

Zoning Commission

PUD + Map Amendment

4129 Wheeler Rd, SE

ZC 13-18

Presented by:

Meridith Moldenhauer

Griffin, Murphy,
Moldenhauer & Wiggins, LLP



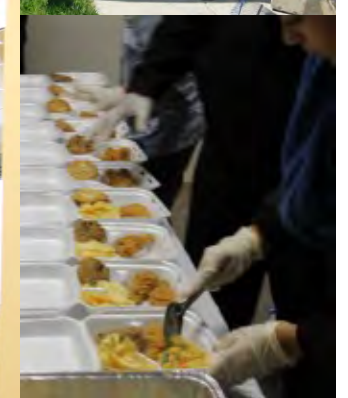
Washington Business Group



- Headquartered on Martin Luther King Jr. Ave, SE, in the heart of Ward 8
- Prior Notable Projects:
 - ▣ 2759 Martin Luther King Jr. Ave, SE
 - ▣ 3016 Martin Luther King, Jr. Ave, SE
 - ▣ 1338 North Capitol Street
 - ▣ 1800 F Street NW
- Community Engagement – Spring Cleanup, Clean City Initiative (Adopt-a-Block), Thanksgiving on MLK, Children of the Mine Youth Center, Vibrant Retail Streets Toolkit workshop, CHASE, CHNED Economic Development Committee, Community Business Leaders and Transportation Task Force, East End Business Council, DC Great Streets Grant, Board of DC Business Chamber of Commerce

Washington Business Group





Wheeler Renaissance

The Vision



Existing Property



EXISTING SITE LOCATION
(AT THE CORNER OF WHEELER ROAD AND BARNABY ROAD SE)

Existing Property



Vacant Lot on Property



- Eyesore
- Broken Glass
- Undeveloped
- 9,946 sq. ft.

Existing Side of Retail



Existing

- Dilapidated Space
- Added chain link fence for improved Public Safety



Future

- Inviting Green Landscape
- ADA accessible bus shelter
- Bike Racks

Alley Behind Existing Retail



- When purchased rear was covered in oil drums
- Area now kept clean but needs improvement
- Will have state of the art stormwater management system in rear
- Upgraded lighting and 24/7 video surveillance to improve public safety

Property Location



OVERALL SITE MAP

Property Location



ENLARGED VICINTY MAP

Surrounding Neighborhood



Surrounding Neighborhood



Surrounding Neighborhood



Surrounding Neighborhood



Community Outreach



- Letters of Support from:
 - ▣ Councilmember Barry
 - ▣ ANC 8E
 - ▣ Ward 8 Workforce Development Council (WDC)
 - ▣ United Planning Organization (UPO)
 - ▣ Opportunities Industrialization Center (OIC/DC)
 - ▣ Congress Heights Main Streets
 - ▣ Avanti Real Estate Services, Inc.
 - ▣ Lewis Real Estate Services
 - ▣ Ida Mae Campbell Foundation
 - ▣ Mary's Excellent Cleaning Services

