

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



January 28, 2013

Columbia DC 1111 19th Street Office Properties, LLC.
c/o Clarion Partners, LLC
1440 New York Avenue
Washington, D.C. 20005
Attention: James L. Dean, II

Re: 1111 19th Street, NW, Washington, D.C. (Square 140, Lot 90)
Confirmation of Permissible Gross Floor Area of Building

Dear Mr. Dean:

This Office understands that Columbia DC 1111 19th Street Office Properties, LLC ("CDC") owns Lot of Record 90 in Square 140, having a street address of 1111 19th Street, NW ("19th Street Property"). The 19th Street Property is currently improved with a 12 story building with ground floor retail/service commercial uses and office uses above (the "19th Street Building"). [Depiction of 19th Street Property and 19th Street Building attached as Enclosure 1.]

We were advised that the 19th Street Building was approved by the District of Columbia for construction in 1977. We understand that as proposed, the design of the Building reflected a set back of its first and second floors for the entire frontage of the Building along the property line of the 19th Street Property, with the 3rd floor and the floors above extended to the property line of 19th Street Property, supported by columns spaced along that property line. Those upper floors provided cover over the set back area of the first and second floors. Additionally as part of the design, the signage for the retail areas on the first floor was located at the column line at the first floor elevation. The effect of this design could be viewed as having created what might be interpreted from a design perspective as an "arcade".

The 19th Street Property is located in a C-4 Zoning District. We were provided with a copy of the zoning computation sheet prepared by this Office at the time a building permit was sought for the construction of the 19th Street Building. [A copy of the 1977 computation sheet attached as Enclosure 2.] The computation sheet indicates that this Office calculated the gross floor area of the Building to be 261,950.23 square feet. Based upon a lot area of the 19th Street Property being 26,195.41 square feet, the permitted gross floor area at a 10 FAR would be 261,954.10 square feet of gross floor area. Thus the 19th Street Building was designed and permitted to be constructed very close to its maximum permissible gross floor area.

We have been advised that CDC desires to update the façade of the 19th Street Building, which would include bring the first and second floor glass lines to the column of the 19th Street Building along 19th Street. With less than 4 feet of gross floor area in the Building available and unaccounted for based upon the zoning computation sheet, you have requested a determination of this office as to whether the overhang of the 3rd floor and above can be viewed as an "arcade", the elimination of which, pursuant to the provisions of Section 2524 of the Zoning Regulations of the District of Columbia (the "Zoning Regulations"), would be permitted without the Building charged with additional gross floor area.

Having reviewed the provisions of Section 2524 of the Zoning Regulations, and reviewed the plans of the 19th Street Building, I feel it is reasonable to treat this area of the Building as an "arcade", and thus, as to the first floor, the glass line of the first floor of the Building can be extend out to the column line of the Building along 19th Street, NW, and pursuant to the provisions of Section 2524, any floor area incorporated within the expand first floor area would not be chargeable as "gross floor area" of the Building.

With regard to carrying the glass line of the 2nd floor of the Building to the 19th Street column line, if the volume of this 2nd floor expansion were incorporated into the 1st floor expansion as a two story space and no additional floor area were added to the floor of the 2nd floor, then the extension of the glass line of the 2nd floor to the column line would not increase the gross floor area of the Building. You have advised that CDC is proposing to create a 2 story entrance foyer/ lobby and thus in that location it would be permissible and not add additional floor area as measureable gross floor area of the 19th Street Building.

Introducing however additional floor area by extending the 2nd floor level to the column line independent of the any first floor extension would add additional floor area countable as gross floor area to the Building and would not be permissible without relief from the Board of Zoning Adjustment. Without relief, the additional floor area of the 2nd floor would be chargeable as gross floor area and thus would cause the 19th Street Building to exceed the permitted 10 FAR as applied to the 19th Street Property.

That being said, you have suggested that, if floor area elsewhere in the 19th Street Building could be removed from the gross floor area calculation, then it might be possible to extend the 2nd floor level to the Building column line and not have any of that floor area cause the permissible amount of the gross floor area of the Building to be exceeded. In that vein you have proposed that a portion of the rear of the building on the first floor be converted to mechanical space, with the area having a reduced fixed height less than 6 feet, 6 inches. Pursuant to the definition of "gross floor area" as set forth in Section 199 of the Zoning Regulations, such area if its height and use were restricted then in fact the square footage of the area would be excludable from "gross floor area".

