GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D.C. Zoning Commission

FROM: Andrew Altman
Director

DATE: October 6, 2003

SUBJECT: Case No. **ZC-03-24:** Final Report for a Planned Unit Development and a related Map Amendment to the R-5-D Zoning District for 2126 Wyoming Avenue, N.W. (Square 2528, Lot 911), filed by Holland & Knight, LLC.

APPLICATION

The Kalorama D.C. Group, LLC, the applicant, seeks approval of a consolidated Planned Unit Development (PUD) and related map amendment for the establishment of a six-unit condominium, including the conversion of the former Field School building into two residential units and the construction of a four-unit condominium building on the subject property. The site is located within the R-3 Zone District and the applicant requests that the property be rezoned to the R-5-D Zone District to accommodate the proposed development. The subject property is also located within the Sheridan-Kalorama Historic District.

SUMMARY RECOMMENDATION

The Office of Planning has determined that the proposed consolidated PUD and related map amendment are not inconsistent with the Comprehensive Plan and will maintain housing within the neighborhood and bring needed housing to the District. The proposed rezoning will promote a sound land use pattern in the area and enable the adaptive reuse of a landmark building. Therefore, the Office of Planning recommends that the application be **APPROVED.**

SITE AND AREA DESCRIPTION

The subject property is located within the R-3 Zone District. Adjacent to the subject property to the west is the R-5-D Zone District, and to the south, across a public alley (Tracey Place) are the R-5-D and the R-5-B Districts. To the east is the R-3 District, and to the north, across Wyoming Avenue, is the D/R-1-B District. All surrounding properties are located within the Sheridan-Kalorama Historic District.

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 22

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.22

The property is located adjacent to the R-5-D Zone District to the east and is surrounded by a combination of high-density residential, hotel, diplomatic and single family uses.

ADJOINING PROPERTIES		
ZONE DISTRICT		IMPROVEMENTS
North	D/R-1-B	Vacant single-family detached dwelling
		Vacant Mansion owned by the Embassy of the Republic of Macedonia
West	R-3	3-story residential semi-detached dwelling
East	R-5-B	6-story hotel building
South	R-5-B	6-story condominium apartment building
	R-5-D	8-story apartment building

BACKGROUND

The existing main building on the subject property was originally constructed as a Flemish Revival styled single-family detached dwelling in 1907. It was last used as a private school for the Field School and is located within the Sheridan-Kalorama Historic District. The current owner purchased the property in October 2002. The building is now vacant and being temporarily converted to a Decorator's Showcase House for this fall.

The applicant proposes to renovate the former school building into two residential units. The exterior will be altered to add an entrance for the second dwelling unit, and building additions will be constructed to add adequate living space to each of the units. A four-unit three-story apartment building is to be constructed on the east side of the property, for a total of six dwelling units on-site. The carriage house at the rear or southern side of the property is to be converted into a four-car garage, and a four-car parking pad is proposed adjacent to the alley, for a total of eight off-street parking spaces.

The neighborhood contacted the Office of Planning in early spring expressing its concern about the development of the property as either a diplomatic or an institutional use, and the potential adverse impact such development would have on its residential character.

HISTORIC PRESERVATION

The subject property is located within the Sheridan-Kalorama Historic District. The Historic Preservation Review Board approved the conceptual design as compatible with the character of the Sheridan-Kalorama Historic District on September 25, 2003.

ZONING

The applicant proposes the rezoning of the subject property from the R-3 District to the R-5-D District in combination with a PUD to permit multi-family housing, which is not

permitted within the R-3 District. The R-3 District does not permit apartments, but does permit semi-detached dwellings. A variety of unit sizes, including four 2-bedroom units with a study, a four-bedroom unit and a five-bedroom unit are proposed, which will help "*[t]o maintain a family life environment*" (§ 320.1) on the subject property, as provided by the R-3 District. The four-unit building is proposed to be located on the east side of the property, adjacent to R-5 Districts and the two unit conversion of the Field School building will be located on the west side of the subject property, adjacent to a semi-detached dwelling within the R-3 District. Therefore, the proposed PUD will contribute positively to the adjacent R-3 uses, and will act as a transition between the R-5 Districts to the east and south and the R-3 District to the north and west.

Minimum PUD Area

The property is designated moderate density residential by the Generalized Land Use Map, which is typically accompanied by an R-3, R-4 or R-5-B Zone District. The absolute minimum area necessary for a PUD in one of the moderate density zone districts with approval by the Zoning Commission is one-half acre (21,780 square feet) for the R-5-B Zone District (§§ 2401.1(c) and 2401.2). However, as the subject property consists of only 16,500 square feet in area, it is not eligible for a Planned Unit Development within either of those zone districts. However, the subject property does provide the minimum square footage necessary for a PUD within the R-5-D District, the zone requested by the application and as shown within the chart below.