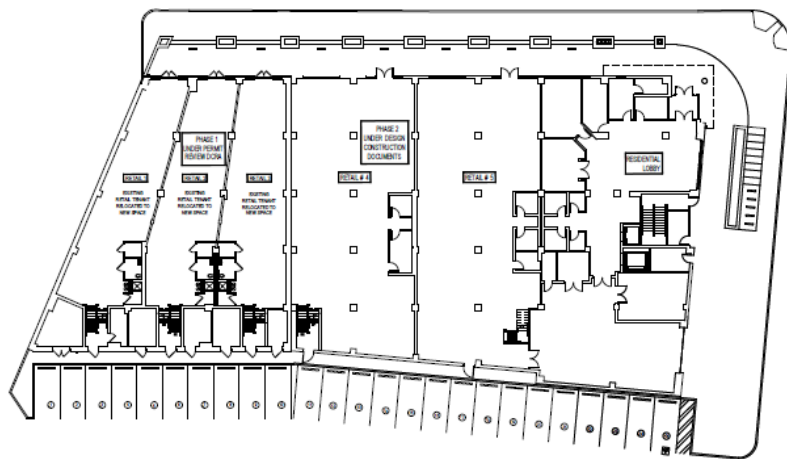
Zoning Map



Community Benefits



- ❑ 85 100% Affordable Residences
- ❑ Green Communities Design
- ❑ On-site Job Training
- ❑ Employment Opportunities
- ❑ Community Economic Development
- ❑ Upgraded Storm Water Management