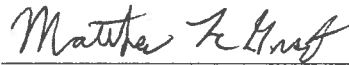
You provided a depiction of a plan of the first floor of the 19th Street Building identifying where floor area on the first floor would be eliminated as floor area chargeable against gross floor area by conversion of this area to mechanical space supporting the operations of the first floor with a reduction of measurable height in this space being less than 6 feet 6 inches. This depiction also reflects that the floor area relieved by this conversion would be sufficient to permit the extension

of portions of the 2nd floor to the column line independent of extension of the first floor pursuant to Section 2524 of the Zoning Regulations. [Depiction attached as Enclosure 3.]

Based upon Section 2524 of the Zoning Regulations and the depiction you have submitted regarding conversion of first floor space to area not chargeable as gross floor area, it is the determination of this office that:

1. The first floor of the building, including any 2 story component thereof (i.e. a 2 story entrance foyer/lobby), can be extended to the 19th Street Building column line, and any additional floor area created by such extension would not increase the amount of gross floor area of the Building, pursuant to the provisions of Section 2524 of the Zoning Regulations; and,
2. The second floor of the building may be extended to the 19th Street Building column line, provided that an equal or greater amount of floor area that would be consumed by that extension would be removed from another portion of the Building chargeable as gross floor area. The proposal to convert a portion of the first floor to mechanical space with a reduced ceiling height of less than 6 feet 6 inches as depicted in the attached diagram removes sufficient amount of floor area to free up gross floor area, which can then be incorporated into an expansion of the 2nd floor to the 19th Street Building column line without being integrated into the space of the 1st floor extension.

Sincerely,



Matthew LeGrant
Zoning Administrator

Enclosures:

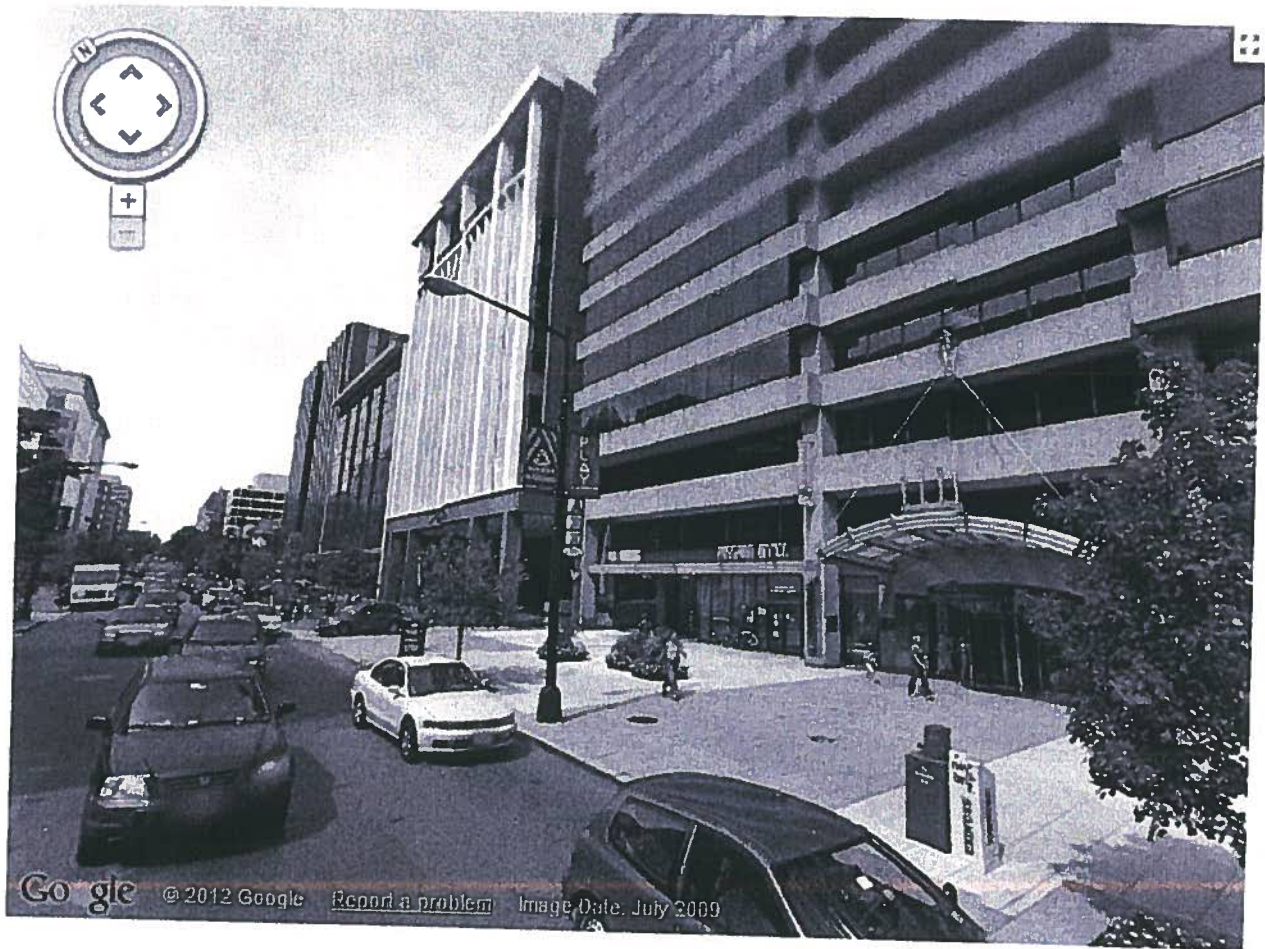
1. Depiction of Property
2. Zoning Computation Sheet
3. First Floor Depiction -- Modifications to Re-allocate Gross Floor Area

