

BZA Application #20047

3301 Lowell St NW

District of Columbia Department of General Services

Presented by:

Meridith H. Moldenhauer

Cozen O'Connor



Introduction to Team

- District of Columbia General Services
 - Patrick Moloney and/or Brian Butler
- District of Columbia Public Schools
 - Andrea Swiatocha
- Cox Graae Spack Architect
 - Julianna von Zumbusch
- Cozen O'Connor
 - Meredith Moldenhauer

Preliminary Matter

- Z.C. Case 19-11: Pending Emergency Text Amendments for District of Columbia Public Schools
- Text Amendments include increasing maximum FAR for Public Schools in R-1-B zone (Subtitle C § 1604.2) and removing the Recreational Roof Access Requirement (Subtitle C § 1603.6)
- Due to pending updated OP Report for Z.C. 19-11, Applicant maintains requests for three areas of special exception relief
- Applicant appreciates great efforts by the Zoning Commission

The John Eaton Elementary School Modernization

- The District is engaging in city-wide public school modernization efforts.
- The John Eaton Elementary School is located at 3301 Lowell St NW, and consists of three historic buildings with an adjoining connection in the middle, totaling approximately 52,560 square feet. The original school building was constructed in 1910, with a similar facility erected in 1922 and a multipurpose room built in 1930. The connecting corridor was later constructed around 1980.
- The Eaton school is severely undersized for its growing population. The modernization seeks to right-size the building for the elementary school program, improve ADA accessibility, and preserve green space for students. Although faced with potential historic constraints, this project seeks to present the best design for students, and the Cleveland Park Historic District.

The John Eaton Elementary School

Modernization

- The project began in Winter 2018 with a feasibility study, which evaluated the current condition of the Eaton site and then conducted test fits.
 - The study helped determine the best potential paths forward to address enrollment demands while meeting District-wide standards for both educational spaces and play space.
- The John Eaton Elementary School currently hosts 482 students. Once completed, the modernized facility will host approximately 490 students. DCPS does not anticipate adding staff.
- The building will meet or exceed sustainability guidelines for LEED - Gold Certification.
- Applicant is concurrently engaged in the HPRB application process continues to work with HPO staff.
- July 12, 2019: Mayor's Agent Hearing

Community Outreach

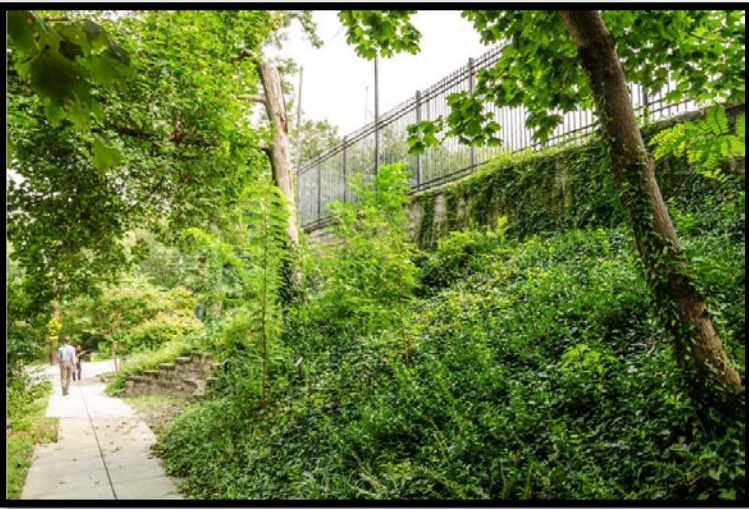
- The Applicant has presented multiple times since January 2019 about project developments to the SIT/School Community, the ANC, Cleveland Park ARC, CFA, and HPRB.
- The Applicant presented the BZA Application at a joint SIT/Neighborhood meeting on June 13, 2019.
- The Applicant presented the BZA Application to the ANC 3C Planning and Zoning Committee on June 3, 2019.
- The full ANC 3C unanimously approved the BZA Application on June 17, 2019.

Zoning Map



Square 2088
Lots 1 and 800
R-1-B

The Property – 3301 Lowell St NW



The Project

- The Property is comprised of two adjacent rectangular lots, Lot 0001 and Lot 800, which comprise the whole of Square 4088 and are located in the R-1-B zone
 - Located in the Cleveland Park neighborhood and the Cleveland Park Historic District
 - Bounded by Macomb Street NW to the north, 34th Street NW to the east, 33rd Place NW to the west, and Lowell Street NW to the south
- Applicant proposes to raze the existing connector and multi-purpose buildings, and construct a new connector/multipurpose building
 - New addition will result in an additional approximately 24,822 sq. ft. of gross floor area
 - Height of raising the building < 60 feet in R-1- B zone, as permitted
 - Current entry area will be updated to better meet ADA standards
 - Connector portion will be comprise of a lower level and three floors
- Additional green and pervious space and outdoor classroom and recreation areas