- ❑ Metro Bus Shelter
- ❑ Community Accessible Smart Metro Screen
- ❑ Safer and Brighter Streetscape



WHEELER RENAISSANCE - CONSTRUCTION PHASING DIAGRAM

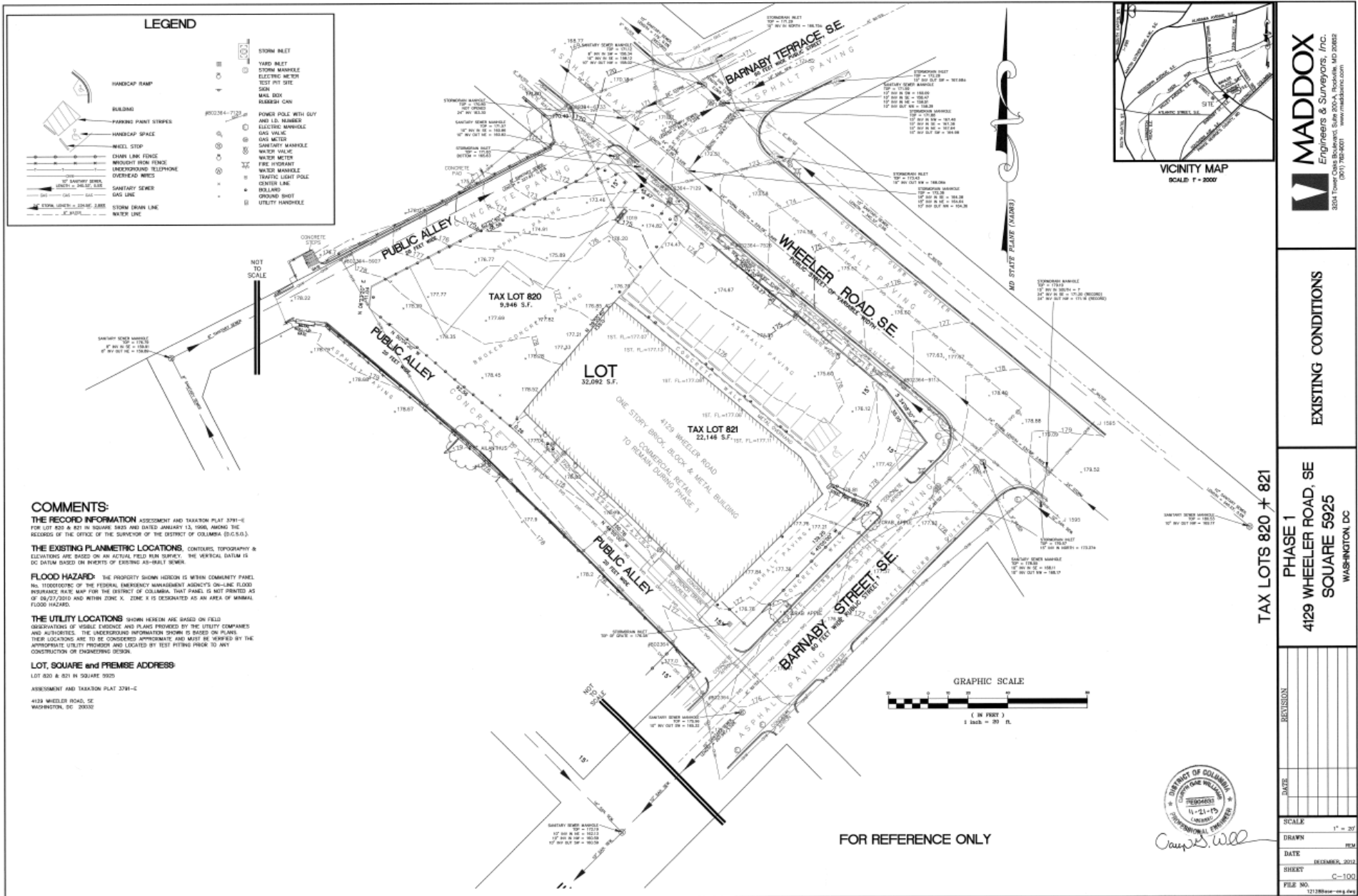
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SCALE: NTS