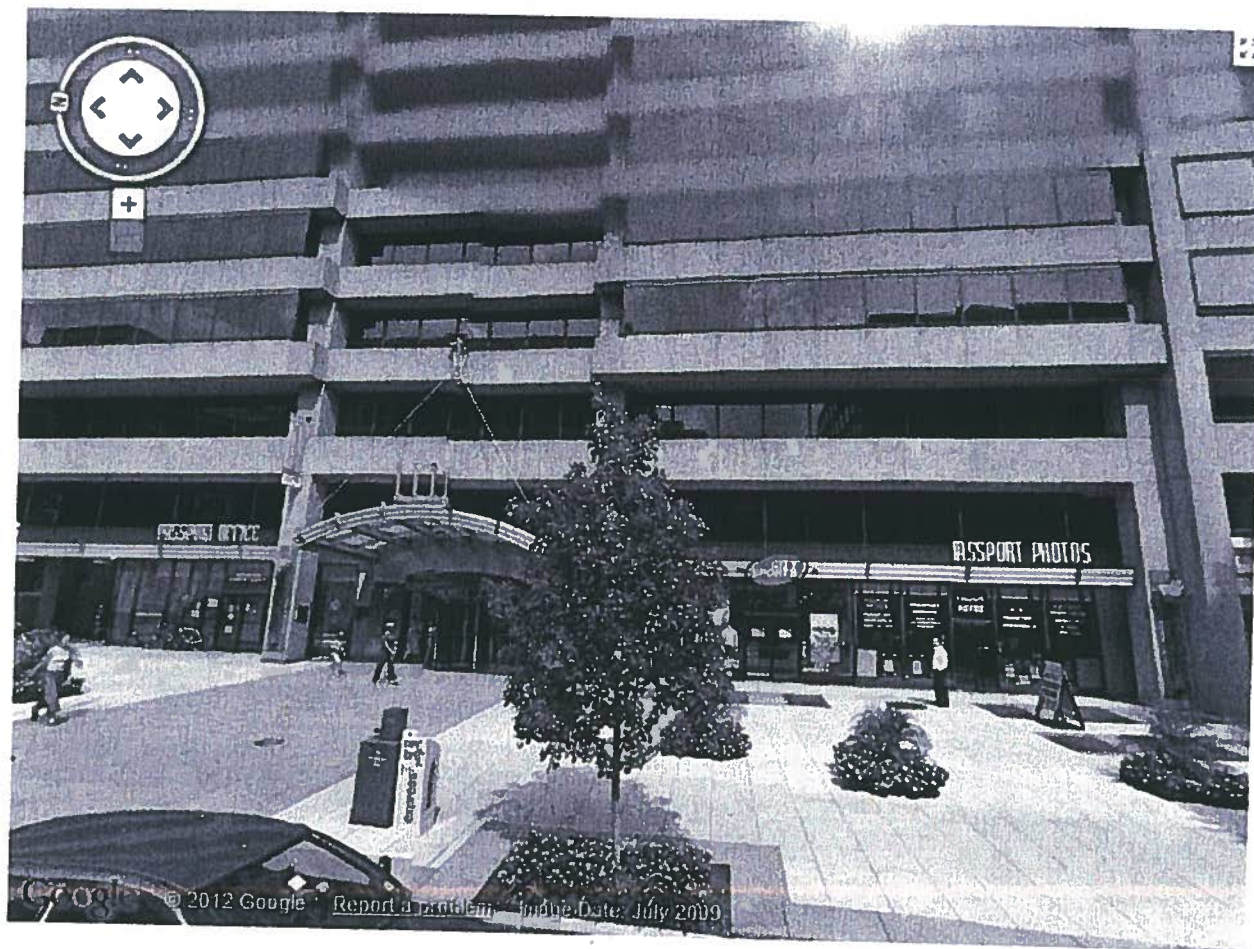
File: Det Let re 1111 19th St NW to Dean 1-23-2013