Existing Site Plan



Front Entry & Plaza



Lowell Street View



34th Street View



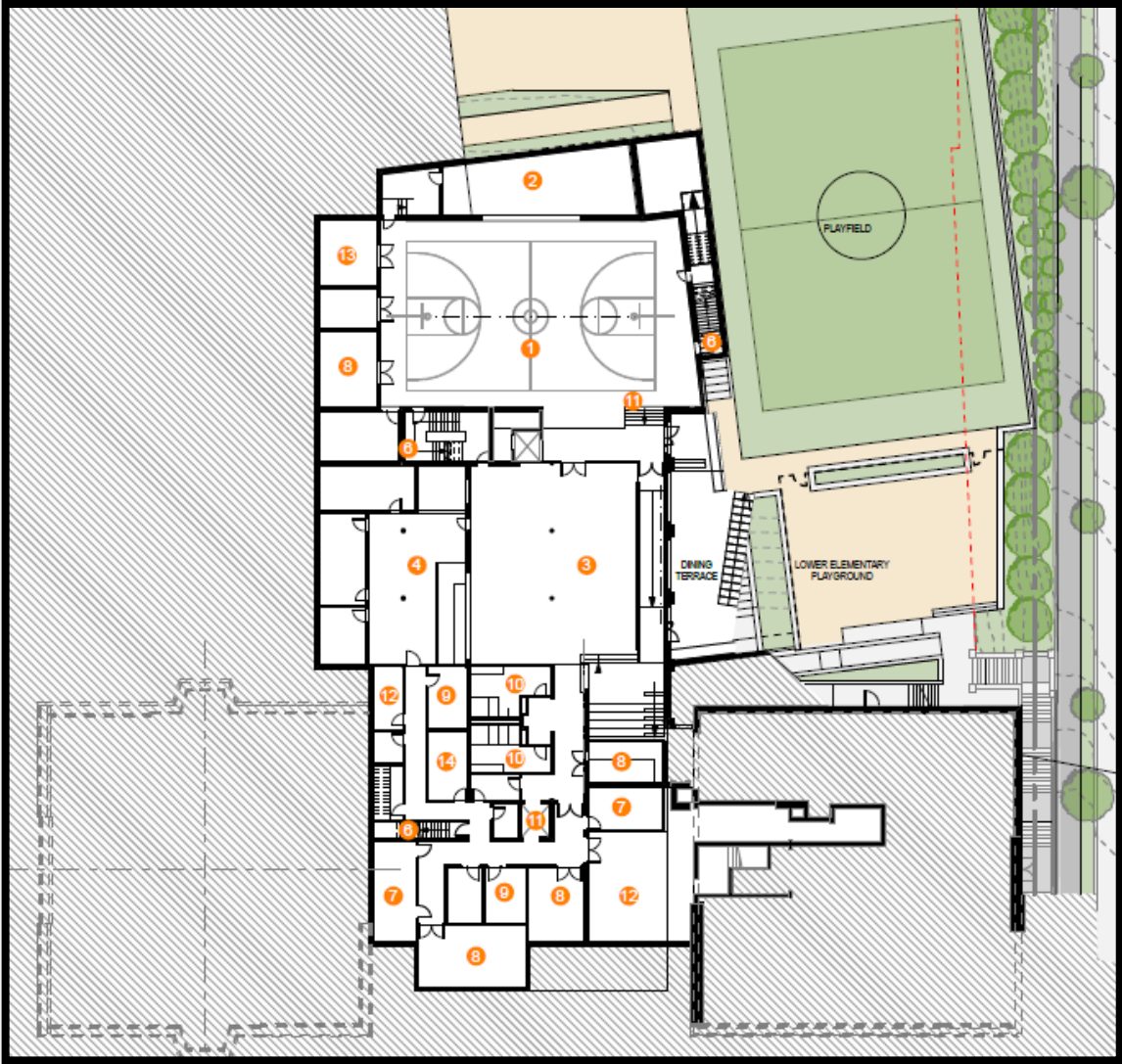
33rd Street & Macomb Street Views



NW Aerial Perspective



