

April 23, 2010

VIA HAND DELIVERY

Anthony Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2010 APR 23 PM 1:17

Re: ZC Case No.: 97-16A: Pre-Hearing Statement of Lowell School

Dear Chairperson Hood:

Pursuant to 11 DCMR Section 3013.1, the Lowell School ("School" or "Lowell") files its pre-hearing statement for the above-referenced case.

Background

On December 14, 2009, the Lowell School filed an application to modify an approved Planned Unit Development ("PUD"). The application seeks approval to expand the School to include 7th and 8th grades, increase the number of faculty and staff to 100 and to renovate and further develop the campus.

The School is located at 1640 Kalmia Road, NW (Square 2745F, Lots 815 and 817) ("Property"). It is located in the R-1-A Zone District and consists of approximately 361,378 square feet of land area. The Property was first approved as a PUD in 1982 for Gallaudet University. Lowell subsequently acquired the Property and now seeks to modify the PUD approval to meet its needs in furtherance of its mission as an educational institution.

In addition to expanding its services to the 7th and 8th grades and increasing the faculty and staff cap, the School is proposing two phases of physical improvements to its campus. The first phase includes the renovation of and addition to the Parkside building along 17th Street to accommodate the 7th and 8th grade classrooms (in addition to the existing 6th grade classrooms). The addition will include computer labs, art studios, a theater, library, and gathering places.

ZONING COMMISSION
District of Columbia

97-16A
12

The second phase will include the razing of an existing building, Fraser Hall, and replacing it with a below-grade garage with recreational space on top of it, at grade. At the same time, the School will expand its gymnasium to make it more competitive with modern athletic facilities.

In all, the development results in a net reduction of approximately 7,305 square feet (or .2 floor area ratio ("FAR")) of development and a net gain of 46 parking spaces. The modifications are modest but enable the School to expand its operations and facilities to meet the needs of its students and their families.

Setdown Meeting

The Zoning Commission set the application down for a public hearing at its public meeting on April 12, 2010. At the setdown meeting, the Commission requested clarification regarding the context of the work that was proposed. Attached as Exhibit A are aerial views of the campus that compare the existing campus with the proposed campus, putting the proposed improvements in context.

Community Outreach

Since filing its application in December, the School has hosted three meetings with neighbors living within 200 feet of the Property. The School continues to work with the community to address its concerns. It plans to host additional community meetings as the project progresses. It will also make a formal presentation of the application to the Advisory Neighborhood Commission.

Testimony

The Applicant will provide three witnesses to testify on its behalf: a representative of the Lowell School, its project architect and its traffic consultant. Outlines of the witness testimony are attached as Exhibit B.

Publicly Available Maps

Per Section 3013.1(f), the Applicant offer the following publicly available maps and documents into evidence in support of its case: the District of Columbia Zoning Regulations and Map, the District of Columbia Future Land Use Map and Generalized Land Use Map, WMATA transit maps related to this site, District of Columbia, previous Orders of the District of Columbia Zoning Commission, and the District of Columbia Comprehensive Plan.

Conclusion

The Applicant asks that the Commission schedule a public hearing for this application as soon as practicable.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil T. Feola", with a long horizontal flourish extending to the right.

Phil T. Feola

A handwritten signature in black ink, appearing to read "Christine A. Roddy", with a large, stylized flourish at the end.

Christine A. Roddy

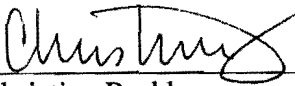
Certificate of Service

I hereby affirm that the foregoing document was sent to the following addresses on April 23, 2010 by hand delivery or first class mail:

Steve Cochran
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

ANC 4A
7600 Georgia Avenue, NW
Suite 404
Washington, DC 20012

Karl Kennedy, SMD
1841 Sudbury Lane, NW
Washington, DC


Christine Roddy