Zone	Minimum PUD AREA	Maximum PUD FAR
R-3 Zone District	87,120 SF = 2 acres (43,560 SF if approved by the ZC)	0.6
R-5-B Zone District	43,560 SF = 1 acre (21,780 SF if approved by the ZC)	3.0
R-5-D Zone District	15,000 SF	4.5
Site Area	16,500 SF	1.25

The R-5-D Zone District is defined by the Zoning Regulations as "medium high density" (§ 105.1) and not moderate density. However, the minimum area required for a PUD is not a bulk regulation and therefore will not directly affect the build-out of the site, as do minimum setbacks, maximum building heights and maximum lot occupancy. In addition, the area of the subject property is located part way between the minimum permitted within the R-5-B and R-5-D Districts. There is also no adjoining land available to increase the size of the subject property as all adjoining properties are developed and occupied. Existing R-5-D zoned land is located directly adjacent to the subject property to the east and south.

Floor Area Ratio

The Floor Area Ratio (FAR) proposed by the applicant is 1.25 and the Generalized Land Use Map recommends moderate residential density for the subject property. Although the R-5-D District is a medium-high density residence district as defined by § 105.1 (a)(5)(B) of the Zoning Regulations, the proposed FAR is consistent with the moderate density designation of the Comprehensive Plan as defined by that same section of the Zoning Regulations.

The Generalized Land Use Map recommends moderate density residential for the subject property. The range of FAR permitted for PUDs in the moderated density designation is from 0.6 for the R-3 district to 3.0 for the R-5-B district. Therefore, the proposed FAR of 1.25 is consistent with the provisions of the existing land use designation for the subject property, and will function as a transition between the R-5 districts to the east and south and the R-3 district to the north and east.

Lot Occupancy

The subject property abuts two R-5 districts, the R-5-B and the R-5-D. Consistent with the moderate density residential designation of the Comprehensive Plan Generalized Land Use Map, the proposed development of the site conforms to all of the bulk requirements of the R-3 district, with the exception of lot occupancy. Maximum lot occupancy permitted within the R-3 district is 40 percent and the applicant proposes a lot occupancy of 49.5 percent. The R-5-D district permits maximum lot occupancy of 75 percent, and the applicant's proposal is in conformance with this requirement.

ZONE DISTRICT	MAXIMUM LOT OCCUPANCY
R-3	40 percent
R-5-B	60 percent
R-5-D	75 percent
Proposal	49.5 percent

Although the proposal is in excess of that permitted within the R-3 district, it is less than that permitted by the R-5-B or the R-5-D districts. Therefore, in terms of lot occupancy, this proposal is within the expected range for moderate density residential developments and will function as a transition between the R-5 Zone districts to the east and south and the R-3 district to the north and west.

General Provisions of the R-5 Districts

Section 350 of 11 DCMR sets forth the intent if the R-5 Districts:

350 R-5 DISTRICTS: GENERAL PROVISIONS

350.1 The R-5 Districts are general Residence Districts designed to permit flexibility of design by permitting in a single district, except as provided in §§ 350 through 361, all types of urban residential development if they conform to the height, density, and area requirements established for these districts under chapter 4 of this title. The R-5 districts shall also permit

the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that area excluded from the more restrictive Residence Districts.

Public Benefits and Amenities

"*Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories*" (§ 2403.9)

"(a) Urban design, architecture, landscaping, or creation or preservation of open spaces;

The PUD will allow for the renovation of the existing building into two semi-detached dwellings. The existing building was the home of the original Field School. It is a large and architecturally noteworthy house, of stucco, brick and red tile, in a Flemish Colonial Revival style. It was designed by architect Appleton Clarke in 1907. Along the alley is a large free-standing garage of brick and shingle.

The layout of the site locates the proposed new building on the eastern side of the property abutting the existing blank wall of the Normandy Inn hotel located immediately to the east. The western side of the proposed new building will be articulated to provide a more interesting visual opportunity than the existing blank wall on the adjacent property to the east.

The proposed new construction on the lot is contemporary in design. It will be composed of a brick base building, with curved projecting bays clad in smooth limestone. The top floor will have a higher proportion of glass, capped by an overhanging copper roof at the corner tower. The design uses curved wall elements and open porches to soften the mass of the building, and a greater amount of glass on the top floor to lessen its impact. It is also respectful of the general proportions, materials use and rhythms of buildings in the historic district.