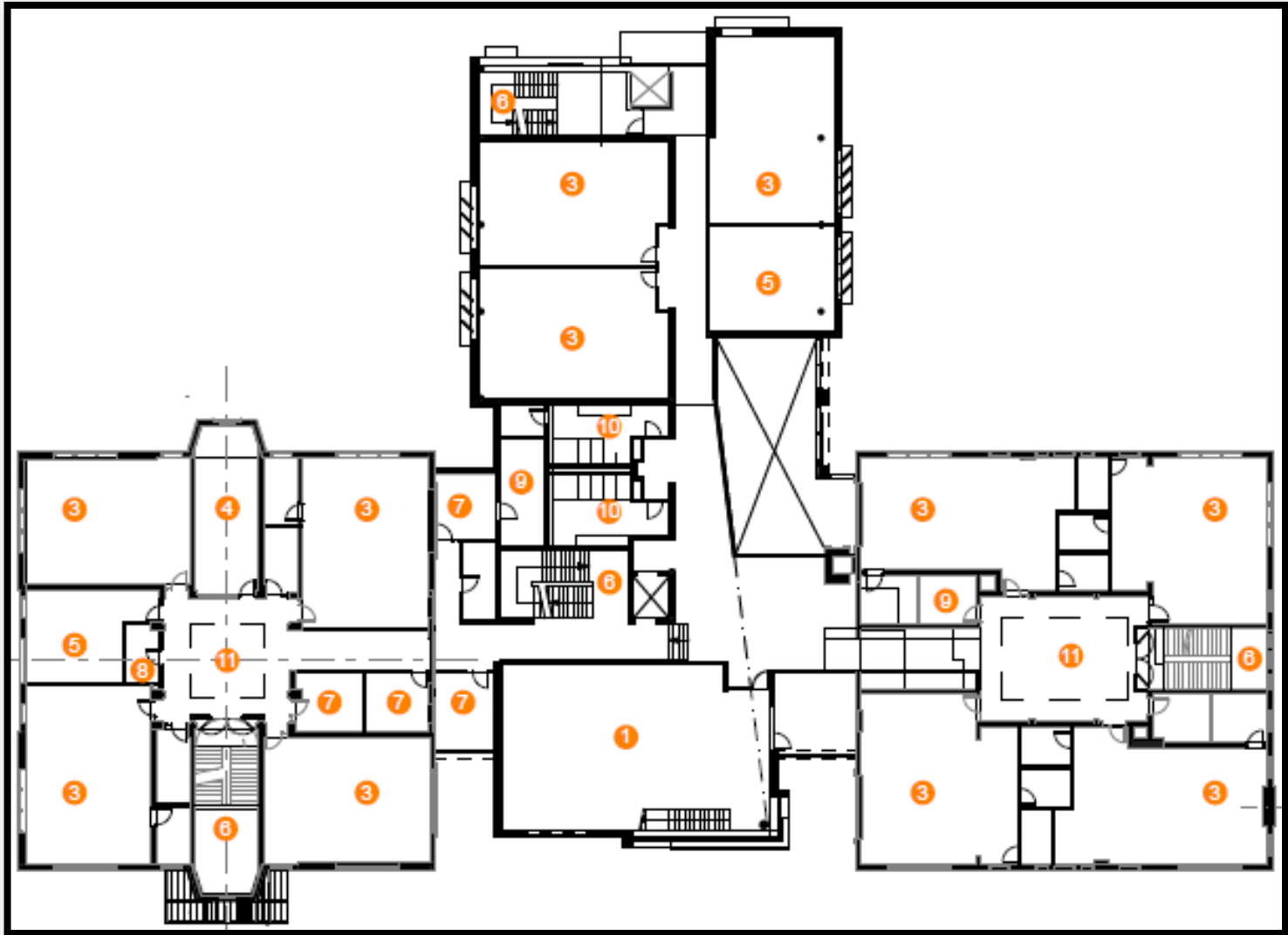
Proposed Lower Level Plan



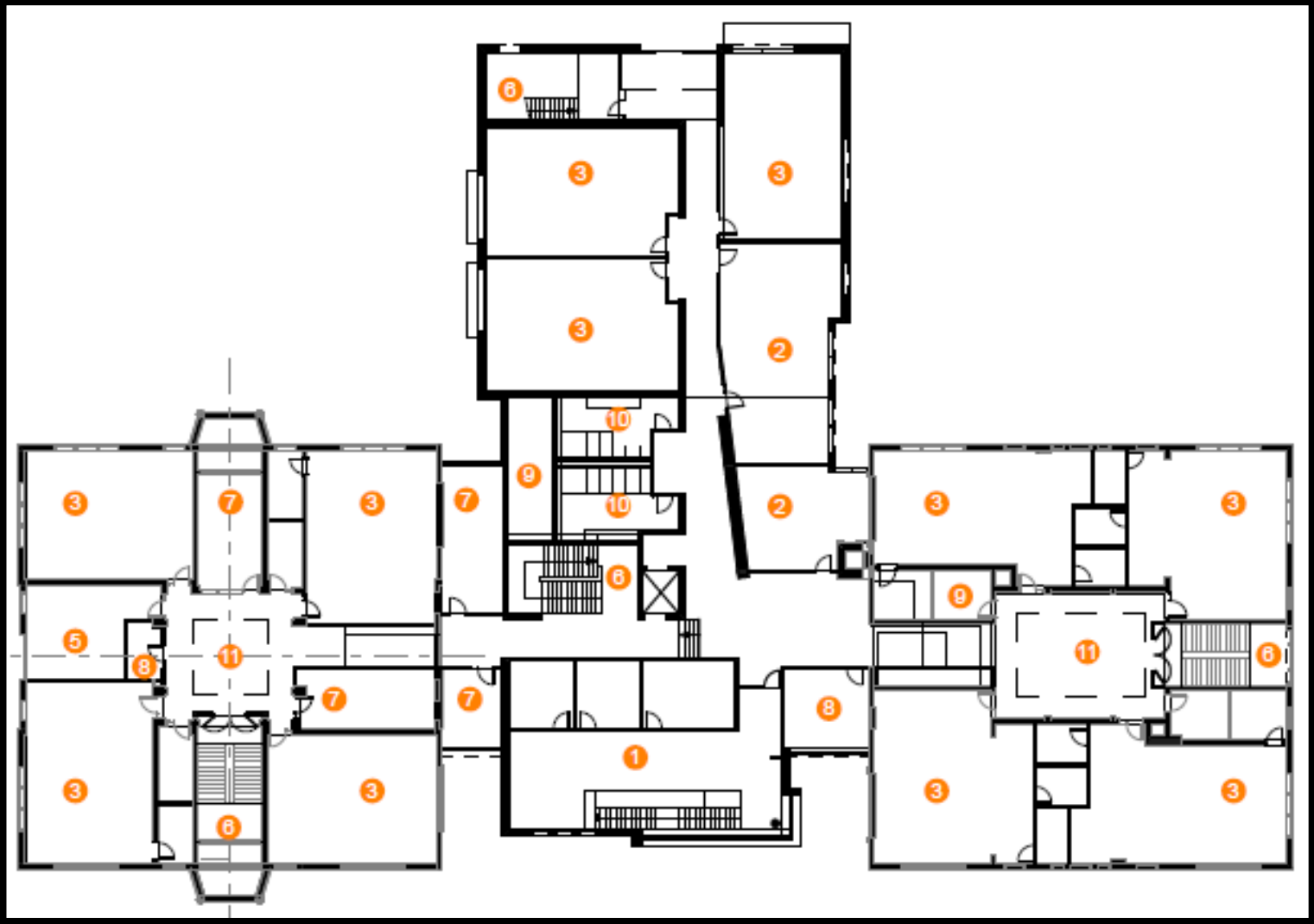
Proposed 1st Floor Plan



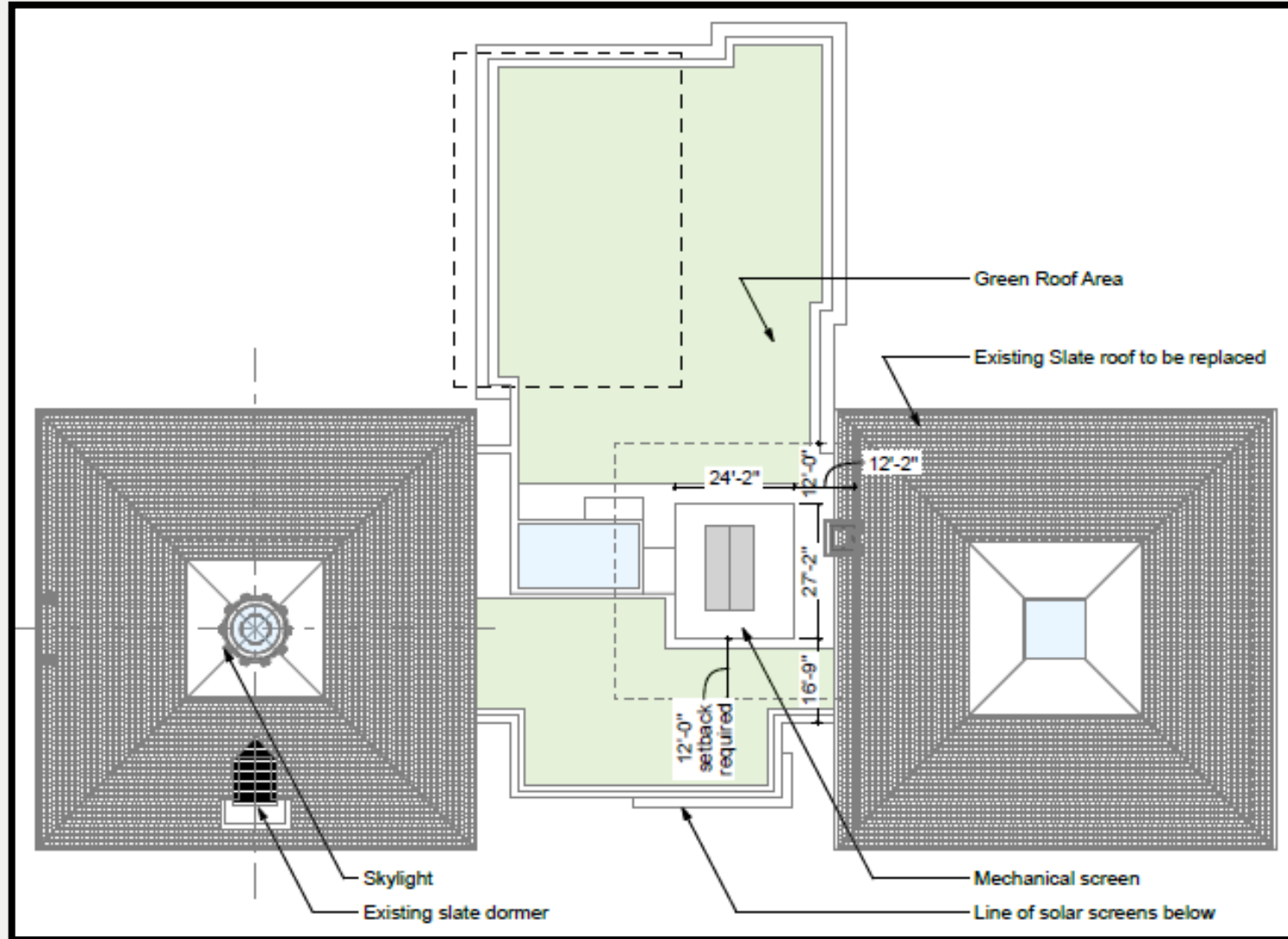
