shown on pages 46 and 66 of Exhibit A. This southeast corner height (per the Zoning Regulations measurement point) has

been lowered from seventy-two feet six inches (72' 6") to fifty-two feet nine inches (52' 9"). In addition, in response to concerns about the façade influencing the sense of the mass, the Applicant redesigned the façade to reduce the appearance of mass and increase its compatibility with the design of other Champlain Street buildings. The pool area has been relocated to the interior of the building, and therefore will not be visible from the south (see Exhibit A, pages 54 and 55). Finally, the owner of the immediate property to the south is a strong proponent of the Application, which reflects not only the favorable treatment of the addition's southern face, but also the Applicant's successful cooperation with neighbors and the project's overall benefits to the immediate neighborhood as well as to Adams Morgan and the District in general.

3. Complicated design of the roof structure.

The Applicant has simplified the roof structure (see Exhibit A, page 64). The current roof structure design was developed as a byproduct of recommendations of the Historic Preservation Office and the National Park Service, which requested that the mass of the roof structure be divided into sections (requiring zoning relief). The Applicant does note that the mechanical penthouses on the roof are smaller than many recent PUDs requesting height relief and at its highest point it is three-and-a-half feet lower than the maximum permitted roof structure height. The roof structure is also located away from the south side of the addition and cannot be seen from Champlain Street. The mechanical penthouses closest to Champlain Street and Eighteenth Street are only twelve feet (12') above the roof.

4. How the rooftop deck would be used.

Rooftop access and the rooftop deck will be limited to activities like stargazing, watching the July 4th fireworks, or viewing the City's skyline. No permanent dining or drinking services will be provided on the rooftop.

5.,and 6. The impacts of the proposed use on Champlain Street; the number of arrivals and departures on Champlain Street and how the internal configuration of the building may or may not affect that condition.

The hotel's main entrance will be through the Church Building's front entrance on Euclid Street. The Applicant envisions the Church Building's former sanctuary being a grand entrance as well as an inviting Adams Morgan community meeting and greeting place. At the request of DDOT, the Applicant has limited parking spaces to a number slightly above the minimum amount required per the Zoning Regulations so as to encourage the use of public transportation to and from the hotel. The Applicant estimates that approximately half of the hotel's guests will arrive and depart by taxi, and the taxi stands will be located only on Euclid Street in front of the Church Building. In addition, the valet parking service (which will be required for all driving guests) will also be located at the front of the Church Building on Euclid Street and at the hotel driveway. The Applicant has agreed to restrict use of the parking garage to primarily hotel guests and staff, further limiting any impact from automobiles on Champlain Street. Based on the expected auto trips from the 227-room hotel, assuming 70% occupancy, 25% auto trips over a 12-hour period would amount to a few cars an hour. For these reasons, the Applicant asserts that there will be very limited impact on Champlain Street from the proposed use. Finally, the newly

designed, divided-light windows are residential in scale which makes the addition more compatible with the mid-rise apartment buildings on Champlain Street.

7. The use of the parking garage for commercial purposes.

The Applicant has worked with DDOT on developing procedures for limiting non-hotel user parking in the parking garage. As noted in Updated Traffic Study dated October 26, 2011, in a Memorandum attached at the end of that Study, the Applicant has agreed to the following restrictions:

- The parking operator will be restricted from posting or advertising hourly or nightly flat parking rates.
- The parking operator and hotel management company will be restricted from selling monthly parking permits.
- The parking operator and hotel management company will be restricted from selling weekly parking permits.
- The parking operator will assess an additional \$100 fee should any cars of non-hotel occupants remain in the garage for 5 consecutive days. This \$100 fee will increase by \$25 each day beyond the first five day period and cars will be subject to removal and towing should they remain at the property for more than four weeks.
- Any advertising by the parking operator and hotel management company that references parking will only emphasize the Hotel and Hotel uses.

Of the proposed 174 garage parking spaces, fourteen (14) parking spaces will be reserved for use by the First Church of Christ, Scientist. These spaces will be used primarily on church meeting days.

8. The nature of the spa and health club uses.

These uses will be primarily for hotel guests, and a reasonable number of local, private memberships will be granted for use by people other than hotel guests.

9. Design of access ramp and doors on the alley side of the project.

See Exhibit A, page 54, for information on the access ramp and doors on the alley side, which are primarily for access to the proposed Adams Morgan Community Center. The access ramp and doors are ADA compliant.

10. Quantity of dark brick on the exterior.

The addition's facade has been redesigned. The exterior skin material is still brick, which is consistent with the neighborhood and the Church. The palette — red, cream, and grey — provides a complementary background for the grey brick and green roof of the church, allowing the Church Building to stand out as the predominant building. The redesign is a product of close cooperation with the Historic Preservation Office staff and incorporation of their design suggestions.