Both the renovation of the existing building and the proposed design of the new residential building have been determined consist with the historic district by the Historic Preservation Review Board. A copy of the Historic preservation staff report is attached.

"(b) Site planning, and efficient and economical land utilization;

The applicant proposes to construct a four-unit apartment building on the eastern side of the subject property adjacent to the Normandy Inn hotel in the R-5 districts and convert the former Field School building on the western side of the site to a two-unit residential building, adjacent to an existing semi-detached dwelling in the R-3 district.. As a result, the proposed residential use of the property is similar to the adjoining uses and zone districts, and the layout of the site provides

for a transition from the higher density to the east and the lower density to the west. The site planning also reflects the neighborhood's residential character.

"(c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

The proposal will create eight off-street parking spaces, which is in excess of the minimum required. All parking spaces will be directly accessible from the existing public alley, reducing the impact on the public street system. It will also eliminate the need for a curb cut on Wyoming Avenue and a driveway across the public sidewalk. Pedestrian access to the site will be provided via the existing public sidewalk along Wyoming Avenue.

The subject property is located on Metro's Red Line, approximately halfway between the Dupont Circle and Woodley Park stations. In addition, Connecticut Avenue, located less than one-half block to the east, is served by Metrobus.

"(d) Historic preservation of private or public structures, places, or parks;

The Historic Preservation Review Board, on September 25, 2003, approved the conceptual design of the proposal, and the Historic Preservation Office has determined that the proposed four-unit building has been designed so that it relates to the character of the historic district. The ANC has informed the Office of Planning that they support the renovation and adaptive reuse of the former mansion for residential use.

"(f) Housing and affordable housing;

The proposed development will result in the creation of six new dwelling units.

"(h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;

The application indicates that the site will conform to stormwater runoff standards, as required by the Department of Public Works. The rear parking area will also preserve the open space and street trees along Wyoming Avenue.

"(i) Uses of special value to the neighborhood or the District of Columbia as a whole; and

The subject application proposes to convert the subject property, last utilized as an institution, back to residential use. The neighborhood indicated to the applicant and the Office of Planning that it strongly preferred the residential use of the subject property to the establishment of a diplomatic or other institutional use.

"(j) Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan."

The proposed development will provide for residential infill within this residential neighborhood with adequate off-street parking. It will also result in the restoration and adaptive reuse of former mansion to residential use within a neighborhood heavily impacted by diplomatic missions and institutional uses.

The major amenity proposed by the applicant is the establishment of a nonprofit corporation, with a fund of $90,000, to financially assist worthy public benefits and projects within the public space of ANC 2D. Following the distribution of the funds, the nonprofit corporation will terminate. Projects eligible for funding would have to be consistent with the provisions of §§ 2403.9 (public benefits and amenities of the proposed PUD) and 2403.13 (public benefits other than affordable housing) of the Zoning Regulations. The ANC will make recommendations for recipients of the funds. Should the ANC fail to make any recommendations by October 31, 2004, the nonprofit corporation will donate the money to the DC Housing Trust Fund by December 31, 2004.

The ANC has informed the Office of Planning that they favor this amenity over having to decide on specific projects at this time. By granting them additional time to determine how to spend the money, the ANC feels that it could better allocate the funds in the best interests of the community.

The Office of Planning is uncomfortable with this approach and cannot fully evaluate the amenity package without more specificity of the possible projects and their relationship to the community, the PUD and the flexibility. OP will continue to work with the applicant to try to define the amenity in a manner that can be evaluated relative to the PUD.

COMPREHENSIVE PLAN

The proposed map amendment will further the following many Comprehensive Plan objectives and actions, including:

1304 WARD 2 OBJECTIVES FOR HOUSING

1304.1 The objectives for housing are as follows:

(a) Stimulate production of new and rehabilitated housing to meet all levels of need and demand…

(d) Encourage homeownership;

1305 WARD 2 ACTIONS IN SUPPORT OF HOUSING OBJECTIVES

1305.1 The actions in support of housing objectives are as follows:

(a) The District government shall encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives;

1316 WARD 2 OBJECTIVE FOR URBAN DESIGN

1316.1 The objective for urban design is to develop a quality urban design environment, combining old and new developments...