Proposed 2nd Floor Plan



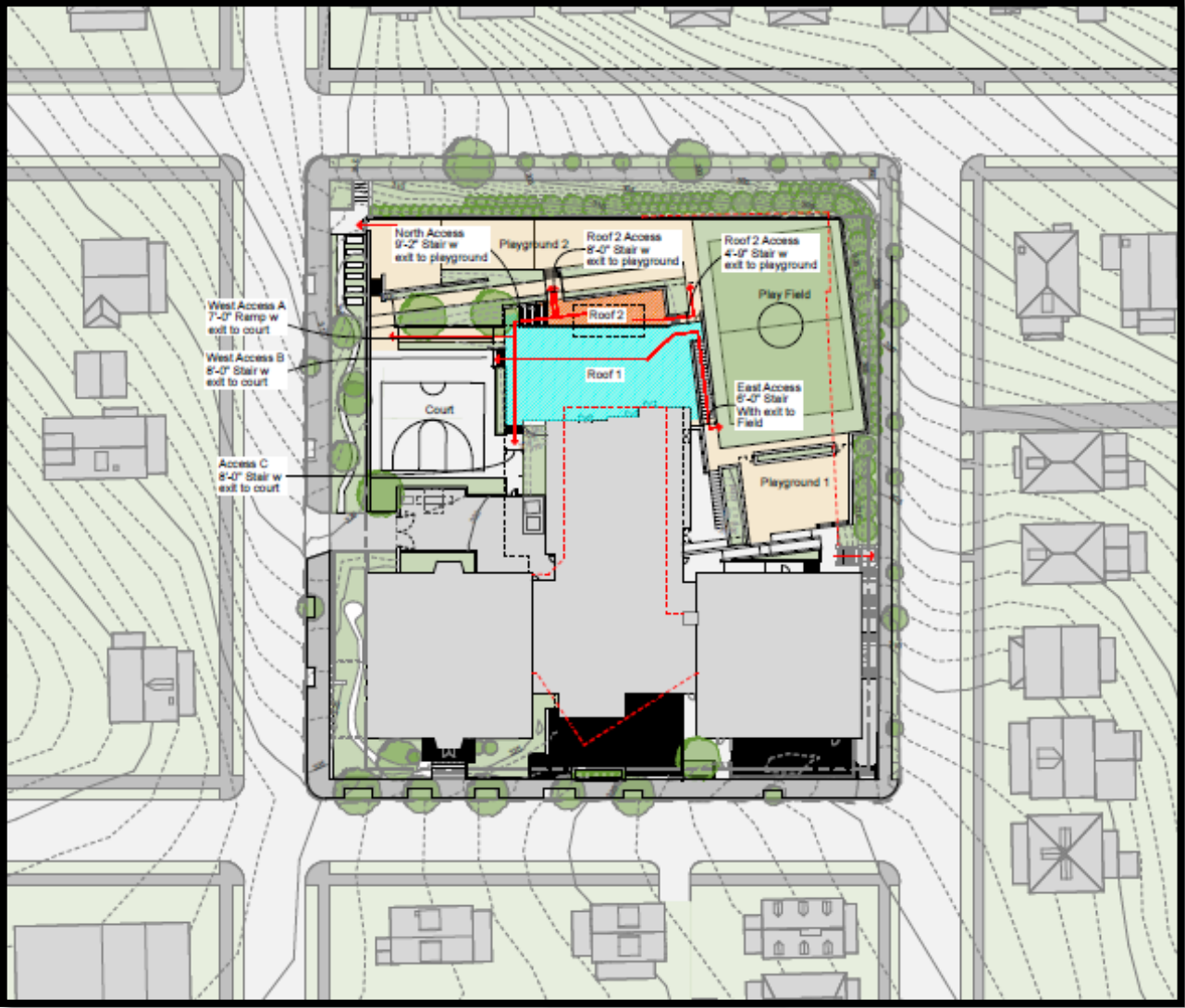
Proposed 3rd Floor Plan



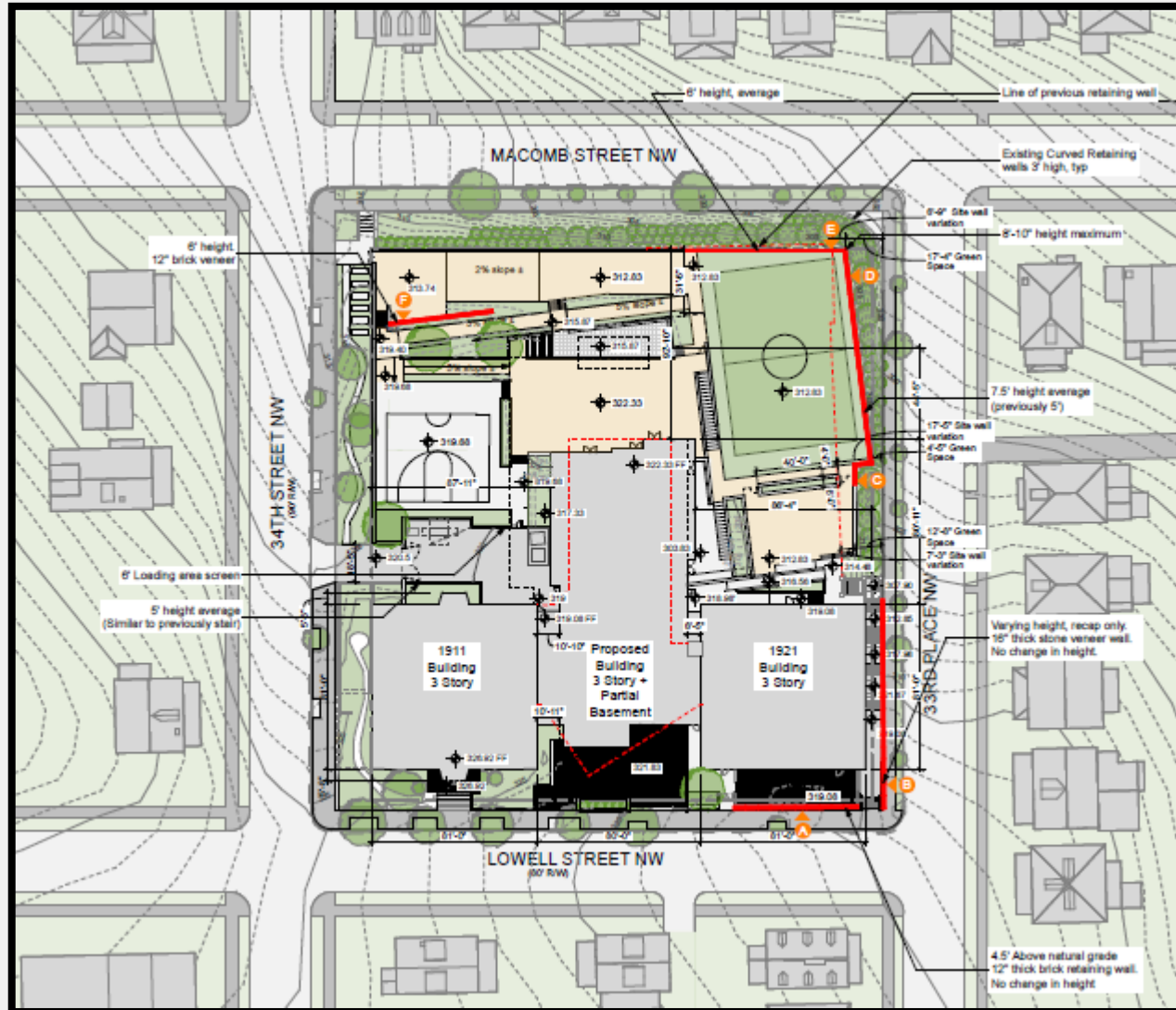
Proposed Roof Plan