DATE: 04/16/2014

4C

Construction Phasing Diagram

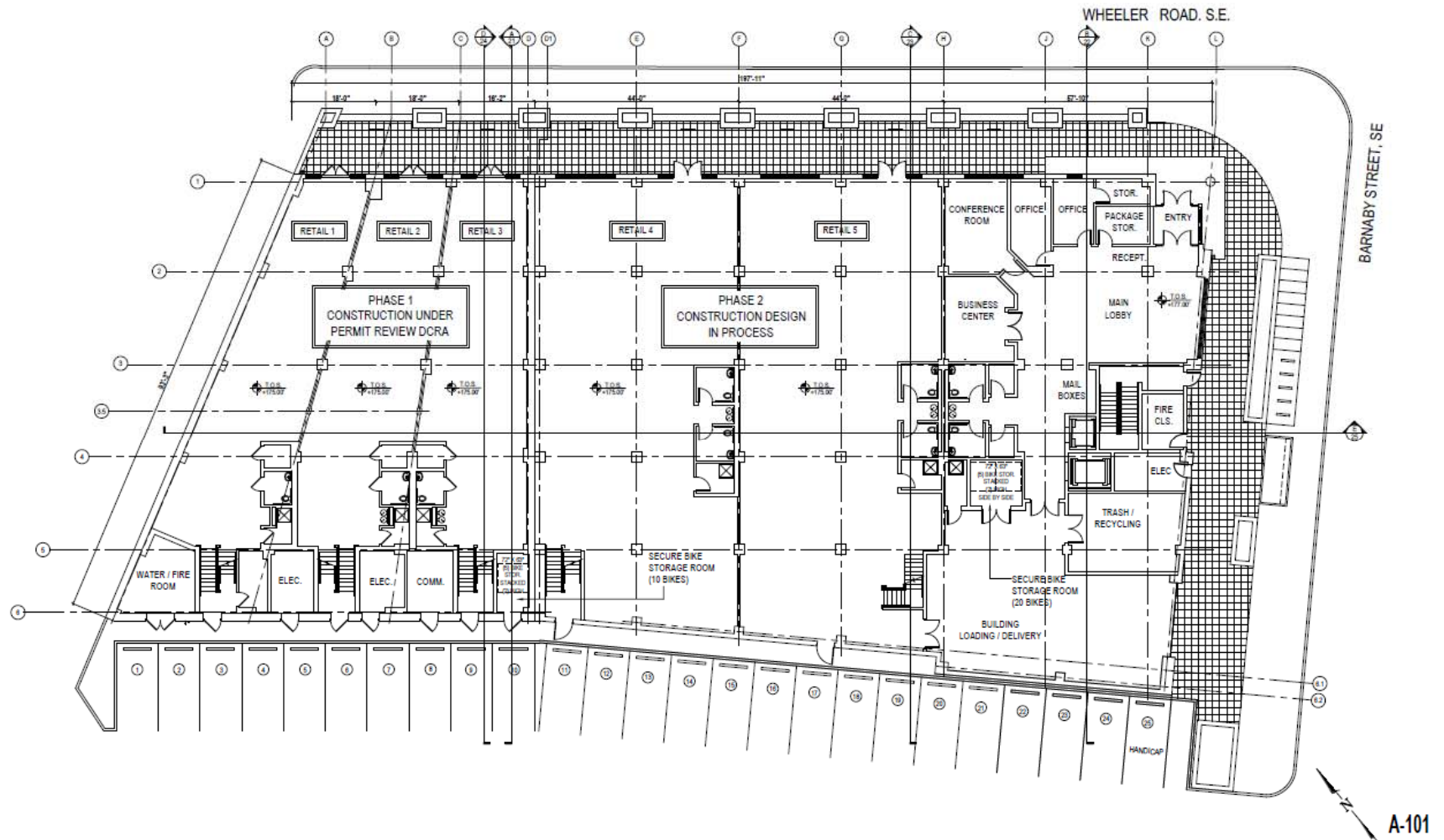


Existing Site Plan

Wheeler Renaissance



