APPLICATION AND PREHEARING STATEMENT

TO THE

DISTRICT OF COLUMBIA ZONING COMMISSION

FOR

CONSOLIDATED REVIEW AND APPROVAL OF A

PLANNED UNIT DEVELOPMENT

AND

ZONING MAP AMENDMENT

AT 2126 WYOMING AVENUE, N.W.

FOR THE KALORAMA D.C. GROUP LLC

July 14, 2003

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 5

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.5

PREFACE

This prehearing statement is submitted by The Kalorama D.C. Group LLC in support of an application for the consolidated review and approval of a planned unit development ("PUD") and a corresponding amendment to the Zoning Map before the District of Columbia Zoning Commission in conformity with Chapter 24 of the District of Columbia Zoning Regulations. The Subject Property is located in the R-3 District at 2126 Wyoming Avenue, NW, in Square 2528, Lot 911. The Applicant is seeking PUD approval in order to renovate and convert a former school building into two dwelling units, to renovate the existing carriage house at the rear of the site, and to construct a three-story, four-unit condominium apartment building on the vacant, eastern portion of the Site. The Applicant requests approval to extend the abutting R-5-D zoning westward to include the Subject Property.

DEVELOPMENT TEAM

Applicant:	The Kalorama D.C. Group LLC 2126 Wyoming Avenue, NW Washington, DC 20008
Architect:	Wnuk Spurlock Architecture 1825 Connecticut Avenue, NW Washington, DC 20009
Historic Preservation Consultant:	EHT Traceries 1121 Fifth Street, NW Washington, DC 20001
Land Use Counsel:	Holland & Knight LLP 2099 Pennsylvania Avenue, NW Washington, DC 20006

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CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS

The Applicant hereby certifies that this Application complies with the provisions of §3013 of the Zoning Regulations as set forth below, and that the Application is complete.

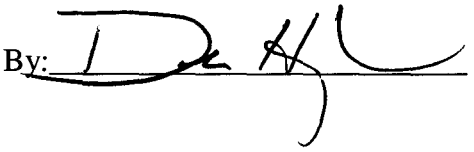
Subsection	Description	Page
3013.1(a)	Information Requested by Commission	Prehearing Statement
3013.1(b)	List of Witnesses	Submitted herewith
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for Record: Heidi Li Feldman, Co-Manger, The Kalorama D.C. Group LLC Steven Spurlock, AIA Wnuk Spurlock Architecture Steven E. Sher, Director of Zoning & Land Use Services, Holland & Knight LLP Emily Eig, E.H.T. Traceries, Inc.	Exhibit F
3013.1(d)	Additional Information	Submitted herewith
3013.1(e)	Reduced Plans	Submitted herewith
3013.1(f)	List of Maps, Plans or other Documents Readily Available Which Will Be Offered Into Evidence	Exhibit J
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	**One Hour**

3013.2	Two Sets of Full-Sized Plans	Submitted herewith
3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of The Subject Property	Exhibit I
3013.6(b)	List of Names and Addresses of Each Person having a Lease with the Owner for All or Part of Any Building Located on the Property Involved in the Application	N/A

The undersigned HEREBY CERTIFIES that all of the requirements of §3013 of the Zoning Regulations have been complied with. In accordance with §3013.8, this Application will not be modified less than twenty days prior to the public hearing.

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By: 

LIST OF EXHIBITS

Description	Exhibit
Completed Zoning Commission Application Forms: Application to Amend the Zoning Map (Form 1) PUD Application (Form 5)	A
Surveyor's Plat	B
Zoning and Real Estate Maps	C
Architectural Plans and Drawings, including: Boundary and Topographic Plan Concept Plans Detailed Landscaping Plan Tabulation of Development Data	D
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LIST OF WITNESSES

Heidi Li Feldman, Co-Manager, The Kalorama D.C. Group LLC

Steven Spurlock, AIA, Wnuk Spurlock Architecture

Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP

Emily Eig, E.H.T. Traceries, Inc.

Estimated time required for presentation of Applicant's Case: One Hour

I. INTRODUCTION

This prehearing statement and the attached documents support the application of The Kalorama DC Group LLC (the "Applicant") to the Zoning Commission of the District of Columbia for the consolidated review and one-step approval of a planned unit development ("PUD") and a corresponding amendment to the Zoning Map for the property located at 2126 Wyoming Avenue, NW, Lot 911 in Square 2528 (the "Subject Property" or the "Site") to allow the renovation and conversion of a historic former mansion, which was most recently utilized as a private school, into two townhouses, the renovation and conversion of the existing carriage house at the rear of the site for enclosed parking for four vehicles, and the construction of a three-story, four-unit condominium apartment building (collectively, the "Project"). The Project will also include parking for four cars on a parking pad adjacent to the alley at the rear of the Site. The total density of the Project will be approximately 1.25 FAR.

