Zoning Commission No. 03-24
2126 Wyoming Avenue, NW

SECTION 2403.9 - SUMMARY OF PUBLIC BENEFITS AND PROJECT AMENITIES
(Pages 16-22 of Applicant's Prehearing Statement)

1. **§ 2403.9(a) - Urban Design, Architecture, Landscaping, or Creation or Preservation of Open Spaces**

   (a) Rehabilitation of the existing mansion building and carriage house to residential uses with accessory parking;
   (b) Architectural design, massing and detailing of the new infill construction on the adjacent vacant portion of the Site:
   (c) Improvement to the existing streetscape by appropriate landscaping, and by masking the blank side wall of the six-story (+roof structure) neighboring hotel and the unarticulated rear elevation of the nine-story apartment house immediately south of the Site.

2. **§ 2403.9(b) - Site Planning and Efficient Land Utilization**

   (a) Appropriate renovation and reintroduction of residential use at an appropriate density, for the existing mansion building on the Site;
   (b) Efficient use of an open space area for sensitive infill residential construction.

3. **§ 2403.9(c) - Effective and Safe Vehicular and Pedestrian Access, Transportation Management Measures, Connections to Public Transit Service, and Other Measures to Mitigate Adverse Traffic Impacts**

   (a) Site is within easy walking distance of two Metrorail stations and within regular and frequent MetroBus service;
   (b) At least one on-site parking space per residential unit, all of which will be accessed from the public alley at the rear of the Site.

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4. **§ 2403.9(d) - Historic Preservation of Private or Public Structures, Places or Parks**

(a) Rehabilitation of two significant contributing buildings (mansion building and the carriage house) to the Sheridan-Kalorama Historic District, pursuant to HPRB review and approval;
(b) Provision of compatible new residential construction in Sheridan-Kalorama Historic District, pursuant to HPRB review and approval.

5. **§ 2403.9(f) - Housing**

(a) Provision of up to six new residential units of appropriate size and scale in residential neighborhood, for a total of approximately 18,650 square feet of new residential space on the Site.

6. **§ 2403.9(i) - Uses of Special Value to the Neighborhood or the District of Columbia as a Whole**

(a) Per community and ANC request, return of Site to residential use, discontinuing institutional use and consequently reducing intensity of use of Site;
(b) Design of single building multi-family development preferred by ANC and community over matter of right residential or institutional use.

7. **§ 2403.9(j) - Other Public Benefits and Project Amenities**

(a) Establish a public benefit fund to distribute $90,000 in coordination with ANC 2D for community public space projects and civic/educational programs within the boundaries of ANC 2D. Funds would be made available as of the date of issuance of the building permit for the Project, and the funds would be totally expended by January 1, 2005, with any unallocated funds to be contributed to D.C. Housing Production Trust Fund;
(b) Empowerment of community, by allowing significant community input to determine most appropriate recipient(s) of public benefit funding.

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