STATEMENT OF REASONS IN SUPPORT OF THE APPLICATION OF THE CARNEGIE INSTITUTION OF WASHINGTON FOR A SPECIAL EXCEPTION UNDER SECTION 210 OF THE ZONING REGULATIONS FOR MODIFICATION OF AN APPROVED CAMPUS PLAN AND THE FURTHER PROCESSING UNDER THE AMENDED PLAN TO ALLOW MODIFICATIONS TO AN EXISTING BUILDING (THE EXPERIMENT BUILDING) AT 5421 BROAD BRANCH ROAD, N.W.; SQUARE 2288, LOT 813

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This Statement of Reasons is submitted on behalf of the applicant, the Carnegie Institution of Washington (the "Applicant").

The Property and Surrounding Neighborhood.

The Property. The subject site is known as 5241 Broad Branch Road, N.W. and is located at the intersection of Broad Branch Road, 32nd Street, and Jocelyn Street, N.W. The site is irregular in shape and contains approximately 8.8 acres of land area. The site has only four buildings, a Research Building, Main (administrative) Building, Cyclotron Building and the Experiment Building. The site can geographically be divided into two areas. The first area contains the Main Building and is dominated by a knoll that crests at 275 feet above sea level. This knoll slopes downward with gradients of three to seventeen percent towards the southwest corner of the site, which has an elevation of 203 feet above sea level. The second area of the site is to the north of the Main Building and contains the Experiment Building, the Cyclotron Building, the Accelerator Building and a variety of incidental buildings, as well as the parking lot. The highest elevation of this second area is 270 feet with lower elevations of 250 feet sloping westward with average gradients of between three and nine percent (3-9%).

The main entrance to the campus is from 32snd Street, N.W. This drive serves as an entrance for the Main Building and continues on to serve as a site exit via Broad Branch Road, N.W. There are two (2) secondary entrances from Jocelyn Street, N.W. Pedestrian circulation is between the Main, Experiment and Cyclotron Buildings via the service drives or across the knoll. The vehicular circulation extends from Jocelyn Street, N.W. servicing the Cyclotron, Accelerator and Experiment Buildings. There are approximately thirty (30) on-site parking spaces located along the man and secondary entrance drives and in a small area north of the Main Building.

The campus is characterized by a low building density and well maintained landscaped open space. The existing buildings are well-buffered from surrounding streets by their set back from the streets and carefully maintained lawns, specimen trees and ornamental plantings that create a visual impression of an institution sited within a park. This impression is reinforced by the grouping of the buildings around the knoll of the hill higher and well back from the Broad Branch Road, and 32nd Street, N.W. The grouping is also well set back from Jocelyn Street, N.W.

The Surrounding Neighborhood. The area surrounding the subject site is characterized by a residential neighborhood with a mix of institutional uses in the R-1-A, R-1-B and R-2 zone districts. Three (3) institutional neighbors surround the immediate borders of the subject site in the R-1-A zone district. These include the residence of the Tunisian Ambassador, the

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Presbyterian Home of the District of Columbia and Temple Sinai. The residential neighborhood is predominantly single-family, detached dwellings.

The Applicant. The Applicant is a non-profit research and educational institution that conducts basic research and training in the natural sciences, such as earth and planetary sciences, astronomy, developmental biology and plant biology. The Applicant's purpose is to promote the development of interdisciplinary science, with the collection of scientists at the same campus designed to encourage interaction across several disciplines of the earth and planetary sciences.

Zoning. The site is zoned R-1-A.

Current and Proposed Use and Required Relief.

Current Use. The current campus is the site of the Department of Terrestrial Magnetism, which engages in a wide variety of studies in astrophysics, geophysics, geochemistry and planetary physics. To further the Applicant's purposes, the site is used primarily as a research facility and for post-doctoral education. The population of the site is currently limited to ninety-nine persons, including no more than thirty-four (34) students or fellows and no more than thirty (30) faculty, fifteen (15) technical support staff and twenty (20) administrative staff and other personnel. There are sixty-seven (67) off-street parking spaces.