The application is consistent with the District of Columbia Comprehensive Plan, 10 DCMR, ("Comprehensive Plan"). This Project will benefit the immediate neighborhood and District as a whole by: (1) returning the Subject Property to residential use; (2) discontinuing the institutional use which has occupied the Site for almost 60 years; (3) preserving and rehabilitating the existing "contributing" buildings to the Sheridan-Kalorama Historic District; and (4) improving the Wyoming Avenue streetscape by covering the currently blank lot line wall of the Jurys Normandy Inn at 2118 Wyoming Avenue and the unarticulated rear elevation of the nine-story apartment building immediately south of the Subject Property, with new residential construction of a contemporary design that is compatible with the surrounding historic district.

A. Project Summary

This Planned Unit Development Application is the result of approximately one year of discussions and deliberations between representatives of The Kalorama D.C. Group LLC, the Project owner, and representatives of the community and the Office of Planning. The Applicant has met numerous times with Advisory Neighborhood Commission ("ANC") 2D and representatives of the surrounding Sheridan-Kalorama neighborhood, including the Sheridan-Kalorama Historical Association and individual interested neighbors, as well as both the zoning and historic preservation staffs of the Office of Planning. The Applicant's goal was to achieve, as near as possible, consensus from the community, for a project that they could support.

The Project is located on a site of 16,500 square feet of land area, and includes the rehabilitation of the existing Flemish Revival style mansion at 2126 Wyoming Avenue into two townhouse units. The building, now vacant, was most recently one of two buildings occupied by the Field School. The Field School, which recently relocated to Foxhall Road, also occupied 2107 Wyoming Avenue, located across the street immediately north of the Subject Property.

The interior of the existing building on the Subject Property will be renovated in order to return the building to residential use. There will be relatively little in the way of exterior alteration to the historic building. An additional entrance will be constructed on the east side of the building, with access from the side porch, to allow for the transformation of the building into two side-by-side independent residential units. The east side porch enclosure will be removed, to restore the porch to its original

configuration. A kitchen extension will be added to the rear of the first floor of the eastern unit, and first floor porches will be added to the rear of the kitchen in both units. One of the porches will replace a porch which was original to the building. An extension will be made to the west side of the building at the first floor, behind the porte cochere, to provide a living room of a suitable size. All proposed exterior alterations to the existing building are subject to review and approval by the District of Columbia Historic Preservation Review Board ("HPRB") due to the location of the Subject Property in the Sheridan-Kalorama Historic District.

The existing large carriage house at the rear of the site, abutting the alley, will also be renovated for use for enclosed parking for four vehicles, with access from the alley, as well as for storage.

The Project also includes construction of a three-story, four-unit residential building on the vacant eastern portion of the Subject Property. The lowest story will be at cellar level, with three stories completely above grade. Access to the units will be through front and rear doors to the building and by elevator and stair access to the individual units. Each unit in the new building has been designed as a two-bedroom+study unit, with an average square footage per unit of approximately 2,900 square feet. This new construction will abut the eastern lot line and will cover the unarticulated west wall of the neighboring Jurys Normandy Inn at 2118 Wyoming Avenue. On-site parking for four vehicles will be provided at the rear of the building, with access from the alley. This new construction is also subject to approval by the HPRB.

The new construction has been designed in such a manner as to blend in to the existing residential landscape along this block of Wyoming Avenue. The south side of the block is marked by a mix of row house, semi-detached, and detached buildings. The existing condition of the Subject Property, with a large undeveloped lot to the east of the mansion building, is not in keeping with neighboring construction. At the same time, the Jurys Hotel, immediately east of the Subject Property, has a significant unarticulated elevation along the shared lot line. Likewise, the unarticulated rear elevation of the nine-story apartment building to the south (rear of site), at the corner of California Street and Connecticut Avenue, with address of 2000 Connecticut Avenue, is currently exposed and visible as a result of the gap in construction on the Subject Property. The new construction improves upon both of these existing conditions, by filling in the gap in the existing streetscape and masking, thus minimizing, the sense of height and mass created by the Jurys' lot line wall and the rear of 2000 Connecticut Avenue. The contemporary architectural design and detailing of the new construction is of a high quality, and will be subservient in style and is intended to complement, and not compete with, the rich and ornate detail of the existing mansion and the other historic buildings in the immediate area.

B. The Applicant

The Kalorama D.C. Group LLC is a small development company formed with the exclusive purpose of acquiring and redeveloping the property at 2126 Wyoming Avenue, NW. The founders of the LLC, one of whom resides in Sheridan-Kalorama, decided to acquire and develop the property, despite the knowledge that more prominent local developers were leery of the site because of the delicacy of achieving an appropriate use

for virtually the last empty lot in Sheridan-Kalorama and a Flemish revival mansion that had been used for institutional purposes for at least 60 years, in a neighborhood known for its elegance and exacting standards. The Applicant has worked closely with the community to devise a plan which would be acceptable to as many individuals and groups as possible.

C. Project Goals/Objectives

Consistent with the Subject Property's history and with the wishes of the Sheridan-Kalorama community, the Applicant proposes to renovate the now vacant historic mansion and carriage house and convert them to residential use with accessory parking, as opposed to school, other institutional or non-profit office uses, which are permitted either as a matter of right or by special exception. In so doing, Applicant will accomplish the District's historic preservation goals, through rehabilitation of the existing contributing buildings on the Site. Further, new infill construction of an appropriate small-scale residential development on the eastern portion of the Subject Property will improve the Wyoming Avenue streetscape by covering the large blank lot line wall of the Jurys Normandy Inn at 2118 Wyoming Avenue and the rear elevation of the 2000 Connecticut Avenue apartment building, located immediately south of the Site, with new residential construction that is designed to be compatible with the neighboring historic buildings.