Enclosure 1

Depiction of 19th Street Property and Existing Condition of the 19th Street Building







Enclosure 2

Zoning Computation Sheet from 1977

DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF LICENSES AND INSPECTIONS
ZONING DIVISION

ZA-77-37
FILE NO.....
77-374

ZONING COMPUTATION SHEET - COMMERCIAL USE

1. Owner 1111-19TH Street Limited Partnership		2. Location 1111-19TH Street, N.W.		3. Square 190
4. Lot 90	5. Zone C-4	6. Use of Building or Structure Office, Retail and Parking Garage		7. New <input checked="" type="checkbox"/> Addition to Alter existing <input type="checkbox"/>
8. Type of Structure Conforming <input checked="" type="checkbox"/> Nonconforming <input type="checkbox"/>	9. Use of Structure Conforming <input checked="" type="checkbox"/> Nonconforming <input type="checkbox"/>	10. Width of Adjacent Streets, 19TH Street - 110'	11. Width of Adjacent Alleys 15' x 30'	
12. Width of Restriction Lines None		13. Application of Act of June 1, 1910 Height of Bldg. - 130' Excess Height - 18.50'	14. Type of Lot Corner Through Triangular Alley Interior <input checked="" type="checkbox"/>	
15. Number of Dwelling Units None				
16. Lot Area Required - N/P 26,195.41 \pm Provided -	17. Lot Occupancy Allowed - N/P 23,936.54 \pm Provided -	18. Gross Floor Area Total 26,950.23 \pm	19. Cellar Area Total 9,800 \pm	20. Floor Area Ratio 10.0 Allowed - 26,954.10 \pm Provided - 26,950.23 \pm
21. Number of Residential Parking Spaces Required - None Provided - None Open Area - Within Bldg. -		22. Number of Commercial Parking Spaces Required - None Provided - Parking Garage Open Area - Within Bldg. - <input checked="" type="checkbox"/>		23. Number of Loading Bays Required - 4 (20'20'x12' 20'45'x12') Provided - 4 (20'20'x12' 20'45'x12')
24. Height of Bldg. Allowed - 110' Curb, to first floor - 0.42' to high point of roof - 130.00' Grade, to first floor - 148.50' to ceiling top story - to high point of roof -		25. Number of Stories Allowed - N/P Provided - 12 Basement - None Cellar - 3 Levels		26. Rear Yard Depth - Required 27.55' - Provided 27.72' \pm Side Yard Width - None - None Open Court Width - 6' - 15' Closed Court Width - None - None Closed Court Area - None - None

REMARKS: Topo sent: May 8 77
Roof Structures sent: May 31, 77

Curb E.I. 52.23' 51.81'
FF E.I. 52.23'

① Handling topo approval on
② Roof Structures on
③ Excess Height of 18.50'
④ Area for loading platforms. 6-2-77

Revised Post Structure to partnerships

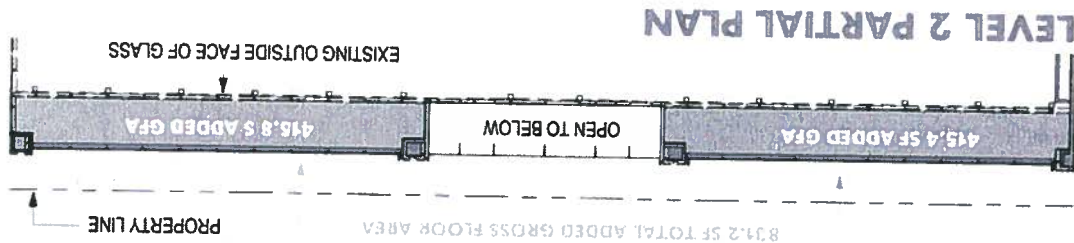
COMPLIES WITH REQUIREMENT OF
ZONING REGULATIONS
JUL 07 1977
INITIAL

Revised 11-77
Drawings for
initial final
electrical
structural
mechanical
plumbing G.H.