The subject building, the Experiment Building, is currently used for the following purposes: the lower level or basement is currently used for storage and approximately 40% of the upper level is used for Carnegie's carpentry shop. The remaining 60% of the building is vacant.

Proposed Addition. The proposed work includes the demolition and removal of a one-story structure and of a "balloon frame" and basement. The proposed new construction is for two (2), one-story additions to the existing Experiment Building totaling 2550 square feet of new construction. The first addition will be used for a new seminar/exhibit area with bathrooms and is approximately 950 square feet. The second addition will be for a new one story conference room of 1600 square feet. The existing Experiment Building will house a new kitchen and lunch room, a seismology lab on the lower level and the existing carpentry shop. The project will also include modifications to the remaining 1300 square feet of the existing structure.

The affected Advisory Neighborhood Commission previously voted to support the proposed new construction.

History of Relief. In 1988, a special exception, pursuant to § 210 of the zoning regulations, was granted to the Carnegie Institution, in *BZA Application No. 14831*, to allow the construction of a new research building, as well as renovations to the existing Cyclotron Building, resulting in an increase in the floor area ratio from .62 to .882, for the entire campus. In 1997, in *BZA Application No. 16224*, a special exception, pursuant to § 210 of the zoning regulations, was granted to allow modifications to the existing Cyclotron Building. In the Order

issued in *Application No. 16224*, the Board provided that the conditions in *BZA Order No. 14831* were to remain in effect.

Required Relief. Per a memorandum dated May 16, 2002 of the Zoning Review Branch of the Department of Consumer and Regulatory Affairs, review pursuant to section 3035 of the zoning regulations for further processing under the campus plan to allow an addition to an existing structure is required and sought by the instant application.

No additional parking will be required. The existing density will be increased by 2,550 square feet, resulting in a new density of 40,477 square feet. The existing lot area is 377,852.68 square feet, for a total lot occupancy of almost ten percent (10%), well below the allowable forty percent (40%)(or 151,141.07 square feet). The proposed addition will increase the total floor area ratio ("FAR") for the site to .89, well below the maximum allowed of 1.8 FAR.

Criteria for the Special Exception.

Under § 210 of the zoning regulations, the Zoning Commission may approve a special exception for a campus plan, provided that the Applicant meets the conditions specified in § 3104 of chapter 31 of the zoning regulations, and provided that: (1) the use shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions; (2) the maximum bulk requirements normally applicable in the underlying zone district districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts; and (3) to the extent relevant, whether the proposed new construction is consistent with the policies of the District Elements of the Comprehensive Plan.

The proposed increase in development of the site is not likely to become objectionable to neighboring properties because of noise, traffic, number of students or other objectionable conditions. The site is a self-contained campus, separated from its abutting neighbors by public streets and wide expanses of open space. The campus is primarily used as a research facility with a modest population, which is not likely to generate any activity that will adversely affect the surrounding residential neighborhood.

The proposed new construction is in harmony with the intent and general purpose of the zoning regulations and map and will not tend to impact adversely the use of the neighboring properties.

Attached with this application, pursuant to §210.4 of the zoning regulations, the Applicant is submitting a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to (a) buildings and parking and loading facilities; (b) screening, signs, streets, and public

utility facilities; (c) athletic and other recreational facilities (of which there are none); and (d) a description of all activities conducted or lo be conducted on the campus, and of the capacity of all present and proposed campus development. Additionally, as set forth above and in the attached plans, the Applicant, by this statement, certifies that the proposed addition is within the floor area ratio (FAR) limit for the campus as a whole. *See* 11 DCMR § 210.8.

The applicant will rely on the testimony of Roy Dingus, Facility Manager, Carnegie Institution, and Lynne Iadarola, an architect with Archeus Studio, as well as any other representative of the Carnegie Institution, in support of its application in the hearing on the matter.

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the applicant's proof and all other support of record for the variances requested, such relief be granted.

Respectfully submitted,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

By: _____
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