The Applicant has presented proposed plans for development to the HPRB on several occasions. As of the date of this Application, the design for the new building as shown in the plans submitted herewith has not been reviewed by the HPRB. However, the Applicant has taken great care to submit a design which represents the Applicant's

understanding of the comments received to date concerning the height, bulk and scale of development. Thus, the plans submitted herewith represent the greatest amount of density proposed for the Site. The Applicant expects to complete the conceptual design review process with the HPRB well in advance of the public hearing in this Application, and will submit any necessary refinements to the plans, and the zoning calculations, to the Commission.

D. Benefits of the PUD Process

The PUD process is the appropriate mechanism for guiding the residential redevelopment of the Subject Property. In permitting an applicant to construct a Project that is not completely in conformity with the matter-of-right zoning envelope for a particular property, the PUD process insures that such a project is in keeping with the general character of, and not detrimental to, surrounding properties, and to the District and its Zone Plan as a whole (11 DCMR §2400.4). The PUD process accomplishes this balance through public hearing and consideration by the Zoning Commission based upon the expert input of the Office of Planning and the Department of Transportation as well as the views of ANC 2D, the affected Advisory Neighborhood Commission, and the larger community.

Through the PUD process, the Applicant will be able to develop a unique residential development which will achieve a central goal of the District and neighboring residents of increased urban residential use. The adjustments that are sought through the rezoning of the Subject Property are consistent with the Comprehensive Plan and other development in the area, and are well within the PUD guidelines for the requested R-5-D Zone.

The proposed multi-family residential use is compatible with the surrounding residential land uses. Given the Subject Property's original residential use, the community's desire to stabilize, perpetuate and increase residential uses in the Sheridan-Kalorama neighborhood (including the conversion of non-residential uses to residential), and the numerous multi-residential projects in close proximity to the Site, the Project use is both complementary and compatible with these surrounding uses. As detailed herein, the Applicant's proposal furthers many goals stated in the District's Comprehensive Plan, most notably regarding housing, economic development and transportation.

The proposed rezoning of the Subject Property to the R-5-D District is entirely consistent with the District's Zone Plan. The rezoning is being proposed primarily to permit multi-family residential use on the Subject Property, which is not permitted under the current R-3 District. The zone boundary runs along the eastern lot line of the Subject Property.

As more specifically detailed in Section III.C.6. of this application, no adverse environmental impact will result from this Project. The increased use in water and sanitary services will have an inconsequential effect on the District's delivery systems. The site is currently served by all major utilities.

The Project will not have an adverse impact on public facilities. The Project is located within approximately 2,700 feet of the Dupont Circle Metrorail station, and approximately 2,800 feet from the Woodley Park/Zoo/Adams Morgan Metrorail Station, as well as serviced by several bus routes, and is, therefore, adequately served by public transportation.

II. PROJECT DESCRIPTION

A. Site Location and Description

The Subject Property is located at 2126 Wyoming Avenue, NW, Lot 911 in Square 2528, and contains a total lot area of approximately 16,500 square feet. The Site is relatively flat and rectangular-shaped, with 100 feet of frontage along Wyoming Avenue and a depth of 165 feet. The existing grade is raised approximately 7-8 feet above the curb elevation along Wyoming Avenue. The Subject Property is bounded to the south by a 10-foot wide public alley (Exhibit C).

The building was most recently occupied by the Field School. In its last year of operation on Wyoming Avenue, the School housed 220 students and 68 faculty and staff in the subject building and the smaller building across the street at 2107 Wyoming Avenue.

B. Neighboring Land Uses

The Subject Property is located within the Sheridan-Kalorama neighborhood, a predominantly residential area bounded roughly by Connecticut Avenue to the east, Florida and Massachusetts Avenues to the south, and Rock Creek Park to the north and west. Sheridan-Kalorama is comprised of a wide variety and juxtaposition of housing types, from row house to suburban mansion to high rise apartment building, all of which contribute to a unique and sophisticated residential image. Extensive development of the Sheridan-Kalorama neighborhood began at the end of the nineteenth century and continued into the early twentieth century. The neighborhood contains the most extensive collection of revival-style architecture in the District. The existing building on

the Subject Property, with its Flemish-revival design, is unique in the neighborhood but at the same time characteristic of this pattern of development. Over the course of the twentieth century, a significant number of these residential buildings, free-standing and row houses alike, were transformed from residential to institutional uses, and utilized as private schools, foreign missions, and other uses. A number of large apartment houses are also located in the immediate vicinity, especially close to and along Connecticut Avenue, some of which date to the early twentieth century, while others are of newer construction.