NOTE: THE LAYOUT AS SHOWN IN FOR GRAPHICAL / ORIENTATION PURPOSES - SUBJECT TO ADJUSTMENT

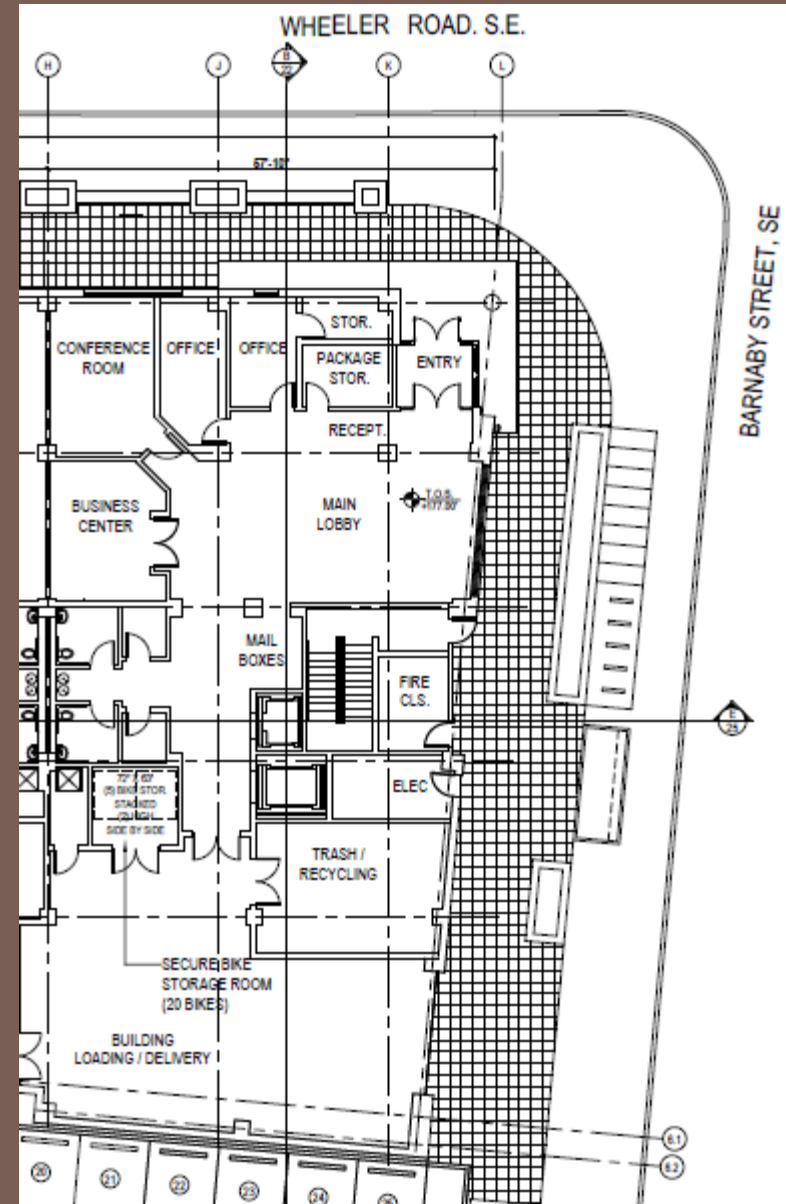
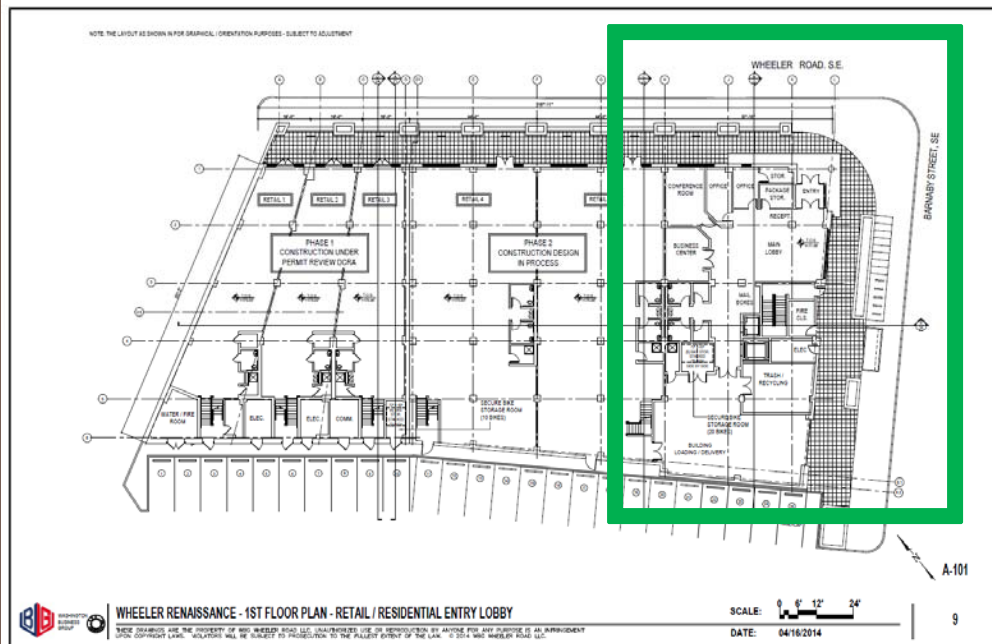


