

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Ms. Carol Mitten, Chair
District of Columbia Zoning Commission

FROM: Stephen Cochran, Zoning and Special Projects Planner *SC*

SUBJECT: Zoning Commission Case No. 02-17PUD
Corrections to Final Office of Planning Report on Proposed One-Stage Planned Unit
Development (PUD) With Related Map Amendment at 5401 Western Avenue, NW --
Square 1663, Lot 805 and a Portion of Lot 7

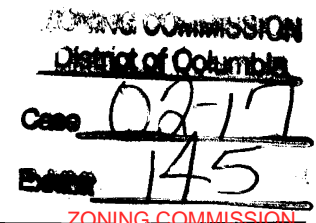
DATE: November 14, 2002

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D.C. OFFICE OF ZONING
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The attached revised report was distributed by the Office of Planning (OP) on November 7, 2002. It is essentially the same report OP filed with the Zoning Commission on November 4, 2002, with the addition of minor consistently corrections that more completely reflected the revisions made to the proposed project in the applicant's October 25, 2002 submission. The corrections are highlighted in the document, as explained at the beginning of the corrected report.

The applicant, the ANC and members of the community were given copies of the corrected report on November 7. OP is transmitting this report to the Commission now in the event the Commission has not yet seen it.

In addition, an additional map is included as Attachment 5A, and an errata sheet correcting two additional typographical errors is attached to the end of the report.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D.C. Zoning Commission

FROM: 
Andrew Altman, Director

SUBJECT: Final Report, Zoning Commission Case No. 02- 17PUD
A Proposed One-Stage Planned Unit Development (PUD) With Related Map
Amendment at 5401 Western Avenue, NW--Square 1663, Lot 805 and a Portion of Lot 7

DATE: November 4, 2002
Corrected November 7, 2002

Corrections are in SMALL, BOLD CAPS; deletions are struck-through All are consistency corrections, other than those on pages 1, 20 and 31 regarding the location of parking spaces if > 110 but ≤ 125 units are built.

I. APPLICATION SUMMARY

The Zoning Commission has scheduled a public hearing on an application by Stonebridge Associates (the applicant) for the consolidated approval of a one-stage Planned Unit Development (PUD) and related zoning map amendment for the site of the Washington Clinic, and a portion of the Lisner Home property, located at the intersection of Military Road and Western Avenue in the Friendship Heights neighborhood of Northwest Washington.

The applicant has revised the application since the setdown hearing as a result of the dialogue with the community and with the Office of Planning (OP). This was strongly encouraged by the Commission. This process of revision continued as late as October 25, 2002. The latest revised application requests approval of a PUD for a 184,128 square foot building, still on 58,220 square feet of land. The project would contain no more than 125 condominium residences, 4-6¹ of which would be reserved for purchasers earning no more than 80% of the area median income (AMI). There would be ~~149~~ **125 – 142 PARKING SPACES FOR 110 TO 125 RESIDENTIAL UNITS**² parking spaces and no retail. The revised building would have a legal height of 78.75 feet and would be located parallel to Western Avenue. It would not have a perpendicular wing projecting towards Military Road. The day care center would now be a separate 2- story structure located along Western Avenue, to the west of the entrance to the Lisner Home. The PUD-associated zoning change request is now for only the 80% of the site that is in Lot 805, and is for a less intense zone than previously sought. The applicant now requests a change from R-5-B to R-5-C³ on the Washington Clinic property. No change is requested for the R-2 zoning on the

¹ Net square footage equal to 5% of the net bonus square footage under the UPD.








² ~~Including 7 surface spaces for visitors and 17 spaces parked in tandem with 17 other spaces.~~ SHEET A 4 CALCULATES PARKING ON THE BASIS OF 110 RESIDENTIAL UNITS. THE APPLICANT GUARANTEES 1.1 SPACES PER UNIT & 4 FOR DAY CARE CENTER, BUT HAS NOT SHOWN A PLAN THAT INCLUDES THE 142 SPACE OPTION.