The development of Wyoming Avenue reflects this mixture of housing types and uses. Beginning at 23rd Street, NW, to the west of the Subject Property, the south side of Wyoming Avenue is improved with a virtually solid wall of row buildings, containing a mix of single-family and multi-family residential, along with several foreign missions. These foreign missions include Poland's Consular Office (2224 Wyoming), Sri Lanka's Chancery (2148 Wyoming), and the Barbados Chancery (2144 Wyoming). A diplomatic residence for Argentina is at 2132 Wyoming and, at the corner of Wyoming and Connecticut, is the Chancery of the Republic of Senegal (2112 Wyoming). The Alliance de Francais of Washington is located at 2142 Wyoming Avenue.

A number of larger detached mansions and other buildings are located along the north side of this stretch of Wyoming Avenue. Several of these buildings now house chanceries and embassies, including Syria (2215 Wyoming), Ethiopia (2209 Wyoming), the vacant former Libyan embassy (2201 Wyoming), and Algeria (2133-37 Wyoming). Macedonia owns the vacant building at (2129 Wyoming) and obtained approval a number of years ago for renovation of the property for Chancery use.

From a point east of its intersection with Thornton Place, development along the south side of Wyoming Avenue transitions from row building to semi-detached dwellings, to the free-standing building on the Subject Property, then to the infill non-contributing, modern hotel building at 2118 Wyoming Avenue, and finally to row buildings fronting onto Connecticut Avenue. The north side of Wyoming, from Thornton Place to Connecticut Avenue, includes a variety of building styles and sizes, both modern and historic. There are apartment houses at both ends, with three foreign mission buildings occupied by the Algerian Embassy and with a number of detached buildings in between, two of which are currently vacant but which have been historically used for private school and foreign mission uses.

A similar mixture of uses is found on Kalorama Road, to the north of the Subject Property. However, the building mix on California Street, immediately south of the Site, is predominantly occupied by large apartment houses, including the six-story Brighton (2123 California Street) and the nine-story 2000 Connecticut Avenue building (northwest corner of California and Connecticut).

C. Project Design

1. Massing -

Alteration to the mass of the existing mansion building will be minor, as described earlier on pages 2 and 3 of this Statement. The total additional density for the existing building will be 670 square feet of gross floor area.

The design of the new construction on the eastern portion of the Subject Property is intended to provide a suitable and complementary addition to the surrounding historic buildings and to act as a buffer to the non-contributing infill hotel building at

2118 Wyoming Avenue. The contemporary design takes a number of cues from nearby buildings and features. It is similar in scale to many of the historic townhouse structures on the street and incorporates both horizontal and projecting elements which reference adjacent historic buildings. These elements include an entry door recess, masonry details which reinforce existing horizontal lines, projecting bays, punched multi-light windows, and recessed balconies. The top level is designed to incorporate large amounts of glass to reduce the apparent scale of the new building and to create a transition from the larger mass of the existing hotel to the east to the lower existing eave lines on the historic mansion to the west. The building mass is also designed to allow an appropriate amount of courtyard space between the new structure and the historic mansion.

2. Materials –

The materials proposed for the new structure are of high quality and are consistent with the historic fabric of the neighborhood. The exterior materials include neutral color brick masonry walls with stone lintels, trim and sills, projecting bays clad in coursed limestone, and divided light metal windows. The projecting balconies include stone flooring and steel or wrought iron railings.

3. Landscape-

The primary goal of the landscaping is to create an urban courtyard garden surrounding the existing and new structures. Currently, a large amount of the existing open space is covered by paving, most of which will be removed with the new design. The driveway along the west property line will be retained approximately 20 feet beyond the existing porte cochere, which will maintain the historic relationship of this structure

to the mansion and to the street. However, the driveway will be gated at Wyoming Avenue and all parking at the carriage house and new surface parking at the rear of the property will be accessed exclusively from the existing alley to the south. The existing entry walk will be extended to serve the two units located in the existing mansion. A new entry walk from Wyoming Avenue is proposed for the new structure.

The design will incorporate much of the existing plant material, including the mature red maple tree in front of the mansion. The mature rose bushes will be relocated to new suitable locations on site. Much of the courtyard planting will be foundation bushes and perennials, with ornamental trees in strategic locations. There are no interior fences planned, in order to maintain the impression of an open courtyard.

D. Matter of Right Development Under Existing Zoning

The Subject Property is located in the R-3 District, which is designed essentially for row dwellings.(Exhibit C). Pursuant to §400 of the Zoning Regulations, the maximum permitted height in the R-3 District is 40 feet and three stories. Minimum lot dimensions for the Subject Property, per §401 of the Regulations, are an area of 2,000 square feet and 20 feet in width for row dwellings; 3,000 square feet and 30 feet in width for semi-detached dwellings; and 4,000 square feet and 40 feet in width for all other structures. Pursuant to §402 of the Regulations, there is no prescribed density (FAR); however, with a limit of three stories and a maximum of 40% lot occupancy, for detached and semi-detached dwellings, and 60% for row dwellings, the Site would allow an FAR of between 1.2 and 1.8. Pursuant to §403.2, a maximum 40% lot occupancy is permitted.

The continued use of the Subject Property as a school would be permitted as a matter of right. In its last year of operation on Wyoming Avenue, the Field School

occupied both the Subject Property and the smaller building across the street at 2107 Wyoming Avenue with 220 students and 68 faculty and staff.