WHEELER RENAISSANCE - 1ST FLOOR PLAN - RETAIL / RESIDENTIAL ENTRY LOBBY

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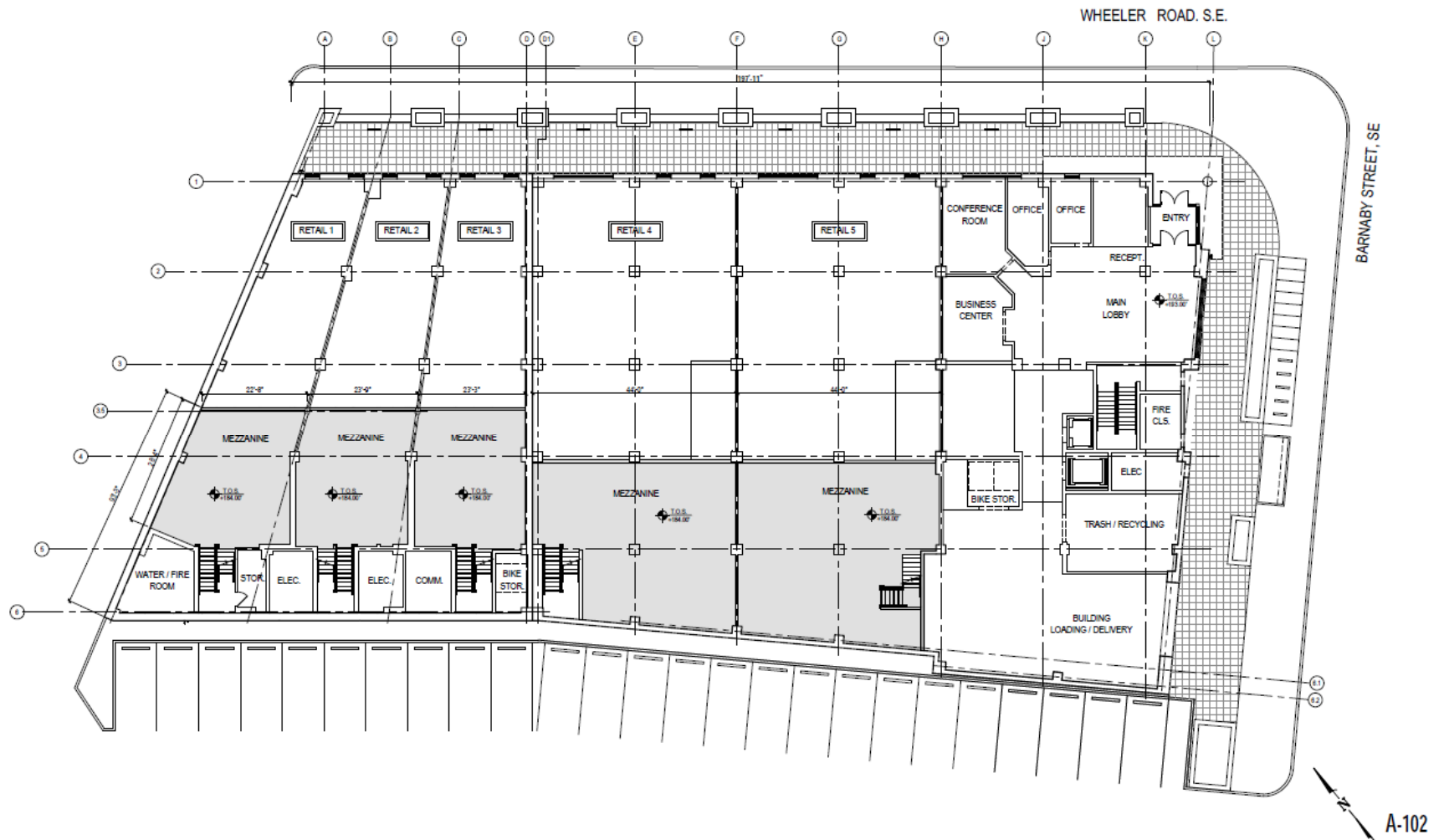
SCALE: 0' 6' 12' 24'

DATE: 04/16/2014



1st Floor Plan (Residential Lobby)

NOTE: THE LAYOUT AS SHOWN IN FOR GRAPHICAL / ORIENTATION PURPOSES - SUBJECT TO ADJUSTMENT



WHEELER RENAISSANCE - 1ST FLOOR PLAN - MEZZANINE @ RETAIL 1-5

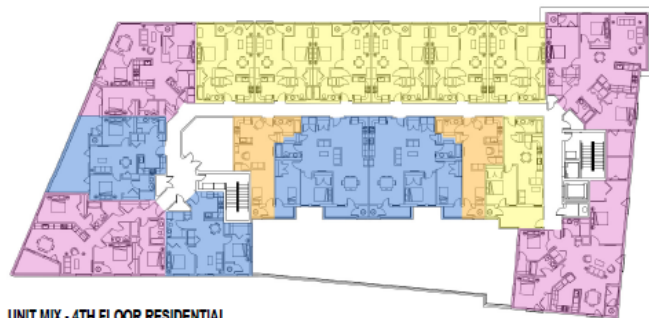
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SCALE: 0 6' 12' 24'

