

Tab A



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

January 29, 2018

Cox Graae + Spack Architects
2909 M Street, NW
Washington, DC 20007
Attn: Tom Wheeler

Re: Hearst Park and Pool - Lot 0802 in Square 1905 on 37th Street, NW

Dear Mr. Wheeler:

This letter is in reference to the Preliminary Design Review Meeting (PDRM) you had with a member of my staff on August 14, 2017 regarding your client's proposal for improvements to an existing park, maintained by the Department of Parks and Recreation (DPR). The following Zoning Regulations and findings were discussed at the PDRM:

PROPERTY SUMMARY

Zoning Classification: R-1-B

Lot Area: 191,688 Square Feet (4.4 Acres)

Site Description: **Existing Use:** Department of Parks and Recreation Park bounded by 37th St to the west, Quebec St. to the south, Idaho Ave to the south east, Idaho Ave. District Department of Transportation (DDOT) right-of-way and Hearst DCPS Elementary School to the north. The site is an open, partially wooded field with a natural grass soccer field and 3 tennis courts, located in the southwest corner.

Proposed Use: Open, partially wooded field with, natural grass soccer field in the northern portion of the site, outdoor pool and pool house, pool staff office, storage and pool equipment and storage rooms) and 2 tennis courts. No on-site parking is planned. Attachment 'A' contains the proposed Project Concept Design.

FLOOR AREA RATIO (FAR)

Section C-1604.2: Public education buildings and structures, public recreation and community centers, and public libraries shall be permitted a maximum floor area ratio as set forth in table Table C § *Section 1604.2:* 0.9 Max FAR (172,519 SF allowed). The proposed building is a two-story structure: 1st floor – 4,179 gsf, 2nd floor – 1,029 gsf with a total of 5,208 gsf (Refer to Floor Plans, Page 24 of Attachment ‘A’).

- *FAR will be based on the Use Category of Parks and Recreation for the site as defined under Section B, 200.2 (2). Building area = 5,208 gsf which is below the maximum permitted gross floor area and complies with the FAR requirement for the R-1-B Zoning District.*

ALLOWABLE HEIGHT

Section C-1602.2: A public recreation and community center may be erected to a height as follows: In an R, RF, or RA Zoning District, a public recreation and community center may be erected to a height not to exceed forty-five feet (45 ft.)

- *In accordance with Section B-307.1, the height of the project will be measured from the curb, projected from the center of the front property line along 37th St. NW, to the top of the main parapet. As shown on page 26 of Appendix A, the Project height is 16’-6”. The proposed Project complies with the height requirement for the R-1-B zone.*

NUMBER OF STORIES

In accordance with *Section D-303.1*, the building is limited to three stories.

- *The proposed two-story Project complies with the number of story requirement for the R-1-B zone.*

LOT WIDTH

Section C-1605: No lot width is prescribed for public recreation and community center uses.

YARD DESIGNATIONS

Front Yard: *Section B-315.3:* If a lot has more than one (1) street lot line, the owner of the lot may choose the street lot line that shall determine the application of any front setback requirement.

- *The following aspects of the front yard designation were discussed:*
 - *37th Street has been selected as the front yard.*
 - *The other two sides become side yards and side opposite the front becomes the rear yard.*
 - *The side yards are the Hearst Elementary School to the north and Quebec St. NW and Idaho Ave. NW to the south. Side yard setback = 8' minimum. Page 16 of Appendix 'A' illustrates a 12' side yard setback at Quebec St. NW.*
 - *The rear yard is the DDOT Idaho Ave. Right-of-Way to the east. The soccer field may extend into the rear yard.*

GREEN AREA RATIO

- *The project is exempt from Green Area Ratio because it is located within the R-1-B Zoning District (Section B-601.2).*

VEHICLE PARKING

Section C-701.5: Parks and Recreation - 0.5 spaces per 1,000 SF

- *Parking will be required for the proposed structure. Two (2) off-street parking spaces are required.*

Section C-703: Special exceptions from minimum parking number requirements:

Section C-703.1 - This section provides flexibility from the minimum required number of parking spaces when the provision of the required number of spaces would be contrary to other District of Columbia regulations; or impractical or unnecessary due to the shape or configuration of the site, a lack of demand for parking, or proximity to transit.

- *Approval of a special exception by the Board of Zoning Adjustment will be required pursuant to Section C-703.2.*

Section C-703.4:

Any request for a reduction in the minimum required parking shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment's approval.

- *Due to the number of required off-street parking spaces (2), with no parking provided, relief from the requirement to prepare a transportation demand management plan will be requested from the Board of Zoning Adjustment.*

BICYCLE PARKING

Section C-802.1: Parks and Recreation Use

Long Term Bicycle Parking: None required

Short Term Bicycle Parking: 1 space for each 10,000 SF but not less than 6 spaces

- *Six (6) short-term bicycle spaces are required, and will be provided in accordance with Section C, 804.*

LOADING BERTH/LOADING PLATFORM

Section C-901.1: Parks and Recreation

- *Number of Loading Berths: None required.*

DELIVERY SPACE

Section C-901.1: Parks and Recreation – More than 30,000 SF GFA, 1 required

- *The building area is less than 30,000 GFA, therefore a delivery space is not required.*

RETAINING WALL

The western and southern edges of the site will require retaining walls. As shown on page 22 of Appendix A, the retaining walls will extend above grade at the western and southern edges of the site by 4'.

Section C-1401.3: A retaining wall shall not exceed four feet (4 ft.) in height in the following locations, unless a lower height is required by Section C-1401.5 and 1401.6:

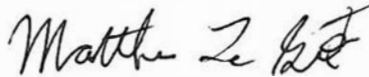
- (a) Along a street frontage or property line;*
- (b) Within any required side setback;*
- (c) In the R-1-A, **R-1-B**, R-6, R-7, R-8, R-9, R-11, R-12, R-14, R-15, R-16, R-19, and R-21 zones, within twenty-five feet (25 ft.) of the rear property line, as measured from the rear property line inward; and*

(d) In the R-2, R-3, R-10, R-13, R-17, R-20, and RF zones, within twenty feet (20 ft.) of the rear property line, as measured from the rear property line inward.

- *The proposed Project complies with the 4' retaining wall height limit.*

Accordingly, when you file the plans for a building permit, my office will approve drawings that are consistent with drawings attached to this letter (Attachment 'A'), provided that the Board of Zoning Adjustment (BZA) has approved relief from required parking. Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments:

Attachment 'A' – Final Concept Design Book, dated 12/1/2017

Zoning Technician: Shawn Gibbs

File: Det Let re Lot 0802 in Square 1905 to Wheeler on 1-29-2018