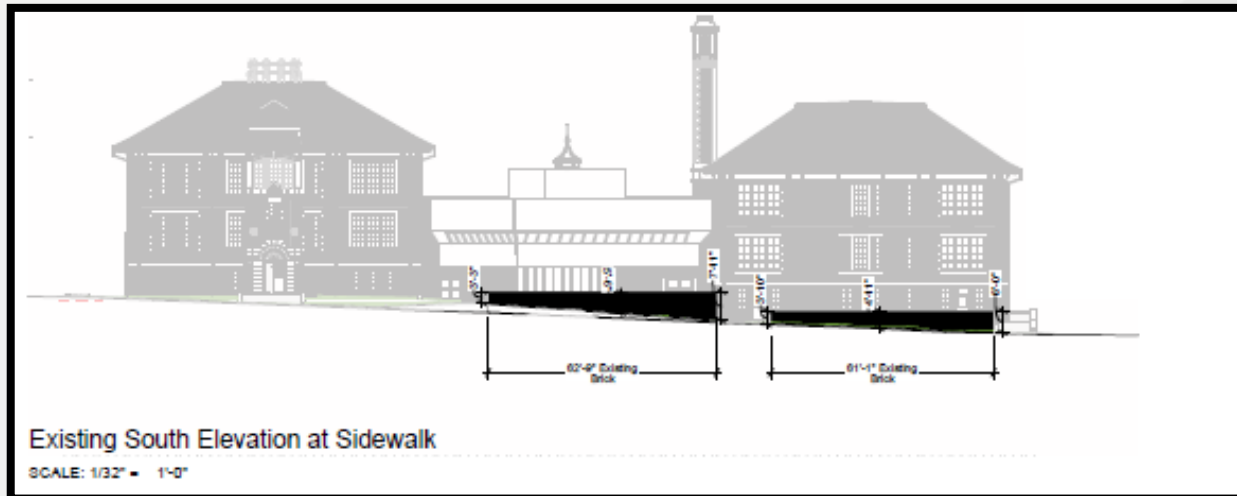
Recreational Roof Access



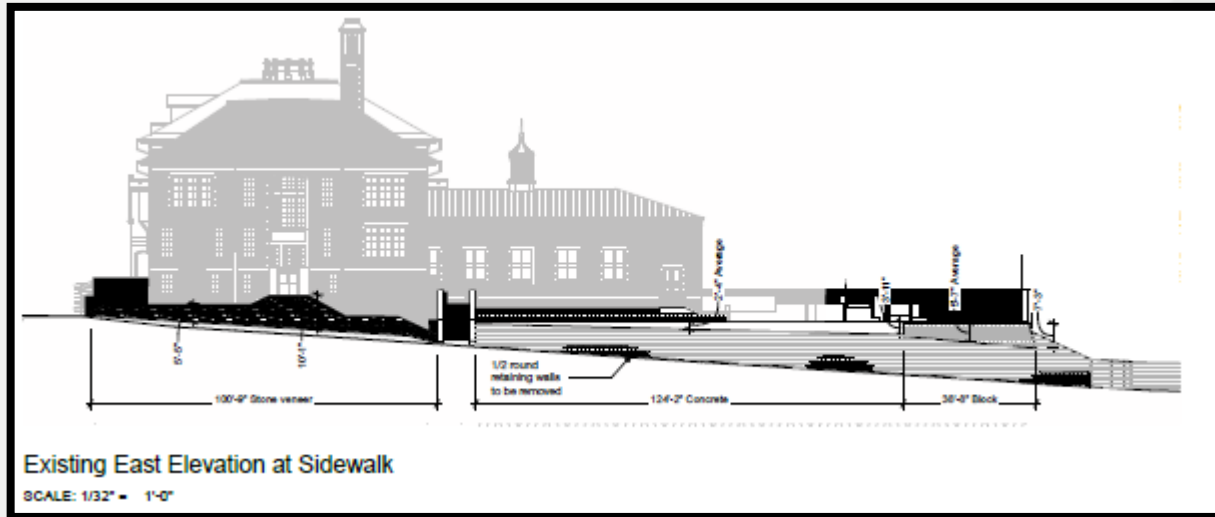
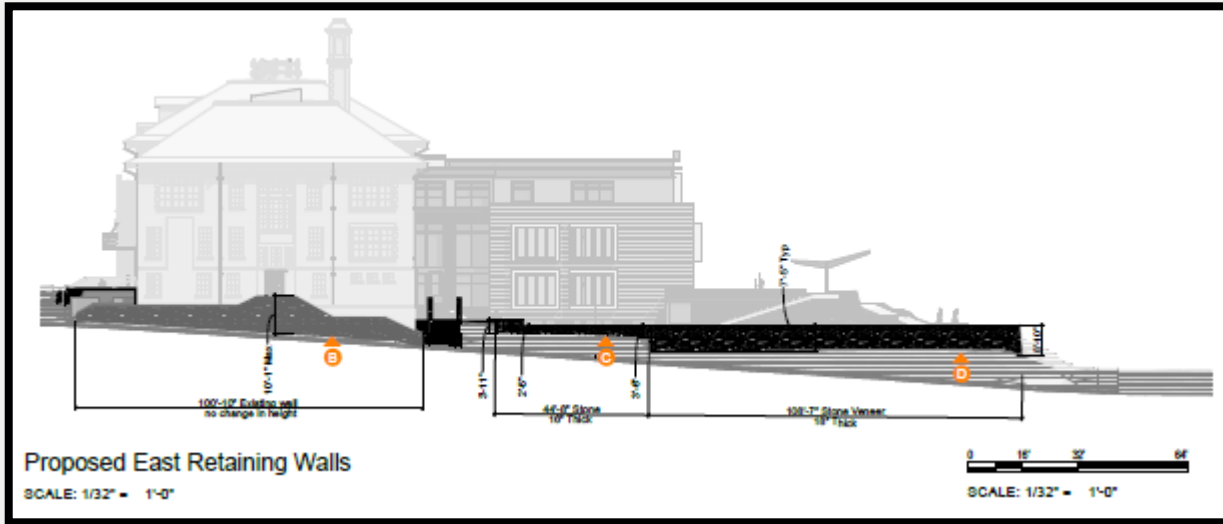
Retaining Walls: Proposed Grading