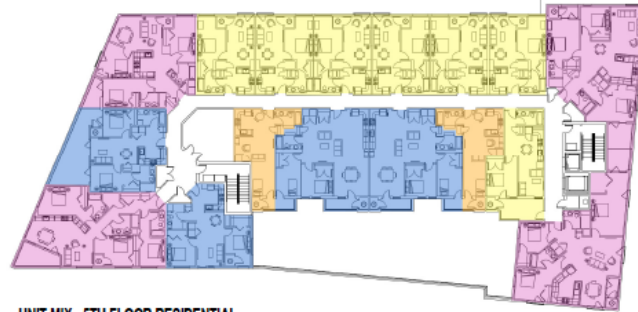
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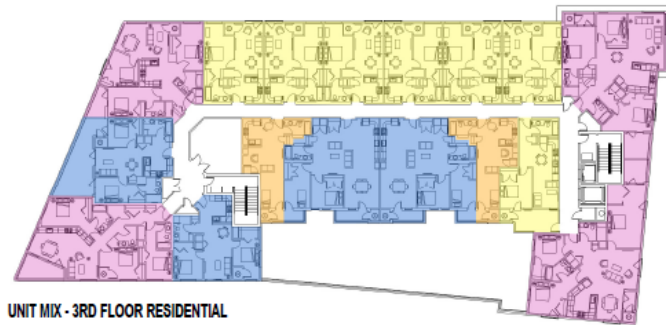
1st Floor Mezzanine



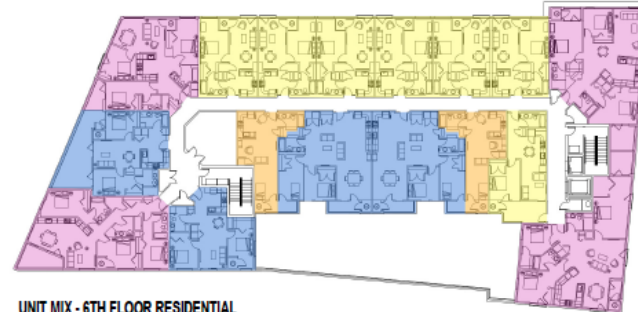
UNIT MIX - 4TH FLOOR RESIDENTIAL



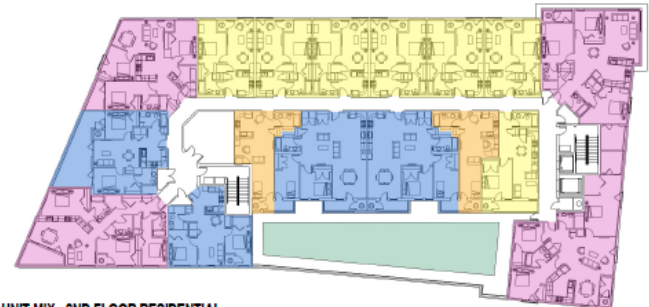
UNIT MIX - 5TH FLOOR RESIDENTIAL



UNIT MIX - 3RD FLOOR RESIDENTIAL



UNIT MIX - 6TH FLOOR RESIDENTIAL



UNIT MIX - 2ND FLOOR RESIDENTIAL

UNIT MIX PER FLOOR

- | | |
|--------------------------------|------------------------|
| 2 - STUDIO UNITS | - ANSI TYPE 'A' OR 'B' |
| 7 - ONE BEDROOM / ONE BATH | - ANSI TYPE 'A' OR 'B' |
| 3 - TWO BEDROOM / ONE BATH | - ANSI TYPE 'A' OR 'B' |
| 1 - TWO BEDROOM / TWO BATH | - ANSI TYPE 'A' OR 'B' |
| 3 - THREE BEDROOM / TWO BATH | - ANSI TYPE 'A' OR 'B' |
| 1 - THREE BEDROOM / THREE BATH | - ANSI TYPE 'A' OR 'B' |

17 UNITS PER FLOOR

85 - TOTAL PROJECT - 100% AFFORDABLE UNITS

- STUDIO UNIT - 475 SF
- 1 - BEDROOM UNIT - 585 - 670 SF
- 2 - BEDROOM UNIT - RANGES FROM 781 - 1,080 SF
- 3 - BEDROOM UNIT - RANGES FROM 1,224 - 1,575 SF