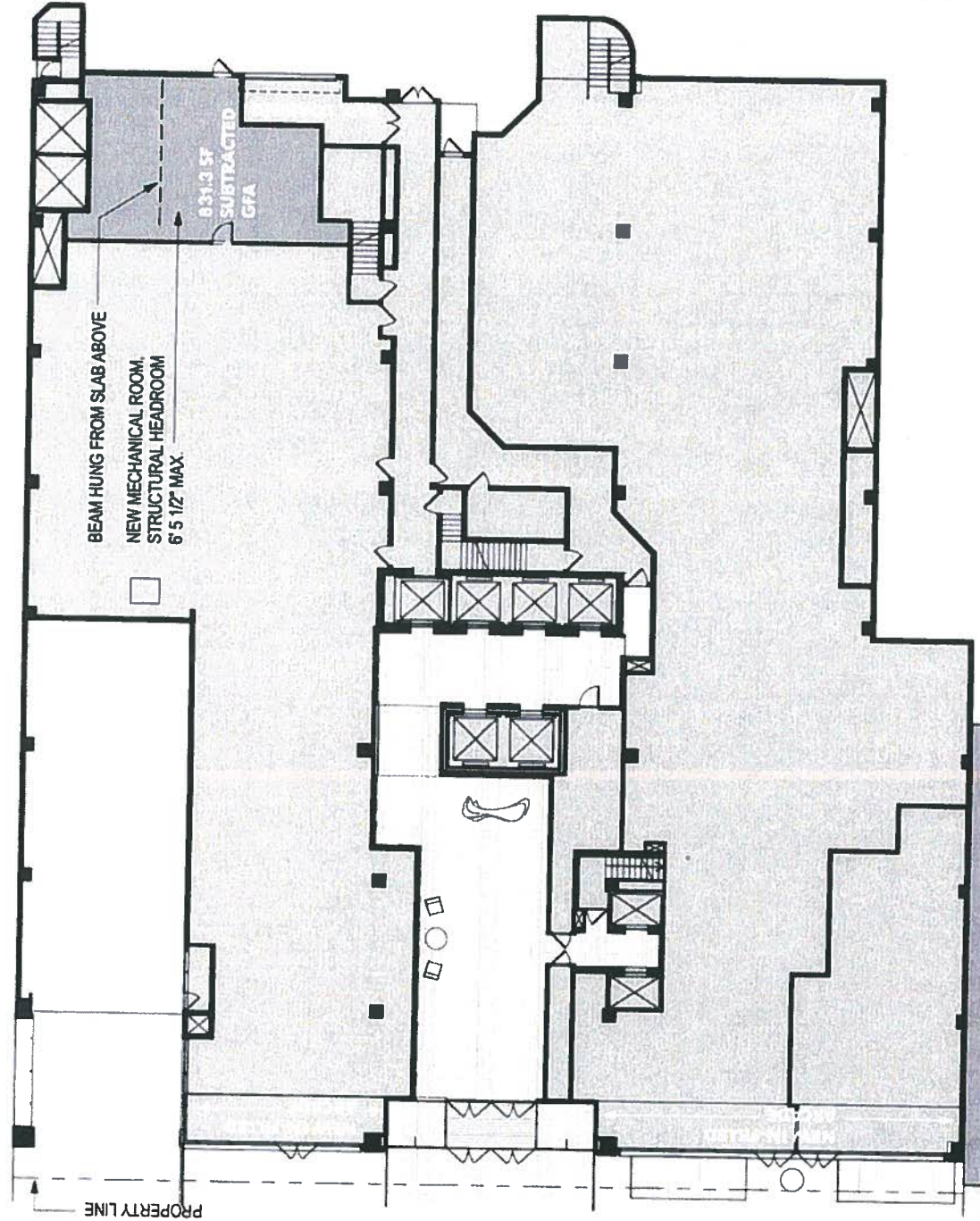
Mr. Maxia 296-2450

Enclosure 3

First Floor Depiction -- Modifications to Re-allocate Gross Floor Area.



LEVEL 2 PARTIAL PLAN



LEVEL 1 PLAN

1111 19TH ST. NW - BUILDING FAR PROPOSED CHANGE SUMMARY
CLARION PARTNERS & CASSIDY TURLEY

STUDIOS
architecture

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Scale: 1/8" = 1'-0"

11.05.12