E. Matter of Right Development Under Proposed Zoning

In order to move forward with its multi-family residential Project, the Applicant is requesting a corresponding amendment to the Zoning Map to extend the abutting R-5-D District to include the Subject Property. R-5 Districts are general residence districts created to permit design flexibility by allowing all types of urban residential development. Pursuant to §400 of the Zoning Regulations, the maximum permitted height in the R-5-D District is 90 feet with no limit on the number of stories. There are no minimum lot dimension requirements in the R-5-D District according to §401.3. Pursuant to §402 of the Zoning Regulations, the maximum FAR is 3.5. According to §403.2 of the Regulations, 75 percent lot occupancy is permitted in the R-5-D District.

As detailed below, the proposed development will be well within the maximum limitations of the R-5-D District. Development under the PUD process will insure that the height and density approved in the case will not be exceeded. In consultation with the Office of Planning, the Applicant proposes the R-5-D District as a logical extension of the zoning line, without spot zoning, consistent with the Comprehensive Plan.

F Tabulation of Development Data

	R-3 Matter of Right Zoning	R-5-D Proposed Zoning	Existing Condition	Project
Height[1]	40'/3 stories	90'/no limit	3 stories 34.3' (R-3 calc.) 48' (R-5-D calc.)	Mansion – unchanged New Building – 3 stories 36' (R-3 calc.) 44.4' (R-5-D calc.)
Minimum Lot Dimensions	2,000 SF area; 20' lot width – row dwelling 3,000 SF area; 30' lot width – semi-detached 4,000 SF area; 40' lot width – all other structures	None Prescribed	16,500 SF 100' lot width	16,500 SF 100' lot width
FAR	None prescribed	3.5	0.66	1.25
Lot Occupancy	60% for row dwellings; 40% for other dwellings	75%	27.4%	49.5%
Parking	One per dwelling unit	One for each 3 dwelling units	N/A	At least one per dwelling unit

Thus, notwithstanding the rezoning to R-5-D, the proposed density of the Project will be 1.25, which is 0.05 FAR above the permitted matter of right R-3 limit for detached and semi-detached dwellings, and approximately one-third of that which is permitted in the R-5-D District. The building heights, as measured using the R-3 method, will be at least four feet lower than the permitted maximum R-3 height.[2] The rezoning to

[1] In the R-3 District, height can be measured from finished grade at the middle of the front of the building to the ceiling of the top story. The height measurement in the R-5 District is from top of curb opposite the middle of the front of the building to the highest point of roof or parapet.

[2] For comparison purposes with the permitted R-3 height, the building heights would be 34.3 ft. for the mansion and 36 ft. for the new building, using the R-3 height measurement method referred to in footnote 1 above.

the adjacent R-5-D designation is requested in order to allow the construction of a single four-unit building on the site, rather than separate townhouses on the vacant portion of the lot. This development configuration was achieved after extensive discussions with both the community and the Office of Planning's zoning and historic preservation divisions.

In terms of intensity of use, the proposed six unit residential Project will be far less intense than the prior school use which brought up to 288 students, faculty and staff to Wyoming Avenue on a daily basis.

III. EVALUATION STANDARDS

Section 2403 of the Zoning Regulations provides the standards by which the Zoning Commission is to evaluate and approve a PUD application.

A. No Negative Impact on Surrounding Area and the Operation Of City Services

Section 2403.3 requires that the impact of a PUD on the surrounding area and on the operation of city services shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the proposed Project. The decrease in intensity of use as a result of the conversion of the Subject Property from school to residential is a substantial positive impact of the Project.

B. Project Consistency with Comprehensive Plan

Section 2403.4 requires that the Zoning Commission must find that the proposed PUD is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the Subject Property. For Project compliance with the provisions of the Comprehensive Plan, please see Section V below.

C. Public Benefits and Project Amenities

Section 2403.5 of the Regulations requires the Zoning Commission to evaluate the specific public benefits and project amenities of the proposed development, which may in some instances overlap. According to §2403.6, public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of a site in a matter-of-right fashion. Further, per §2403.7, a project amenity is one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of a project for occupants and immediate neighbors.

In deciding a PUD application, the Zoning Commission is to judge, balance and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects according to the specific circumstances of the case (11 DCMR §2403.8). In this case, the PUD allows the inclusion of a four-unit residential building, which is not permitted as a matter of right in the R-3 District. The additional density requested is 0.05 FAR above what would be allowed for detached and semi-detached dwellings in the R-3 District. The building heights will be lower than that which is permitted in the R-3 District. This form

of development was preferred by the community and the Office of Planning over a matter of right townhouse style of development for the Site and was preferred over a significantly more intense reuse of the Site for school or other institutional use.

Section 2403.9 of the Regulations provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under conventional zoning procedures. This consolidated application will achieve the goals of the PUD process by: (1) returning the Subject Property to residential use; (2) discontinuing the institutional use which has occupied the Site for almost 60 years; (3) preserving and rehabilitating the existing "contributing" buildings to the Sheridan-Kalorama Historic District; and (4) improving the Wyoming Avenue streetscape by covering the currently blank lot line wall of the Jurys Normandy Inn at 2118 Wyoming Avenue, and the unarticulated rear elevation of the nine-story apartment building immediately south of the Subject Property, with new residential construction that is designed to be compatible with the neighboring historic buildings on the block.

