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The Honorable Vincent C. Gray

**Executive Director**  
Marcel C. Acosta

IN RELY REFER TO:  
NCPC File No. Z.C. 97-16A

SEP 09 2010

Zoning Commission of the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210  
441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001

**Members of the Zoning Commission:**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed modification to a previously approved Planned Unit Development at Square 2745F, Lots 815 and 817, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta  
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning  
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION  
District of Columbia

CASE NO.

EXHIBIT NO.

97-16A  
53

**LOWELL SCHOOL**  
**PUD MODIFICATION @ SQUARE 2745F, LOTS 815 AND 817**

1640 Kalmia Road, NW and 7775 17<sup>th</sup> Street, NW  
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

**Delegated Action of the Executive Director**

**AUG 26 2010**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed modification to a previously approved Planned Unit Development at Square 2745F, Lots 815 and 817, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

\* \* \*

The Zoning Commission of the District of Columbia has taken a proposed action to approve a modification to a previously approved Planned Unit Development (PUD)<sup>1</sup> at the 8.75-acre campus of Lowell School, located in the Colonial Village neighborhood of Ward 4 in northwest Washington, D.C.

The school currently enrolls 315 students in grades pre-school through 6<sup>th</sup> and has filled its cap of 60 staff and faculty. Lowell School, through this PUD modification seeks to add two new grades (7<sup>th</sup> and 8<sup>th</sup>) and increase its staff. It also seeks, within a first phase, to: renovate the existing 6,150 gross-square-foot Parkside Building on 17<sup>th</sup> Street, NW; construct a 3,950 gross-square-foot two-story addition with a green roof to accommodate the proposed 7<sup>th</sup> and 8<sup>th</sup> grade students; demolish the existing 39,200 gross-square-foot Fraser Building; and increase the

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<sup>1</sup> In 1982, under Order 387, the Zoning Commission approved an application for a PUD and a PUD-related map amendment to zone the property R-1-A and permit its use for university purposes by Gallaudet University, the owner of the property at the time. In 1998, under Order 849, the Zoning Commission modified the PUD to allow Lowell School, the current owner of the property, to operate the property as a private school, pre-school through 6<sup>th</sup> grade, with no more than 400 students and 60 faculty and staff.

student count to 350, still within the existing cap of 400 students. Within a second phase, the school seeks to: construct a primary underground garage with a playing field on top at the site of the former Fraser Building (of which 12,495 gross square feet would count towards the overall site Floor Area Ratio (FAR)); construct a 5,100 gross-square-foot addition to the gymnasium; and increase the student count to the existing 400 cap.

When completed, the plans would result in a reduction in FAR from .36 to .34 (-7,305 square feet); the removal of 22 surface parking spaces and a net increase in overall parking of 46 spaces, all of which would be underground; an increase in the student body from the current 315 to the currently permitted 400; an increase in faculty and staff from 60 to the requested 100; and the construction of a new service road to address pick-up/drop-off queuing on public streets.

Under the proposed PUD modification, Lowell School's resultant height, bulk and lot occupancy would be within the limits established for a PUD in the R-1-A zone and it would exceed its minimum parking requirements. The proposed PUD modification would not adversely affect identified federal interests. Therefore, the proposed PUD modification is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



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Marcel C. Acosta  
Executive Director