1326 WARD 2 OBJECTIVES FOR RESIDENTIAL LAND USE

1326.1 The objectives for land use are as follows:

(a) To conserve and enhance existing residential neighborhoods in Ward 2;

1327 WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES

1327.1 The actions in support of land use objectives are as follows:

(a) The District government should do the following:

(1) Maintain and enhance older established residential neighborhoods and areas,...

(j) A substantial part of the amenities provided in proposed Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact;...

The area has been identified on the Generalized Land Use Map as moderate density residential, which is described as *"Row houses and garden apartments are the predominant uses; may also include low density housing."*

COMMUNITY COMMENTS

ANC 2D voted 2-0 in support of the application at their July 9, 2003 meeting. The ANC also informed the Office of Planning that they are in support of the proposed amenity package.

CONCLUSION

The rezoning of the subject property, as a PUD within the R-5-D district, is not inconsistent with the Comprehensive Plan as the project is well within the general requirements for moderate density residential developments. It is not inconsistent with

the provisions of the Comprehensive Plan and will result in the provision of six new dwelling units within the City through the conversion of a former institutional property to residential use.

However, the OP feels more detail is needed to evaluate the amenity package. The proposed amenity package is $90,000 that has not been earmarked for any specific purpose. Although ultimately the money will most likely be spent in a manner that is consistent with § 2403.9, and should the ANC fail to recommend the dispersal of any or all of the money, any unspent money will be given to the D.C. Housing Trust Fund (donation of the money to D.C. Housing Trust Fund is consistent with § 2403.9) OP would like to see more details. The ANC has indicated to the Office of Planning several possible projects in conformance with § 2403.9; however they have as of yet not determined which ones will be the recipient of the money.

RECOMMENDATION

The Office of Planning recommends approval of the proposed Planned Unit Development and map amendment to assign the R-5-D Zone district to 2126 Wyoming Avenue, N.W., Square 2528, Lot 911, subject to the following condition:

> That the applicant works with the ANC to determine the specific dispersal of the $90,000 amenity package.

AA/sjm,AICP

The HPRB staff report for the HPRB meeting this Thursday is below.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**2126 Wyoming Avenue, NW**	X	Agenda
Landmark/District:	**Sheridan-Kalorama Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**July 24, 2003**		Alteration
H.P.A. Number:	**02-633**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, architect Stephen Spurlock representing the Kalorama DC Group, seeks conceptual design review for construction of a three-story apartment building on vacant land adjacent to the former Field School, a 1907 Flemish Revival styled mansion, in Sheridan-Kalorama. The Board has reviewed several proposals for new construction on this site by another architect; most recently, the Board approved a general plan for a building with Italian Renaissance Revival styling, but directed the applicants to look at reducing one floor off the rear portion of the building (the portion that projected out from the side of the house behind the open porch on the historic house), and that the proposal be detailed in a manner commensurate with the quality of buildings in the Sheridan Kalorama Historic District.

Since being presented in April, the project team has rethought the project, developing a proposal that is more contemporary in design. The revised design would be composed of a brick base building, with curved projecting bays clad in smooth limestone. The top floor would have a higher proportion of glass, capped by an overhanging copper roof at the corner tower. The contemporary styling has allowed the building to be developed in a manner that is not as tightly constricted by the precedents of historical design, which proved unsatisfactory for resolving the design issues raised by the long side elevation where it projected out from the side of the building behind the open porch on the existing house. Rather than eliminating the rear portion of the building on the top floor, as was previously suggested by the Board, the design uses the curved wall elements and open porches to soften the mass of the building, and a greater amount of glass on the top floor to lessen its impact. The new design is respectful of the general proportions, materials use and rhythms of buildings in the historic district, while avoiding the trap of pseudo-historicism.

Several refinements to the front elevation suggested by the staff have been incorporated into revised drawings that are being inserted as an addendum to the drawings in the Board packets. In the revised façade elevation, the relationship between the rounded skylight and the corner tower has been improved, with the skylight reduced in size, and the brick wall extended up to the height of the corner tower's roof. The limestone door surround has been centered and the front steps widened to create a stronger entrance for the building, and help separate it from the adjoining hotel. As the project continues to be developed, it might be worth considering introduction of a curve to the front projecting bay as on the side elevation.

As with previous schemes, the color, texture, and detailing of the building should be developed in a manner commensurate with buildings in the historic district. Additional thought will need to be given to both materials and detailing to ensure that the building does not appear cold or institutional, and that it relates to the residential character of its context. The selection of brick and limestone samples, for instance, will provide a good opportunity to introduce richness of color and texture.

The staff recommends that the Review Board approve the revised conceptual design as compatible with the character of the Sheridan-Kalorama Historic District.