The following specific public benefits and project amenities are included within this application:

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

The present application satisfies these criteria on-site through the sensitive rehabilitation of the existing mansion building and carriage house to residential uses with accessory parking, the sympathetic architectural massing and detailing of the new infill

construction on the adjacent vacant portion of the Site, including improvement to the existing streetscape 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 Subject Property.

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

The proposed development represents an appropriate renovation and reintroduction of residential use for the existing mansion building on the Site, and a wise use of an open space area in an otherwise fully-developed streetscape, which open space is at the junction of two zoning districts - one high density (R-5-D) and the other of a lower density (R-3). The three-story, four-unit building represents rational, prudent site planning and efficient and economical land utilization on the Site of an appropriate scale and density.

3. Section 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

The Subject Property is located within easy walking distance of two Metrorail stations and is served by regular and frequent MetroBus service via the four routes that pass along Connecticut Avenue in both directions. In addition, there will be at least one parking space on site per unit, all of which will be accessed from the public alley at the rear of the Subject Property. Four parking spaces will be provided within the existing carriage house structure at the rear of the Site and four spaces will be located on an adjacent parking pad next to the alley. Parking location and access information is shown on the site plan included in Exhibit D.

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

The present application entails rehabilitation of two significant contributing buildings to the Sheridan-Kalorama Historic District. As set forth above, the Project involves only a minor change in the massing of the historic mansion building.

In addition to preserving the historic fabric of the mansion building and the carriage house in keeping with the Historic Preservation Law, the Applicant also seeks to restore and preserve the original residential use for which the property was designed. The PUD will insure the future residential use of the Subject Property rather than continuation of a more intense school or similar institutional uses.

5. Section 2403.9(f) - Housing

In furtherance of this important goal, the Project will add up to six new residential units of appropriate size and scale in this residential neighborhood, for a total of approximately 20,560 square feet of new residential space on the Subject Property.

6. Section 2403.9(h) - Environmental Benefits, Such as Stormwater Runoff Controls and Preservation of Open Space or Trees

a. Water Demand

The average daily water demand for the Project can be met by the existing District water system. The proposed connection for fire water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works. (Exhibit E).

b. Sanitary Sewer Demand.

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

c. Stormwater Management.

The Site's stormwater run-off will be accommodated in compliance with standards set by the District of Columbia Department of Public Works.

d. Solid Waste Services.

Solid waste will be collected regularly by a private contractor from covered receptacles for appropriate disposal.

e. Electrical Services.

Electricity for the building will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual general terms and conditions of service. All electrical systems will be designed to comply with the District of Columbia Energy Code.

f. Energy Conservation.

The Project will be constructed in full compliance with the energy conservation standards of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution and lighting systems contained in the building.

7. Section 2403.9(i) - Uses of Special Value to the Neighborhood or the District of Columbia as a Whole

The conversion of the Site from an institutional use to a residential use, as opposed to the continuation of the school use or special exception approval for non-profit office or other institutional use, is of special value to the neighborhood. The Applicant consulted extensively with the community early in the process, beginning about one year ago, and continuing to the present, and has agreed to proceed with the small scale residential project as outlined herein.

The PUD and rezoning is requested because the new building will be a three-story, apartment-style building. Apartment house use is not permitted as a matter of right in the R-3 District. The PUD and rezoning process was suggested by the Office of Planning as an alternative to a use variance application to the Board of Zoning Adjustment. The community representatives preferred the single building development to either a matter of right townhouse-style development, or continuation of an institutional use on the Site.

8. Section 2403.9(j) - Other Public Benefits and Project Amenities

As an additional benefit/amenity to the community, the Applicant has committed to establish a fund of $90,000 to be used to help finance restoration and improvement of off-site public space projects within the boundaries of ANC 2D. The Applicant has consulted extensively with various groups and individuals within the ANC, and as of this writing, has not achieved consensus on a single project. The specific details of this program will be submitted to the Commission prior to the public hearing.

The Applicant proposes to create a panel of individuals to administer the funds, including at least one ANC representative. The money 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. The panel will select a worthy public space project or projects based upon nominations submitted to them. Such projects shall not include any building or part thereof, or any public space, which is located between the sidewalk and the property line of a private property.

IV. COMPLIANCE WITH THE FILING REQUIREMENTS FOR A CONSOLIDATED PUD APPLICATION AND ZONING MAP AMENDMENT

The Zoning Regulations permit an application for a PUD to be filed in conjunction with a change in zoning for a property. According to §2402.3 of the Zoning Regulations, in order to initiate a consolidated review of a PUD application, an applicant must file all the material required of first and second stage applications. The applicable requirements for filing a consolidated PUD, and the Applicant's compliance, are discussed below.

A. **Sections 2406.11(a) and 2406.12(a):** The completed application form for the PUD is attached as Exhibit A.

B. **Section 2406.11(b):** A map showing the location of the proposed Project, the existing zoning for the Subject Property, zoning of adjacent properties, and any proposed change of zoning. This information is included in Exhibit C.

