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March 26, 2014

VIA IZIS AND HAND DELIVERY

Ms. Sharon Schellin
Secretary to the D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, DC 20001

Re: Prehearing Statement for Z.C. Case No. 13-18
WBG Wheeler Road, LLC @ Square 5925, Lots 820 & 821

Dear Ms. Schellin:

On behalf of WBG Wheeler Road, LLC, we hereby submit the following in support of Case No. 13-18:

1. An original and 10 copies of the prehearing statement in support of the application; and
2. A check in the amount of \$9,664 for the hearing fee.

We look forward to the Zoning Commission's favorable consideration of this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP


By: Meridith H. Moldenhauer

Enclosures:

cc: Advisory Neighborhood Commission 8C (with enclosures, Via Email)
D.C. Office of Planning (with enclosures, via Email)

WBG WHEELER ROAD, LLC

**PREHEARING STATEMENT OF THE APPLICANT TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT
Z.C. 13-18**

MARCH 26, 2014

DEVELOPMENT TEAM

APPLICANT:

WBG Wheeler Road, LLC
2759 Martin Luther King Jr. Ave., SE
Washington, DC 20032

ARCHITECTS:

SGA Companies, Inc.
7508 Wisconsin Avenue, 4th Floor
Bethesda, MD 20814

TRAFFIC CONSULTANT

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

LAND USE COUNSEL:

Griffin, Murphy,
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1912 Sunderland Place, NW
Washington, DC 20036

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<u>DESCRIPTION</u>	EXHIBITS	<u>EXHIBIT</u>
Revised Architectural Plans and Elevation Sheets		A
List of the Applicant's Witnesses and Estimated Time Required For Presentation of Applicant's Case		B
Outline of Testimony of Dinesh Sharma, President and CEO of Washington Business Group		C
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Outline of Testimony of Erwin N. Andres, Gorove/Slade Associates, Inc.		E

I. INTRODUCTION

WBG Wheeler Road, LLC (the “Applicant”) submits this Prehearing Statement and the attached documents in support of their applications to the Zoning Commission for 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 the property from the C-1 District to the C-2-B District. The project site consists of Lots 820 and 821 in Square 5925 (the “Property”).

The Property has a combined lot area of approximately 32,104 square feet and is located on the west side of Wheeler Road SE, just north of Barnaby Road SE. The Property includes approximately 210 feet of linear frontage along Wheeler Road, SE and 139 feet of linear frontage along Barnaby Street, SE. Square 5925 is located in the southeast quadrant of the District and is bounded by Wahler Place to the west, Wheeler Road to the north, Barnaby Street to the east, and 9th Street to the south.

The Applicant is seeking a zoning map amendment and consolidated PUD approval to develop a mixed-use project consisting of a six story residential building with ground floor commercial retail in accordance with the C-2-B PUD guidelines. The project will contain approximately 109,456 square feet of gross floor area, with an overall FAR of 3.4¹ and a maximum building height of approximately 68 feet. The project will include approximately 88,010 square feet of gross floor area devoted to residential uses, and 14,241 square feet of gross floor area devoted to a mix of commercial uses. A total of 85 residential units are included in the development, all of which will be affordable units. A subsequent submission, prior to the hearing, will provide a detailed breakdown of the affordability levels of the units as a percentage of the area median income (“AMI”). The project also includes 25 surface parking spaces.

The Applicant originally filed a PUD Application and supporting documents, including architectural plans and elevations, with the Zoning Commission on December 30, 2013 (the “PUD Application”). The Applicant amended the PUD Application by filing an Amended PUD and Zoning Map Amendment and supporting documents with the Zoning Commission on February 21, 2014 (the

¹ The FAR has been further reduced from the Amended PUD Application and is below the permitted matter-of-right C-2-B FAR.

“Amended PUD Application”). The PUD Application and Amended PUD Application set forth in detail the proposed development, project design, requested areas of zoning and design flexibility, and a discussion of how the project meets the PUD review and approval requirements. The Applicant notes that the Office of Planning report, dated February 26, 2014, recommended that the Commission schedule a public hearing on the application. This Prehearing Submission supplements to the PUD Application and Amended PUD Application and responds to the issues raised by the Commission.

II. RESPONSE TO ISSUES RAISED BY THE ZONING COMMISSION

At its public meeting on March 10, 2014, the Commission voted to schedule a public hearing for the applications. During the Commission’s deliberations, the Commissioners requested that the Applicant submit revised plan sheets with more detailed sectionals, GAR, floor plans, and rooftop plans. Revised plan sheets addressing these concerns are attached hereto as Exhibit A.

In response to comments made by the Commission, the Applicant has revised several of the Architectural Plans and Elevation Sheets. *See* Exhibit A. The Applicant has provided a more detailed rendering, which replaces the Cover Page. The Applicant has also provided a revised Zoning Analysis refining the FAR calculation, labeled as sheets 4, 4A, and 4B; and a Construction Phasing Diagram, labeled as sheet 4C, which replace sheet 4 of the original plans. In addition, the Applicant has provided revised Residential Floor Plans showing windows allowing access to light and air to all bedrooms at the project, which replace sheets 9A and 10A. *See* Exhibit A.

Included in the revised Architectural Plans and Elevation sheets are a revised Penthouse Floor and Roof Plan, which replaces sheet 11. As shown on this plan, the outdoor space consists of an athletic track, putting green, and outdoor seating areas. The indoor space contains uses accessory to the outdoor recreational uses including a children’s play area visible to parents utilizing the athletic track; storage space for various exercise equipment intended to compliment exercise on the athletic track; storage space for the outdoor seating furniture; a pet area to clean and brush off dogs after walking them on the outdoor recreation area; and space for building maintenance equipment. Therefore, the indoor space described above is accessory to the community rooftop recreation space as set forth in §411. The revised Penthouse

Floor and Roof Plan also provides an 11-foot setback from the eastern exterior wall. While flexibility from the roof setback requirement is still required, the degree of flexibility requested has been substantially reduced. *See Exhibit A.*

Also in response to comments made by the Commission, the Applicant has provided a revised GAR plan, which replaces sheet 12, and Cross and Longitudinal Sectionals, which replace sheets 20-22. *See Exhibit A.*

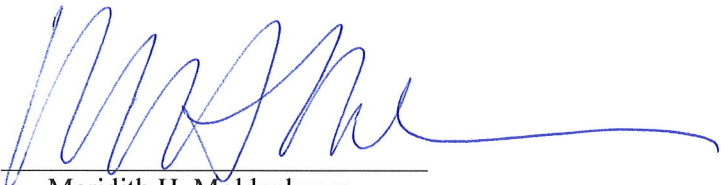
The Applicant will be submitting a fully-updated set of supplemental Architectural Plans and Elevations 20 days before the public hearing on this application. The subsequent submission will include detailed civil drawings, additional renderings, refined landscape and green roof plans, more information on materials use, and a transportation analysis prepared by traffic consultant Gorove/Slade.

III. CONCLUSION

For the reasons state above, the Applicant respectfully requests that the Zoning Commission approve the requested PUD and zoning map amendment.

Respectfully submitted,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

By: 
Meredith H. Moldenhauer