



Delegated Action of the Executive Director

PROJECT Lowell School Planned Unit Development Modification 1640 Kalmia Road, N.W. and 775 17th Street N.W. Washington, DC	NCPC FILE NUMBER ZC 97-16B
REFERRED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 3.90(06.20)43668
	DETERMINATION Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve design modifications to a previously approved Planned Unit Development (PUD) on the Lowell School campus (ZC 97-16A), located at the intersection of Kalmia Road and 17th Street, NW in the Colonial Village neighborhood of Ward 4 in Northwest Washington, D.C. Kalmia Road is a 90-foot right-of-way and 17th Street has a 50-foot right-of-way. The design modifications were developed by the applicant in response to recommendations from the Historic Preservation Review Board (HPRB) and the Commission of Fine Arts (CFA) pertaining to the proposed plans for the Parkside Building addition.¹

The Parkside Building is a historic landmark located on the southeast portion of the Lowell School campus. The building addition proposed in ZC 97-16A was a 3,950 gross-square-foot, two-story structure addition to accommodate 7th and 8th grade students. Upon review of the proposal, the HPRB and CFA requested that the applicant reduce the amount of glass used in the addition's façade and to emphasize the entryways. In response to these requests, the applicant is now proposing the following revisions:

- changing the building addition's footprint,
- altering the site grading,
- rearranging some classrooms, laboratories, and building circulation,
- redesigning the relationship of horizontal to vertical design features
- revising window and entrance treatments, and
- increasing the use of stucco on the façade.

In its Final Report dated September 24, 2012, the District of Columbia Office of Planning (OP) recommendation for the current PUD noted proposed design revisions that may require zoning relief, for which the applicant had not previously applied. The design elements that are under

¹ Condition 13 of the previously approved PUD Order No. 97-16A granted the applicant "the necessary flexibility to modify the proposed plans in response to design recommendations from the HPRB and the CFA."

question for their conformance with the R-1-A district zoning requirements include: the height and number of stories in the building entrance stair tower, the dimension of the open court on the southwest side of the stairwell, and the height of elevator core that exceeds the height of the roof line.

Concerning the federal interest, the proposed PUD modifications are compliant with the 1910 Act to Regulate the Height of Buildings (amended as the Height Act) in the District of Columbia. The right-of-way widths are 90 feet and 50 feet for Kalmia Road and 17th Street respectively; therefore, building heights may not exceed 90 feet on the Lowell School campus. The proposed building height for the Parkside building addition of 43 feet complies with the Height Act. Therefore, staff finds that the proposed project is not inconsistent with the Comprehensive Plan for the Federal Capital, nor would it adversely affect any other identified federal interests.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Planned Unit Development modification for the Lowell School, at 1640 Kalmia Road NW, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel Acosta
Executive Director

[Date]