C. **Sections 2406.11(c) and 2406.12(b):** A detailed statement of the purposes and objectives of the Project, including the uses to be located in the Project and how this application meets the evaluation standards for planned unit developments enumerated in the Zoning Regulations. This information is included in this Statement.

D. **Sections 2406.11(d) and 2406.12(c):** A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces. This information is provided in Exhibit D.

E. **Section 2406.11(e):** A tabulation of development data providing relevant information regarding the proposed Project. This information is included in this Statement, Section II, F.

F. **Section 2406.12(d):** A detailed landscaping and grading plan, the drainage for the site, including the location of buildings, roads, sidewalks, water and sewer lines, inlets and basins in connection with public water and sewer lines. This information is provided in Exhibit D.

G. **Section 2406.12(e):** Typical floor plans and architectural elevations for the building, sections for the building and the project as a whole, and sections and elevations of the entire square within which the project is located. This information is included in Exhibit D.

H. **Section 2406.12(f):** A circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as detailed parking and loading

plans. Parking, loading and access information is shown on the site plan, included in Exhibit D.

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Project advances the purposes of the Comprehensive Plan, is consistent with the Generalized Land Use Map, and furthers and complies with the major themes and elements for the District and Ward 2 in the Comprehensive Plan.

A. Purposes of the Comprehensive Plan

The purposes of the Comprehensive Plan are six-fold:

(1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development;

(2) Guide executive and legislative decisions on matters affecting the District and its citizens;

(3) Promote economic growth and jobs for District residents;

(4) Guide private and public development in order to achieve District and community goals;

(5) Maintain and enhance the natural and architectural assets of the District; and

(6) Assist in conservation, stabilization, and improvement of each neighborhood and community in the District.

D.C. Official Code §1-317.01.

The Project significantly advances these purposes by promoting the social and economic development of the District and this particular area, through the stabilization of the residential neighborhood by eliminating a long-standing institutional use on the site,

the provision of additional housing in the District at an appropriate size, scale and location, and provision of adequate on-site parking.

B. Generalized Land Use Map

The proposed development is consistent with the Generalized Land Use Map, which designates the PUD Site for moderate density residential uses.

C. Compliance with Major Themes of the Comprehensive Plan

1. Stabilizing and Improving the District's Neighborhoods

The conversion of a school into a multi-family residential building will stabilize the residential use in this neighborhood. It will provide additional housing opportunities at an appropriate size, scale and location, while preserving and rehabilitating two "contributing" buildings in the Sheridan-Kalorama Historic District.

2. Reaffirming and Strengthening District's Role as an Economic Hub

The Comprehensive Plan encourages making maximum use of the District's location at the center of the region's radial Metrorail and commuter rail systems. *See* 10 DCMR §109.1(b). The Project takes advantage of this asset by its proximity to the Dupont Circle and Woodley Park/Zoo/Adams Morgan Metrorail stations.

D. Compliance with Major Elements of the Comprehensive Plan

1. Economic Development Element

According to the Economic Development element, the District places a high priority on stimulating and facilitating a variety of commercial, retail and residential

development investments appropriate to selected Metrorail station areas outside of the Central Employment Area, consistent with the Land Use element and ward plans, with sensitivity to the surrounding area. 10 DCMR § 204.2(m).

The proposed development will provide high-quality residential development in an area that is within short walking distance of both the Dupont Circle and Woodley Park Metrorail stations. The proposed development also serves to attract and retain residents which will further increases the tax base and create revenue for the District of Columbia.

2. Housing Element

According to the Housing element, housing in the District is viewed as a key part of a total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities. 10 DCMR §300.4. The Subject Property supports the housing goals of the Comprehensive Plan and furthers the total urban living system of the District through its proximity to Metrorail and its provision of attractive in-town urban residential units.

3. Transportation Element

A basic philosophy of the District's Transportation element is to provide for the efficient movement of people and goods within the District and its metropolitan area. 10 DCMR §500.2. The policies established in support of the general transportation objectives include supporting land use arrangements that simplify and economize transportation services. 10 DCMR §502.1(a). The location of the Project in close proximity to the Dupont Circle and Woodley Park/Zoo/Adams Morgan Metrorail stations furthers this goal. The Project also supports the District's goal of adequate parking

through its provision of 8 on-site parking spaces for up to six residential units The parking is provided in the existing carriage house and on a parking pad to the rear of the Site, both of which are accessed from the alley.

4. Urban Design Element

The Urban Design element states the District's goal to "promote the protection, enhancement and enjoyment of the natural environs and to promote a built environment that serves as a complement to the natural environment, provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient." 10 DCMR §701.1.

As the Project involves a use conversion of an existing school, the building will maintain its consistency with the surrounding area in terms of materials, height, scale and massing. 10 DCMR § 708.2. The Project's massing and scale are sensitive to the established patterns of development in the area. 10 DCMR §710.2(e).

