

# **Bruce Monroe Redevelopment Z.C. Case No. 16-11**

**PREHEARING STATEMENT  
OF THE APPLICANT  
TO THE  
DISTRICT OF COLUMBIA ZONING COMMISSION  
FOR A  
CONSOLIDATED PLANNED UNIT DEVELOPMENT  
AND ZONING MAP AMENDMENT**

**August 5, 2016**

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## **DEVELOPMENT TEAM**

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Washington, DC 20001

On behalf of

Office of the Deputy Mayor for Planning and  
Economic Development  
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**Architect:** Torti Gallas Urban  
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**Landscape Architect** Parker Rodriguez, Inc, Landscape Architecture  
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Alexandria, VA 22314

**Civil Engineer:** Wiles Mensch Corporation - DC  
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**Traffic Consultant:** Symmetra Design, LLC  
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Suite 1000  
Washington, DC 20005

**Land Use Counsel:** Holland & Knight LLP  
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## LIST OF EXHIBITS

<b>Exhibit</b>	<b>Description</b>
A	Updated Architectural Plans
B	List of the Applicant's Witnesses and Estimated Time Required For Presentation of Applicant's Case
C	Outline of Testimony of Buwa Binitie (Dantes Partners) and Robert Fossi (The Community Builders) on behalf of Park View Community Partners
D	Outline of Testimony of Angie Rodgers on behalf of DMPED
E	Outline of Testimony and Resume of Sarah Alexander on behalf of Torti Gallas Urban
F	Outline of Testimony and Resume of Nicole A. White of Symmetra Design
G	List of Maps, Plans or Other Documents Readily Available To The Public, Which May Be Offered Into Evidence
H	List of Names and Addresses of All Property Owners Within 200 Feet of the Subject Property

**CERTIFICATION OF COMPLIANCE  
WITH SECTION 3013 OF THE ZONING REGULATIONS**

The Applicant hereby certifies that this application, one original and eight copies of which were filed with the Zoning Commission on August 5, 2016, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete.

<b><u>Subsection</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
3013.1(a)	Information Requested by Zoning Commission and Office of Planning	Pgs. Herein
3013.1(b)	List of Witnesses	Exhibit B
3013.1(c)	Outline of Testimony of Applicant's Witnesses and Resumes of Experts	Exhibits C-F
	Buwa Binitie and Robert Fossi Park View Community Partners	Exhibit C
	Angie Rodgers DMPED	Exhibit D
	Sarah Alexander Torti Gallas Urban	Exhibit E
	Nicole A. White Symmetra Design	Exhibit F
3013.1(e)	Reduced Plan Sheets	Exhibit A
3013.1(f)	List of Maps, Plans or other Documents Readily Available That May Be Offered Into Evidence	Exhibit G
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	Exhibit B
3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of The Subject Property	Exhibit H

The undersigned HEREBY CERTIFIES that all of the requirements of Section 3013 of the Zoning Regulations have been complied with. In accordance with Section 3013.8, this application will not be modified less than twenty days prior to the public hearing.

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By:   
\_\_\_\_\_

Kyrus L. Freeman

## I. INTRODUCTION

This Prehearing Statement and the attached documents are submitted by Park View Community Partners and the District of Columbia (together, the "Applicant"), in support of their application to the Zoning Commission of the District of Columbia (the "Commission") for the consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map amendment to rezone a portion of Lot 849 in Square 2890 (the "Subject Property") from the R-4 and C-2-A Districts to the R-5-B and C-2-B Districts.

Concurrent with this application, the Applicant and the District of Columbia Housing Authority are filing a Prehearing Statement for a PUD and related Zoning Map amendment for the Park Morton public housing site, located at Lots 124-126 and 844 in Square 3040 and Lots 128-134 and 846 in Square 3039. Redevelopment of the Subject Property will allow for the creation of off-site replacement public housing units for Park Morton.

The Applicant originally filed its application statement and supporting documents with the Commission on May 13, 2016 (the "Initial PUD Submission"). The Initial PUD Submission sets forth in detail the proposed development, project design, requested areas of zoning and design flexibility, and a discussion of how the project meets the applicable review and approval requirements.

