



SOAPSTONE VALLEY VENTURES LLC

June 26, 2017

To: Neighbors of 3101 Albemarle Street NW

Re: 3101 Albemarle Street NW Notice of Intent to File a Zoning Application

To Whom It May Concern:

As you are most likely aware, Soapstone Valley Ventures is preparing to file a Planned Unit Development ("PUD") and related Zoning Map Amendment for 3101 Albemarle Street NW. Pursuant to the Zoning regulations, we are required to provide notice of the intent to file this application to all property owners within 200 feet of the property at least 45 days prior to filing the PUD application. Therefore, please find enclosed a copy of our Notice of Intent to File a Zoning Application. Feel free to contact us if you have further questions. We look forward to working with you to make this a successful project in our neighborhood.

Sincerely,



Robert Gottfried



PG Gottfried



NOTICE OF INTENT TO FILE A ZONING APPLICATION
TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR

CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT AND RELATED
AMENDMENT TO THE ZONING MAP

June 26, 2017

Soapstone Valley Ventures LLC (“Applicant”) gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) and related amendment to the Zoning Map for the property known as Square 2041, Lots 839 and 840 (“Property”). The Property is located on the east side of Square 2041 and is bounded by Albemarle Street NW, Appleton Street NW, and 32nd Street NW. The Property is owned by the Applicant. The Property is in the Forest Hills neighborhood of Ward 3. The Property consists of approximately 47,618 square feet, or approximately 1.09 acres, of land area. The Property is located in the Low Density Residential Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the R-8 Zone District; through the PUD, the Applicant seeks to rezone the Property to the R-3 Zone District.

The Property is currently improved with one building, the former Polish Embassy. The building and a portion of the Property was designated an historic landmark by the Historic Preservation Review Board (“HPRB”) on April 27, 2017. The remainder of the Property (the western portion of the site which is unimproved) is not part of the landmark. The project involves the retention of the existing landmark and the conversion of that building to nonprofit office use by the Rock Creek Conservancy, stewards of Soapstone Valley and Rock Creek Park, in a location that overlooks the area they conserve. The Applicant proposes to develop the remainder of the Property with one detached single family home along Appleton Street and five row houses – three row houses facing Albemarle Street and a two row houses facing Appleton Street. The detached single family home will be located on the northeast portion of the lot behind the existing building. The five row houses will be located on the western half of the lot. Each home will have its own parking facilities.

The total gross floor area included in the Project, not including the existing building, is approximately 23,992 square feet. The Project will occupy approximately 33% of the Property. The Project will have building heights of approximately 39 feet for the new single family house and 40 feet for the row houses. The Project will have a pervious surface of over 20%. As part of the application, the Applicant is requesting an area waiver because the Property’s size, which is over 50% of the minimum area of two acres for a PUD in an R Zone District, and a special exception for the nonprofit office use.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team met with Advisory Neighborhood Commission (“ANC”) 3F on June 20, 2017 and in a prior meeting on February 21, 2017, and has and will continue to undertake other outreach efforts with neighbors and the community. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architect is Christian Zapatka of Christian Zapatka Architect. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Meghan Hottel-Cox (202-721-1138).