11. Lack of any information on exterior lighting.

Exterior lighting detail and illustration are now provided throughout various parts of Exhibit A.

12. More information required about transit usage by hotel patrons.

The Applicant continues to work with DDOT on transportation and parking concerns and expects to provide an updated, or supplemented, traffic study with the 20-day submission.

13. Overall lack of information and inadequate drawings with the application.

The Applicant has worked with OP and HPO staff to redesign the proposed addition and believes that the plans in Exhibit A are significantly improved over the previous submission plans.

Additional comments from the Office of Planning in the set-down report:

- Clarify how the at-risk windows relate to the property to the south. While at-risk windows are not extraordinary in the District, these windows look out over a 2-story property (whose owner supports the Application). Because of the U-shaped addition, if the south-facing windows were eliminated in the future, the resulting rooms could be reconfigured to receive adequate sunlight from Champlain Street and the interior open space. The Applicant has also revised the Application to provide additional setbacks at the southeast corner of the addition, thereby significantly reducing the number of at-risk windows.

B. Zoning Commission Set-Down Meeting

At its public meeting on November 14, 2011, the Zoning Commission voted 3 - 2 to set down the PUD application for public hearing. As part of its preliminary discussion of the PUD, members of the Zoning Commission had several comments, the major focus being the addition's proposed design and height and the condition of the architectural plans in general. Among the comments were that it was a good project, in principle, but that there was not enough information to evaluate it. The Commission noted that it was grateful for the effort to preserve the Church. The Commission expressed concerns about the height and the design, and had specific concerns, such as:

- The Commission asked for shadow studies, which the Applicant has provided in Exhibit A, pages 26 - 31.
- The Commission wanted to see perspectives from all sides at eye level. The Applicant has provided such perspectives on pages 32 - 46 of Exhibit A.
- The Commission asked for more detail on the connection between the church and the addition. The revised Plans illustrate this connection more clearly in several sections of Exhibit A.
- The Commission asked for a better roof plan. See Exhibit A, page 64.
- The Commission asked for additional setbacks to deal with massing. The maximum height of the addition has been lowered to ninety feet (90'). The new design also reflects additional setbacks. Toward the south side, the uppermost setback is at 79' 9" and the next setback is at 70' 9". At the southeast corner of the addition, along Champlain, the addition has a height of only 52' 9". See Exhibit A, page 66.
- The Commission expressed concern about the color (black brick) and the proposed addition has therefore been completely redesigned in cooperation with Historic Preservation Office staff.
- The Commission asked for more detailed information on loading and the alley to the west. The revised plans include more detailed plans on the loading area. See page 65 of Exhibit A. Also see the Truck Management Plan included with the Updated Traffic Study filed with the Supplemental Statement filed in October, 2011.
- The Commission wanted to avoid having a taxi stand on Champlain Street. The only taxi stand will be located on Euclid Street at the front of the Church Building.

- The Commission wanted more accurate information on heights of surrounding buildings. The new plans include heights of surrounding buildings that were measured and certified by a surveyor (see pages 16-19 on Exhibit A).
- The Commission asked for more information on the environmental analysis. The Applicant has provided a LEED checklist on page 20 of Exhibit A. Some of the specific environmental protection aspects of this Application include the use of low VOC paints, recycled content in construction materials, and the sourcing of materials from local vendors. One of the most prominent environmental benefits in this Application stems from the Transportation Demand Management program, which includes a substantial Capital Bikeshare aspect as well as two electric vehicle charging stations.
- The Commission expressed a desire to have input from the Historic Preservation Review Board. The Applicant has worked closely with Mr. Callcott of the Historic Preservation Office over the last few months to develop the currently proposed design, which is compatible with the original building and character of the neighborhood. The HPRB staff report is very favorable of the new design (see staff report attached as Exhibit E). At the time of filing of this pre-hearing statement, HPRB had not yet finished its conceptual review hearing. As of April 27th, there have been two hearings at which dozens of Adams Morgan community members spoke positively and passionately about this project and specifically about the addition's compatibility with the proposed landmark Church Building and the Adams Morgan neighborhood.

III. AMENITIES

The Applicant continues to develop a substantial amenities package to benefit the Adams Morgan neighborhood and Ward 1. While the Applicant is still finalizing the amenities package, the following are the major aspects:

A. Preservation and Restoration of the First Church of Christ, Scientist.

The most outstanding amenity and public benefit of this proposal is the preservation and restoration of the Church Building, an outcome specifically called for in the Comprehensive Plan:

Policy MC-1.2.6: Mid-City Historic Resources: Protect the historic resources of the Mid-City area, with particular attention to neighborhoods that are currently not protected by historic district designation. Historic resources to be protected also include the Taft and Ellington Bridges, Meridian Hill Park, *the First Church [of] Christ Scientist*, and the historic Holt House. [Emphasis added.] (10A DCMR § 2009.6)

In addition to the Comprehensive Plan, the Zoning Regulations (§2403.9(d)) provide that the preservation of historic buildings or places is considered to be a benefit and amenity of the PUD process.