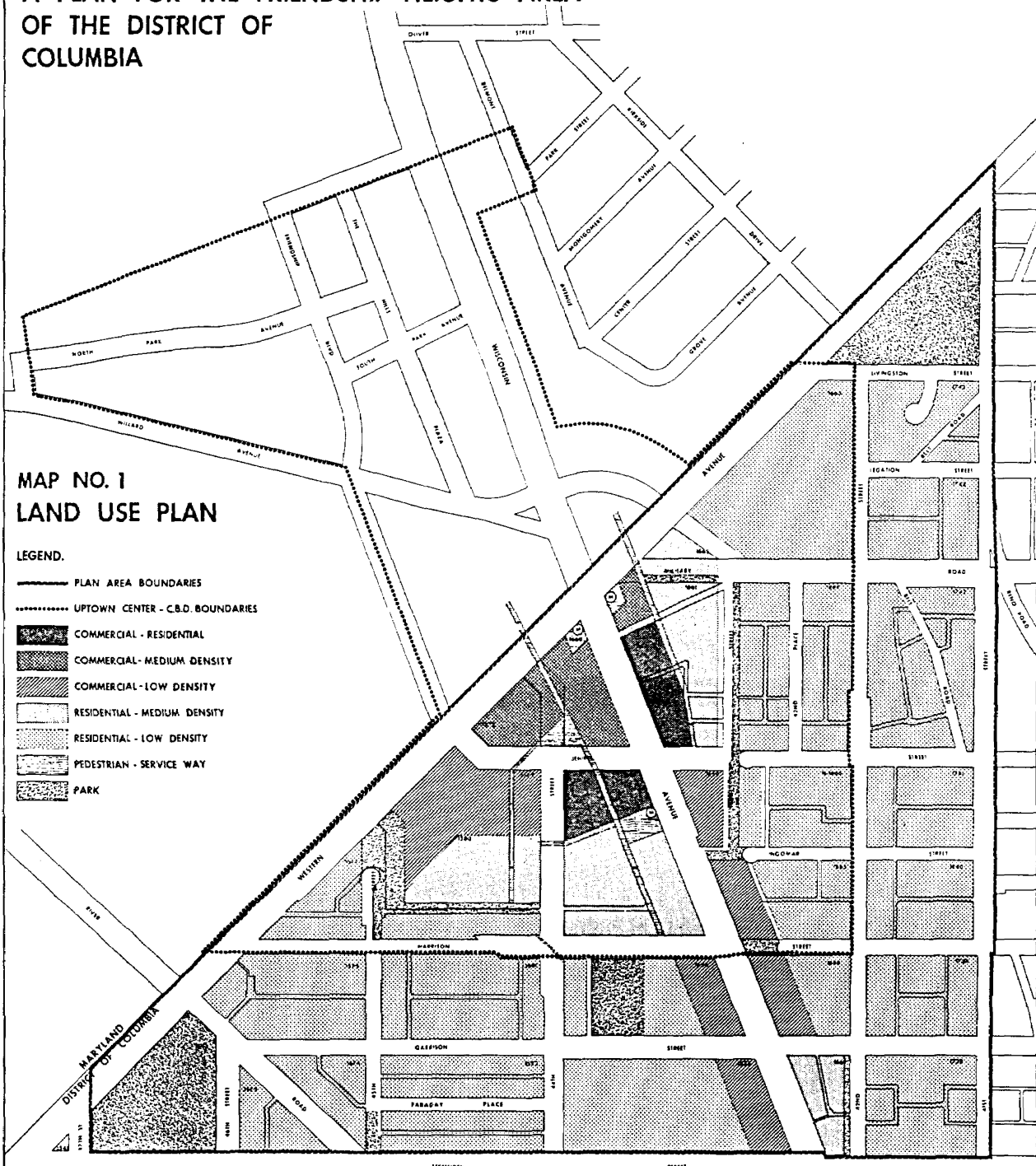
³ (plus 3% for height and density pursuant to II DCMR § 2405.3)

A PLAN FOR THE FRIENDSHIP HEIGHTS AREA OF THE DISTRICT OF COLUMBIA

MAP NO. 1 LAND USE PLAN

LEGEND.

- PLAN AREA BOUNDARIES
- UPTOWN CENTER - C.B.D. BOUNDARIES
-  COMMERCIAL - RESIDENTIAL
-  COMMERCIAL - MEDIUM DENSITY
-  COMMERCIAL - LOW DENSITY
-  RESIDENTIAL - MEDIUM DENSITY
-  RESIDENTIAL - LOW DENSITY
-  PEDESTRIAN - SERVICE WAY
-  PARK



PREPARED BY THE INTERAGENCY TASK FORCE ON FRIENDSHIP HEIGHTS

MAY 31, 1973

SCALE 1"=100'

N. C. P. C. MAP FILE NO. 73.00 (04.12) - 27233



ERRATA SHEET

Office of Planning Final Report, Zoning Commission Case No. 02-17 PUD
November 14, 2002

Page 1, second paragraph. Please note that the final proposal is for a 185,000 square foot building, a revisions from the previous 184,128 square foot building. All calculations in the OP report were based on 185,000 square feet.

Daycare Employee Parking Space Requirements: The 4 spaces reflect 1 space for every 4 employees, not 1 space for each of the 4 employees.