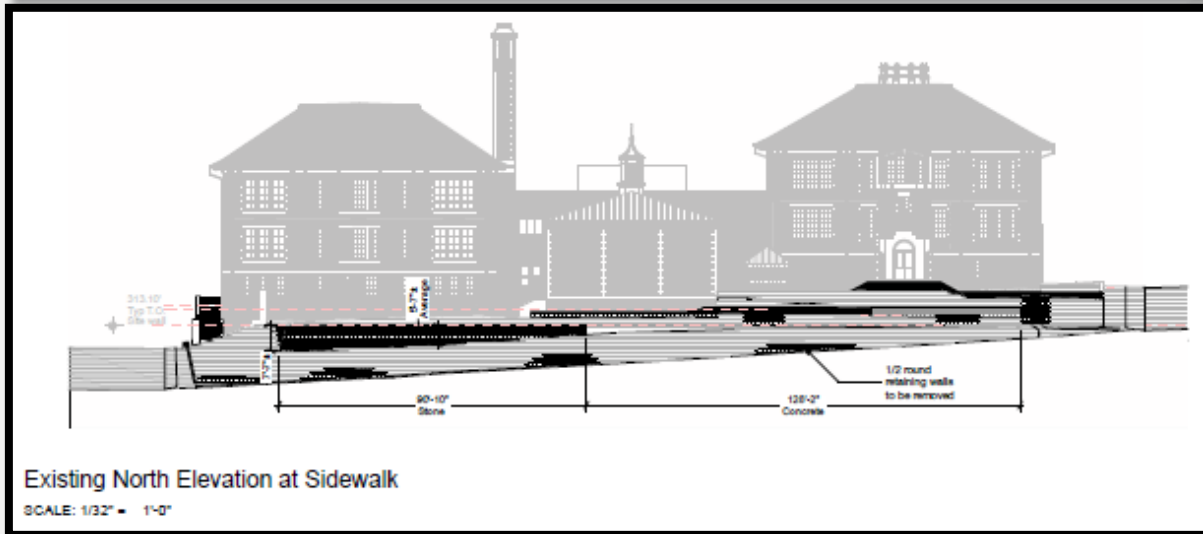
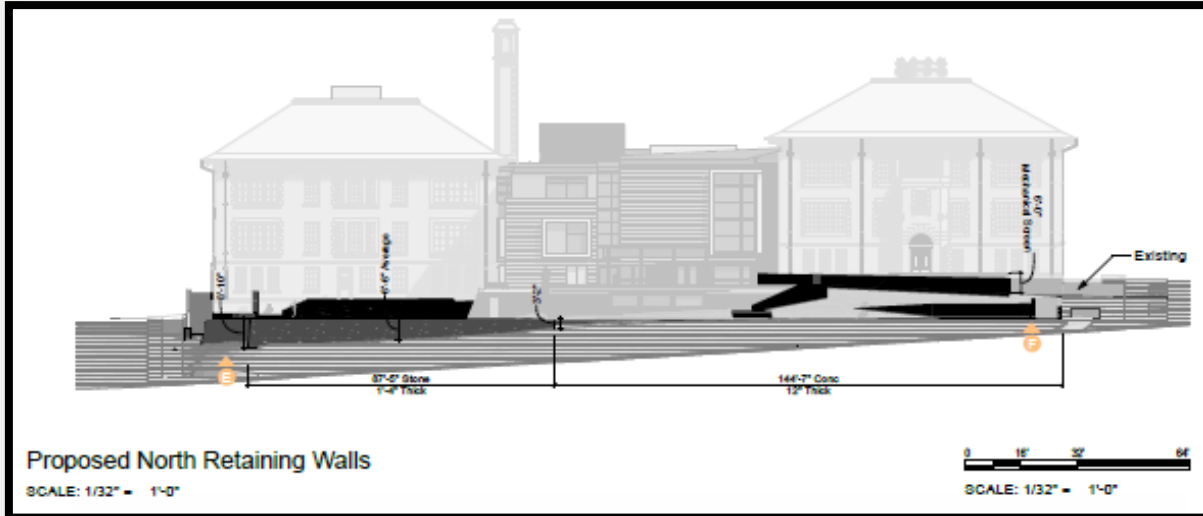
Retaining Walls: Proposed South Retaining Walls



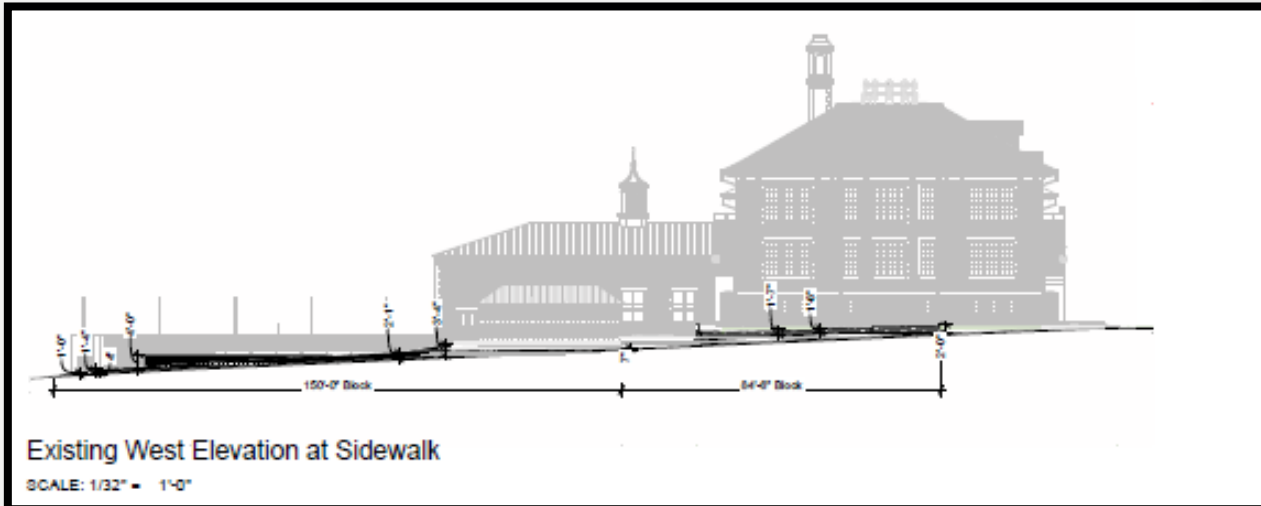
Retaining Walls: Proposed East Retaining Walls