Not only does this PUD application propose the complete restoration and preservation of the Church Building, but it does so in a way that incorporates the Church Building (for decades a welcoming, neighborhood gathering space) into a meaningful, adaptive reuse that accomplishes multiple objectives. The Church Building, as the grand historic entrance to the Adams Morgan Historic Hotel, promises to make the Hotel a D.C. treasure and a national hotel landmark. No other commercially feasible use would provide the ability to re-use the Church Building in a way that furthers the church's history as a gathering place in Adams Morgan. This is all the more notable because of the proposed Adams Morgan Community Center, which will be home to ANC 1C and several other local community groups.

The proposed re-use of the Church Building meets the First Church of Christ's objective to have the Church Building used in a manner approved by the Congregation so that the Congregation can be certain that use will thrive and be economically sustainable for the next 100 years. The Church's leaders believe that use of the Church Building is even more important to them than simply preserving the structure.

Preservation of the Church Building also accomplishes the objective noted above from the Comprehensive Plan, the Church being one of only four historic resources in the Mid-City area specifically identified for protection by the Comprehensive Plan.

B. Adams Morgan Community Center.

The Applicant proposes to contribute space within the hotel for the four thousand (4,000) square-foot Adams Morgan Community Center. The Community Center will serve as an important community meeting and working place for many of the neighborhood's community groups and non-profit organizations. The Adams Morgan Youth Leadership Academy (AMYLEA) will be headquartered in the Community Center. Other community organizations, including ANC 1C, Reed Cooke Neighborhood Association, Lanier Citizens Association, Adams Morgan Main Street, and the Adams Morgan Business Improvement District will be provided meeting and office space. The Adams Morgan Community Center will feature a large meeting room, a break-out conference room, bathrooms, a computer center, and a section exhibiting the cultural history of Adams Morgan. The Community Center will be a secured space that will have filing and storage services for community groups and ANC 1C. The permanent Community Center space is a contribution valued at \$1.8MM.

C. Adams Morgan Youth Leadership Academy (AMYLEA).

The Applicant will enter into a Memorandum of Agreement with AMYLEA in which AMYLEA will develop and administer a “Work Readiness Services” program for 250 youth and young adults, age 16 – 32, who reside in Ward 1. AMYLEA will conduct job candidate assessments and will also address deficiencies that may prevent a candidate from working, including providing a career coach and work readiness training. AMYLEA will place successful candidates in a job training program for eventual work in this Project.

To support AMYLEA’s mission, the Applicant will provide a financial endowment of a minimum of \$150,000, payable at a minimum of \$30,000 per year for the first five years, followed by an additional fifteen-year commitment that is valued at an estimated additional \$450,000. The actual payments will be related to sales of hotel rooms, so the number could well exceed \$30,000 per year. The Applicant will also provide Community Center space to AMYLEA to use as their headquarters.

D. Unity Park.

Unity Park, across Euclid Street, adjacent to the front entrance of the church, was donated to the City by First Church of Christ, Scientist, in the early part of the century. The Applicant, with the support of the D.C. Department of Parks and Recreation and Office on Latino Affairs, is developing ideas for improving and maintaining Unity Park and intends to sponsor a design charrette for its beautification, which the Applicant will fund and maintain in perpetuity. The Unity Park beautification and perpetual maintenance is a contribution valued at \$1.0MM.

E. Alley Easement.

The Applicant will create and grant a public easement that will realign the alley in order to provide for a smoother flow of vehicles. The easement will be near the area of the loading dock on the western edge of the Property. This easement will allow vehicles to pass under a cantilever formed by the hotel, and the resulting realignment will effectively straighten and widen the existing alley, allowing smoother flow for trucks, many of which cannot pass through the alley in its current configuration. The value of the alley easement is estimated at over \$1.0MM.

F. Sasha Bruce Youthwork, Inc.

The Applicant will enter into a Memorandum of Understanding with Sasha Bruce Youthwork, Inc., a 501(c)(3) tax-exempt, non-profit organization located in S.E. Washington, DC. The Applicant will provide mentorship and internship opportunities in connection with the construction and operation of the hotel. The primary objectives for the proposed program are to provide in-school learning that leads to the achievement of a high school diploma or passing the General Education Development test and occupational skills training that prepares youth for career placement. The target populations are District of Columbia youth who have dropped out of high school, including adjudicated youth, youth aging out of foster care, youth with disabilities, and other at-risk youth populations.