5. Preservation and Historic Features Element

The Preservation and Historic Features element seeks to preserve important historic features of the District while permitting new development that is compatible with those features. 10 DCMR §801.1. The proposed PUD exemplifies this goal, in its preservation and rehabilitation of two "contributing" buildings in the Sheridan-Kalorama Historic District and its development of a compatible residential use.

6. Land Use Element

The Land Use element encourages a substantial amount of new housing primarily in housing opportunity areas and near Metrorail Stations in order for the District to

perform its role as the region's urban center providing the greatest density of jobs and housing. 10 DCMR § 1100.2(b). The Site furthers this goal due to its proximity to the Dupont Circle and Woodley Park/Zoo/Adams Morgan Metrorail stations.

E. Compliance with Ward 2 Elements of the Comprehensive Plan

1. Ward 2 Economic Development

The Ward 2 Economic Development element seeks to enhance the image of the ward as a place to do business and to reside. 10 DCMR § 1301.1(a). The proposed development creates additional residential opportunities in the ward while increasing income and property tax revenues to the District

2. Ward 2 Housing Element

The Ward 2 Housing element encourages the provision of new housing to meet the needs of present and future District residents at locations consistent with the District land-use policies and objectives. 10 DCMR § 1305.1(a). The proposed development furthers this goal through the development of high-quality housing in an appropriate infill location that is in close proximity to Metrorail.

3. Ward 2 Transportation Element

Ward 2 is located at the center of the District and at the focal point of the Metrorail system, buslines, and the city's freeway and arterial street system. Although its location provides great benefits to the residents and employees of Ward 2, location also creates some adverse impacts on quality of life. 10 DCMR §1309.1. Parking within the ward is identified as a major problem due to evening visitors, student parking, and the lack of parking provisions for many residential dwellings. (10 DCMR § 1309.11) This

element of the Comprehensive Plan encourages strict adherence to the current parking requirements of the Zoning Regulations. 10 DCMR §1311.1(d)(3). As mentioned above, the proposed development will include 8 parking spaces for up to 6 residential units, providing adequate parking for the residents of the Project.

4. Ward 2 Preservation and Historic Features

The Preservation and Historic Features element states as an objective the preservation and reuse of historic landmarks and buildings in historic areas in Ward 2. 10 DCMR §1319.1. The Project will preserve and rehabilitate the existing Flemish Revival style mansion, and the carriage house, both of which contribute significantly to the Sheridan-Kalorama Historic District, and will add an appropriately designed infill apartment building which will mask the intrusive blank west wall of the neighboring hotel building and rear wall of the apartment building to the south.

5. Ward 2 Residential Land Use Element

Primary objectives of the Ward 2 Residential Land Use element include the conservation and enhancement of existing residential neighborhoods and the creation of new residential neighborhoods. 10 DCMR §§1326.1 and 1327.1(a)(1). The Project supports the Residential Land Use element by establishing a new residential use that will significantly enhance the character of the neighborhood.

VI. AREAS OF FLEXIBILITY

The PUD process was created to allow greater flexibility in planning and design than may be possible under conventional zoning procedures. Under §2405.7 of the

Zoning Regulations, the Zoning Commission may approve any use that is permitted as a special exception or that would otherwise require the approval of the Board of Zoning Adjustment.

The Applicant requests flexibility from the Zoning Commission with respect to:

(1) multiple buildings on single lot – pursuant to §2405.7, as a special exception to the normal requirement of no more than one single principal building per lot;

(2) roof structure – pursuant to §2405.7, as a special exception to the normal setback requirement of §411.

The Applicant has made every effort to provide a significant level of detail in the drawings. Nonetheless, some additional flexibility is necessary that cannot be anticipated at this time. Specifically, the Applicant requests additional flexibility in the following areas:

(1) To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the building and do not change the number of units to more than two in the Mansion and more than four in the new building;

(2) To allow the two proposed units in the existing Mansion building to be combined into a single unit, based upon market conditions at the time of sale;

(3) To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction;

(4) To make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the District of Columbia Building Code or that are otherwise necessary to obtain a final building permit; and

(5) To vary the final design of the building, including exterior features and details, to comply with the requirements of the Historic Preservation Review Board in its final approval.

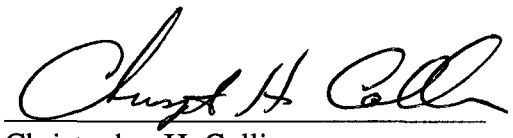
VII. CONCLUSION

For all the foregoing reasons, The Kalorama D.C. Group LLC submits that the consolidated PUD and Zoning Map amendment application meet the standards set forth in Chapter 24 of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Zoning Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a consolidated PUD and Zoning Map amendment; provides significant public benefits and project amenities; and advances important goals and policies of the District of Columbia.

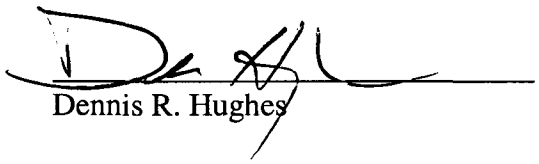
Accordingly, the Applicant requests that the Zoning Commission approve the PUD and Map Amendment application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 

Christopher H. Collins



Dennis R. Hughes