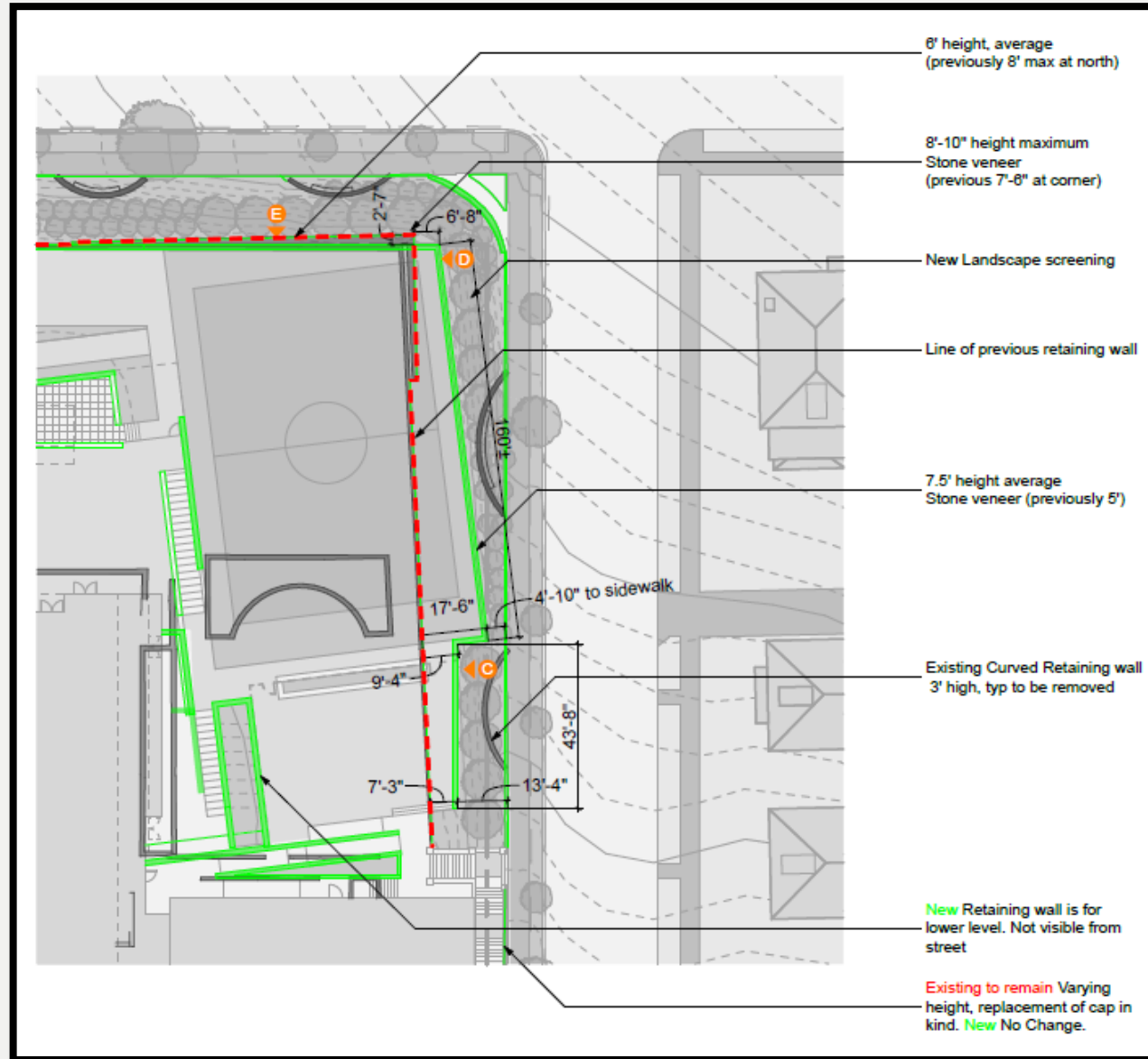
Retaining Walls: Proposed North Retaining Walls



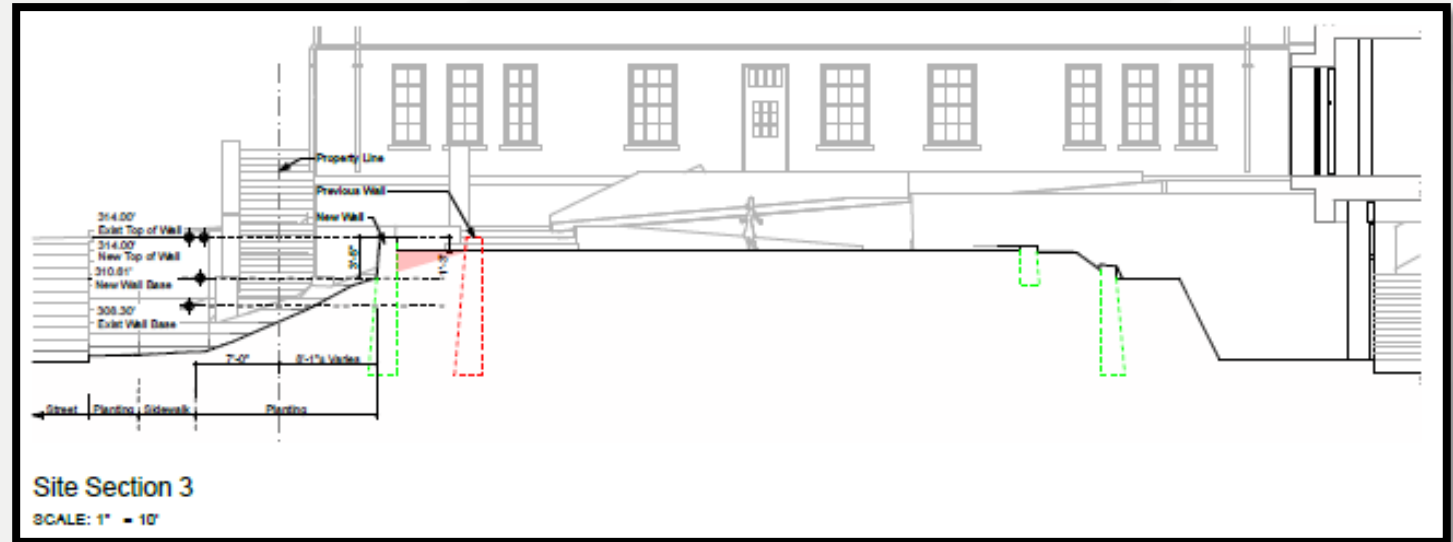
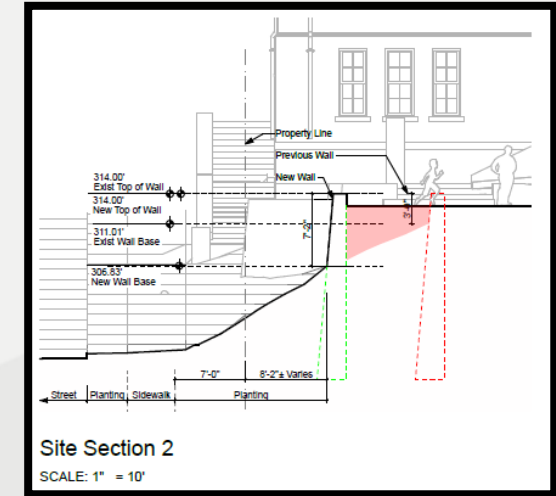
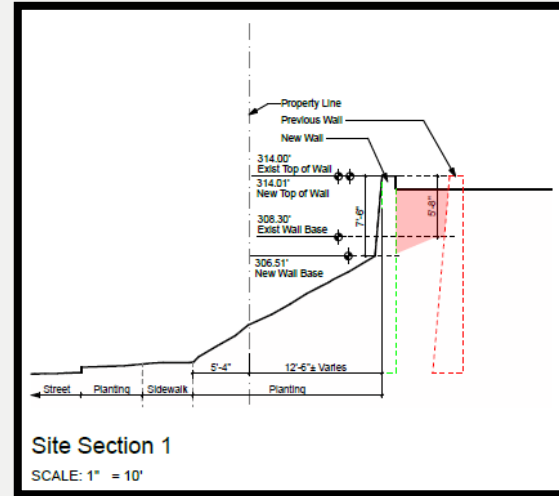
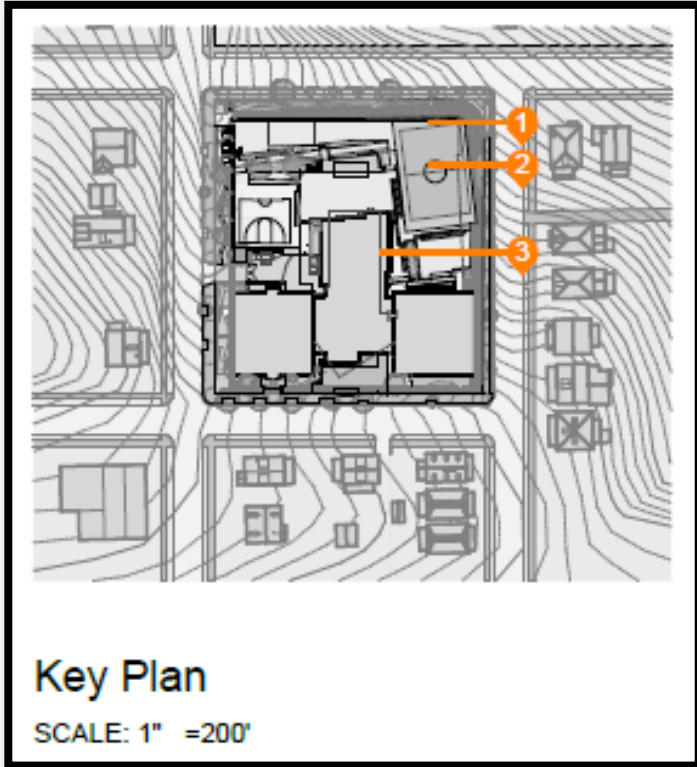
Retaining Walls: Proposed West Retaining Walls