G. Greater Washington Hispanic Chamber of Commerce.

The Applicant will enter into an MOU with the Greater Washington Hispanic Chamber of Commerce, a 501(c)(6) tax exempt D.C. non-profit organization located at 910 17th Street,

NW. The Applicant will partner with the GWHCC to promote job placement for Latinos and Latino-owned contractors and suppliers.

H. Hospitality High School.

The Applicant intends to enter into an MOU with the Hospitality High School of Washington, DC (“HHS”), a charter school located at 4301 13th Street, NW 3rd Floor, Washington DC, 20011, and managed by the Washington Hospitality Foundation, a 501(c)(3) tax-exempt, D.C. non-profit organization. The Applicant will partner with the HHS to provide internship and job opportunities to high school students focused on the hospitality sector.

I. Other Amenities.

This Application promises several other amenities, including a Silver LEED certification, a substantial bike-share station, and two electric vehicle charging stations. Finally, the Applicant is working with several neighborhood associations, including the Lanier Citizens Association, on additional amenities.

IV. UPDATED ZONING DATA AND FLEXIBILITY

A. Updated Zoning Tabulation Data

The proposal is within the PUD standards for C-2-B zoned property. The Applicant is seeking a PUD-related map amendment from R-5-B (under the Church Building) and RC/C-2-B (under the other two lots) to C-2-B for the entire site. The table on the following page lists the updated zoning data.

Zoning Requirement	R-5-B Matter of Right	RC/C-2-B Matter of Right	C-2-B Matter or Right	C-2-B PUD	Proposed
Height	50 feet	40 feet	65 feet	90 feet	90 feet
Floor Area Ratio	1.8	3.5	3.5/1.5	6.0/2.0	4.32/.59
Lot Occupancy	60%	100%	100%	100%	74%
Rear Yard	15 feet	15 feet	15 feet	15 feet	8 feet/ 0 feet
Side Yard	None required	None required	None required	None required	None
Parking	1 for every 2 sleeping rooms (113)	1 for every 2 sleeping rooms, plus 1 for each 150sf of largest function room (146)	1 for every 2 sleeping rooms, plus 1 for each 150sf of largest function room (146)	1 for every 2 sleeping rooms (113), plus 1 for each 150sf of a 5,000 sf function space (33). Total 146	174 total, which includes 14 spaces to be used by the First Church of Christ
Bicycle	5% of required automobile parking (5)	5% of required automobile parking (6)	5% of required automobile parking (6)	5% of required automobile parking (6)	24
Loading	1 Berth/30 ft 1 Berth at 55 ft 1 platform at 100 sf 1 platform at 200 sf 1 delivery space at 20 feet	1 Berth/30 ft 1 Berth at 55 ft 1 platform at 100 sf 1 platform at 200 sf 1 delivery space at 20 feet	1 Berth/30 ft 1 Berth at 55 ft 1 platform at 100 sf 1 platform at 200 sf 1 delivery space at 20 feet	1 Berth/30 ft 1 Berth at 55 ft 1 platform at 100 sf 1 platform at 200 sf 1 delivery space at 20 feet	1 Berth/30 ft 1 Berth/55 ft Approximately 400 sq ft of platform space 20' Delivery Space

B. Areas of Zoning Flexibility

1. Rear Yard Requirement (§774). The Applicant is requesting relief from the rear yard requirement under §774. The rear of the proposed addition will be along the alley. For the first (20) twenty feet of building height, the depth of rear yard will be eight feet (8'). For the portion above twenty feet (20') in height, the rear yard will be zero feet (0') feet.

2. Roof Structure Relief (§777). The Applicant is requesting relief from the roof structure requirements of §777 to house mechanical equipment in separate enclosures with differing heights.

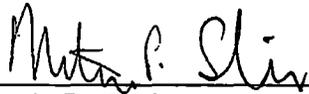
V. CONCLUSION

For the foregoing reasons in this Prehearing Statement and Applicant's previous submissions, the Applicant submits that the pending applications meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety, and convenience of the citizens of the District of Columbia; will satisfy the requirements for approval of the included applications; will provide significant public benefits and advance important goals and policies of the District of Columbia. Therefore, the PUD application and PUD-related Map Amendment should be approved and adopted by the Zoning Commission.

Accordingly, the Applicant respectfully requests that the Zoning Commission schedule the application for a public hearing for the earliest possible date.

Respectfully submitted,

Sullivan & Barros, LLP



Martin P. Sullivan

Date: April 30, 2012

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document has been sent by hand delivery or first class mail to the following addresses on April 30, 2012:

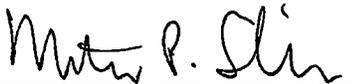
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