By report dated July 15, 2016, the Office of Planning recommended that the Commission schedule a public hearing on the application. This Prehearing Submission supplements the Initial PUD Submission and includes information requested by the Commission and Office of Planning.

**II. ISSUES/CONCERNS RAISED BY THE COMMISSION AND OFFICE OF PLANNING**

At its public meeting of July 25, 2016, the Commission voted to schedule a public hearing for the application. A chart indicating the Applicant’s response to the Commission’s comments on the application follows:

	<b>Comments from the Zoning Commission</b>	<b>Applicant’s Response</b>
1.	Provide additional views of the proposed buildings showing their relationship with the surrounding area, and provide additional views of the penthouse	As shown on the Updated Architectural Plans attached hereto as <u>Exhibit A</u> , the Applicant has provided additional views showing the relationship of the proposed buildings and the surrounding neighborhood. The Applicant is preparing additional perspectives and will submit these no later than 20 days prior to the public hearing on this application.
2.	Further develop the design of the multifamily building and incorporate features to make it read less commercial (more residential), and further refine the design of the row dwellings.	The Applicant is continuing to develop and refine the architectural design of the proposed buildings. The Applicant will submit updated plans and elevations incorporating these refinements no later than 20 days prior to the public hearing on this application.
3.	Provide more information regarding how the project is not inconsistent with the Comprehensive Plan designation for the site as a Local Public Facility, particularly the 90 foot multifamily building.	The Applicant included in the Initial PUD Submission an analysis of how the project complies with the Comprehensive Plan designation for the site. The Applicant will provide additional information and analysis demonstrating that the project is not inconsistent with the Comprehensive Plan designation for the site no later than 20 days prior to the public hearing on this application.
4.	Incorporate solar panels on the row dwellings.	The Applicant is studying the feasibility of providing solar panels on the row dwellings. The Applicant will provide an update regarding the results of this analysis no later than 20 days prior to the public hearing on this application.

5.	Ensure that materials are sustainable.	The project will be designed to integrate a host of sustainable features and materials, and will be certified under the Enterprise Green Communities standards at a level that is the equivalent of Gold under the LEED standard. The Applicant will provide a materials board showing the project's exterior materials at the public hearing on this application.
6.	Provide a description of how the park relates to the adjacent streets.	As described in the Initial PUD Submission, the Applicant is developing a large new park to the immediate south of the PUD site. The proposed park is not included in this PUD application, but it will be developed in coordination with DMPED, other applicable District agencies, the affected ANC, and other community stakeholders to ensure that the design of the park includes high-quality materials and appropriate safety features.

**IV. ADDITIONAL REQUIREMENTS OF SEC. 3013 OF THE ZONING REGULATIONS**

**A. List of Witnesses Prepared to Testify on Behalf of the Applicant**

In accordance with Sec. 3013.1(b) of the Zoning Regulations, a list of witnesses prepared to testify at the public hearing on behalf of the Applicant is attached as Exhibit B.

**B. Summary of Testimony of Witnesses or Reports and Area of Expertise**

In accordance with Section 3013.1(c) of the Zoning Regulations, the summaries of the testimony of those persons who may be called to testify at the public hearing are attached as Exhibits C through F.

**C. List of Maps, Plans or Other Documents Readily Available**

In accordance with Section 3013.1(f) of the Zoning Regulations, and attached hereto as Exhibit G, the Applicant provided a list of maps, plans, and other documents that are readily available to the general public and which may be offered into evidence at the public hearing.

**D. Estimate of Time Required for Presentation of Applicant's Case**

In accordance with Section 3013.1(g) of the Zoning Regulations, the estimated time for the presentation of the Applicant's case is sixty (60) minutes.

**E. Names and Addresses of Owners of Property Within 200 Feet of Property**

In accordance with Section 3013.6 of the Zoning Regulations, a list of the names and addresses of the owners of all property located within two hundred feet (200') of the Subject Property is attached as Exhibit H.

**V. CONCLUSION**

For the foregoing reasons, the Applicant submits that the proposed PUD and Zoning Map amendment meet the standards of Chapter 24 of the Zoning Regulations and the standards for approval. Accordingly, the Applicant requests that the Commission approve the application.

Respectfully submitted:

HOLLAND & KNIGHT LLP

By:  \_\_\_\_\_

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