Retaining Walls: Site Wall Details



Retaining Walls: Site Wall Supplement



Special Exception Relief Requested

- Subtitle C § 1604.2
 - Increase Maximum permitted FAR
- Subtitle C § 1603.6
 - 10 ft. wide access to rooftop recreation areas to two public-right of ways
- Subtitle C § 1402.1
 - Relief from the retaining wall height requirements

Special Exception Standard

Subtitle X § 901.2

(1) Will be in harmony with the general purpose and intent of the Zoning Regulation and Zoning Maps

(2) Will not tend to affect adversely, the use of neighboring properties in accordance with the Zoning Regulations and Zoning Maps; and

(3) Subject in specific cases to special conditions specified in the Zoning Regulations.

“The Applicant has the burden of showing that the proposal complies with the regulation; but once that showing has been made, “the Board ordinarily must grant [the] application.” *French v. District of Columbia Bd. of Zoning Adjustment*, 658 A 2d 1023, 1033 (1995).

Special Exception Relief from the Development Standards for Public Schools (Subtitle C § 1610.2)

- ❑ Pursuant to Subtitle C § 1610.2, exceptions to the development standards for public education buildings are permitted as special exceptions subject to the requirements of Subtitle X, Chapter 9.
- ❑ Subtitle C § 1604.2: Maximum FAR for Public Schools in R-1-B
 - ❑ The Applicant seeks a special exception from the maximum 0.9 FAR permitted to allow 1.17 FAR
 - ❑ Relief will allow approximately an additional 17,830 sq. ft., less than an additional third of the permitted FAR
 - ❑ ZC Case 19-11: Pending Emergency Text Amendment brought by OP to change maximum FAR for schools in R-1-B zone to 1.8 FAR
- ❑ Subtitle C § 1603.6: Recreational Roof Access Requirement
 - ❑ The roof area of a public education building or structure shall be used only for open space, recreation areas, or other athletic and field equipment areas in lieu of similarly used space normally located at ground level provided direct pedestrian access not less than ten feet (10 ft.) in width from at least two (2) public rights-of-way shall be provided to each roof area used for these purposes.

Relief from Retaining Wall Height Requirements (Subtitle C §§ 1401.3-5)

- Pursuant to Subtitle C § 1402.1, retaining walls not meeting the requirements of this section may be approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X. In addition to meeting the general conditions for being granted a special exception as set forth in that subtitle, the applicant must demonstrate that conditions relating to the building, terrain, or surrounding area would to make full compliance unduly restrictive, prohibitively costly, or unreasonable.
 - 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 Subtitle 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-B, zone, within twenty-five feet (25 ft.) of the rear property line, as measured from the rear property line inward
 - 1401.4 A retaining wall located along a street frontage on a block with adjacent existing retaining walls shall not be greater in height than the tallest adjacent existing retaining walls up to the maximum height of four feet (4 ft.).
 - 1401.5 A retaining wall located on any area between a property line and a building line shall not exceed a maximum height of forty-two inches (42 in.).

General Special Exception Test Satisfied

- Special Exception Relief Requested:
 - Subtitle X § 901.2
- Harmonious with Purpose and Intent of R-1-BZone:
 - Permit stable, low- to moderate-density residential areas suitable for family life and supporting uses
 - Relief will allow provide increased educational programming and improved outdoor classroom and recreation area.
- No Adverse Effects on Neighboring Properties:
 - Stabilize the neighborhood by providing a modernized and attractive elementary school for residents
 - Location reduces any impact the relief will have on neighborhood

Request for Flexibility

1. To permit adjustment, as required and approved by HPRB, to the building footprint and minor changes to the building footprint, site plan dimensions and plat so long as the modification does not increase GFA and the FAR remains at, or below the current relief requested.
2. To permit adjustments, as required and approved by HPRB, to the final location of the retaining walls in line with the development of the landscape screening so long as the final overall retaining wall heights will be no higher than the requested relief.
3. To permit modification, as required and approved by HPRB, of the location and size of the rooftop mechanical screen as needed to coordinate with of final units so long such changes do not trigger any new relief from the permitted penthouse height and setback requirements.
4. To permit minor changes, as required and approved by HPRB, to the Project's building height and envelope, so long as the Project does not require any new relief and is within the height permitted for public education buildings in the R-1-B zone.

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