NOTE: UNIT LAYOUT SHOWN FOR GRAPHICAL / ORIENTATIONAL PURPOSES - SUBJECT TO ADJUSTMENT

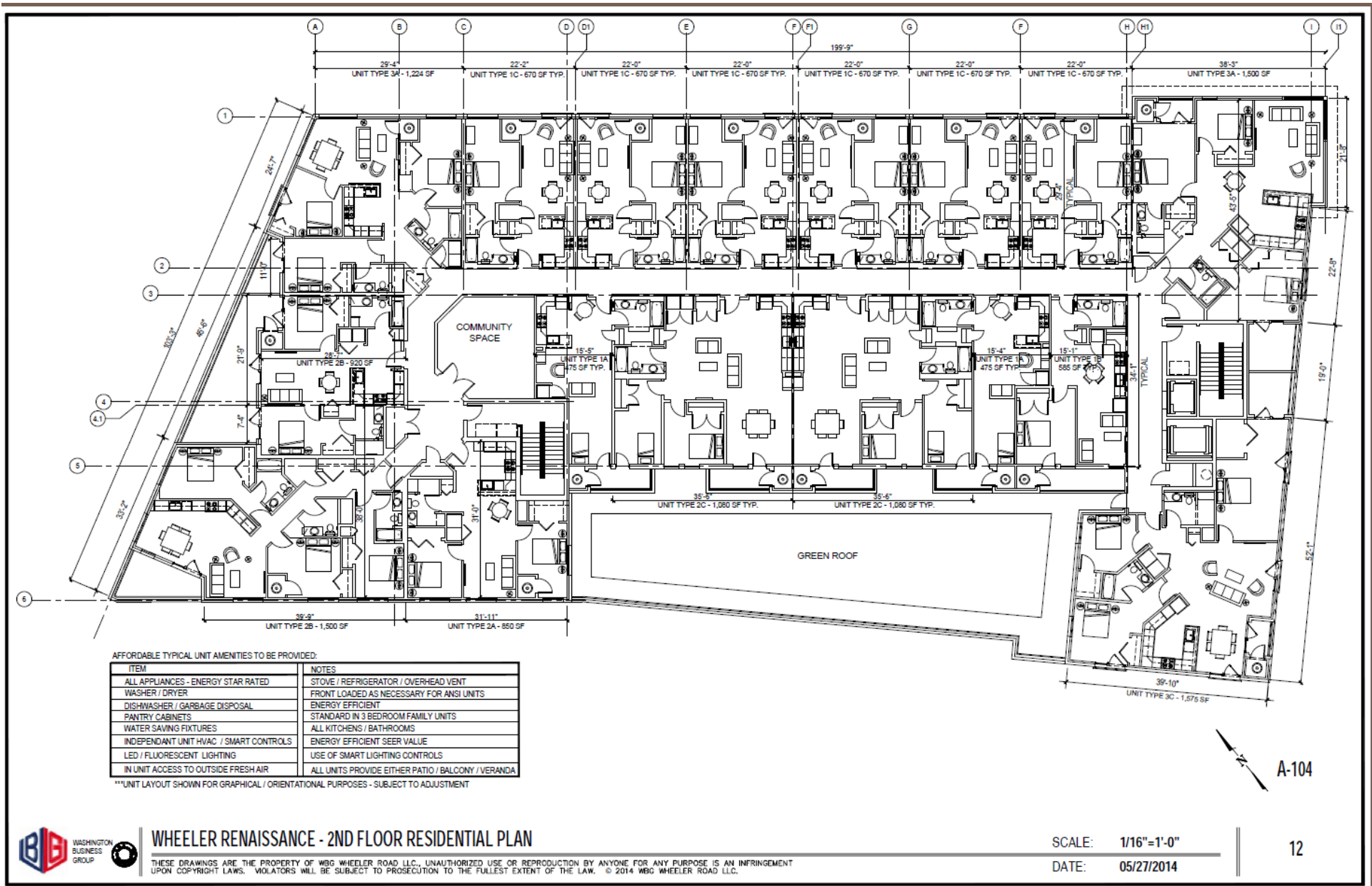


WHEELER RENAISSANCE - UNIT MIX DIAGRAMS

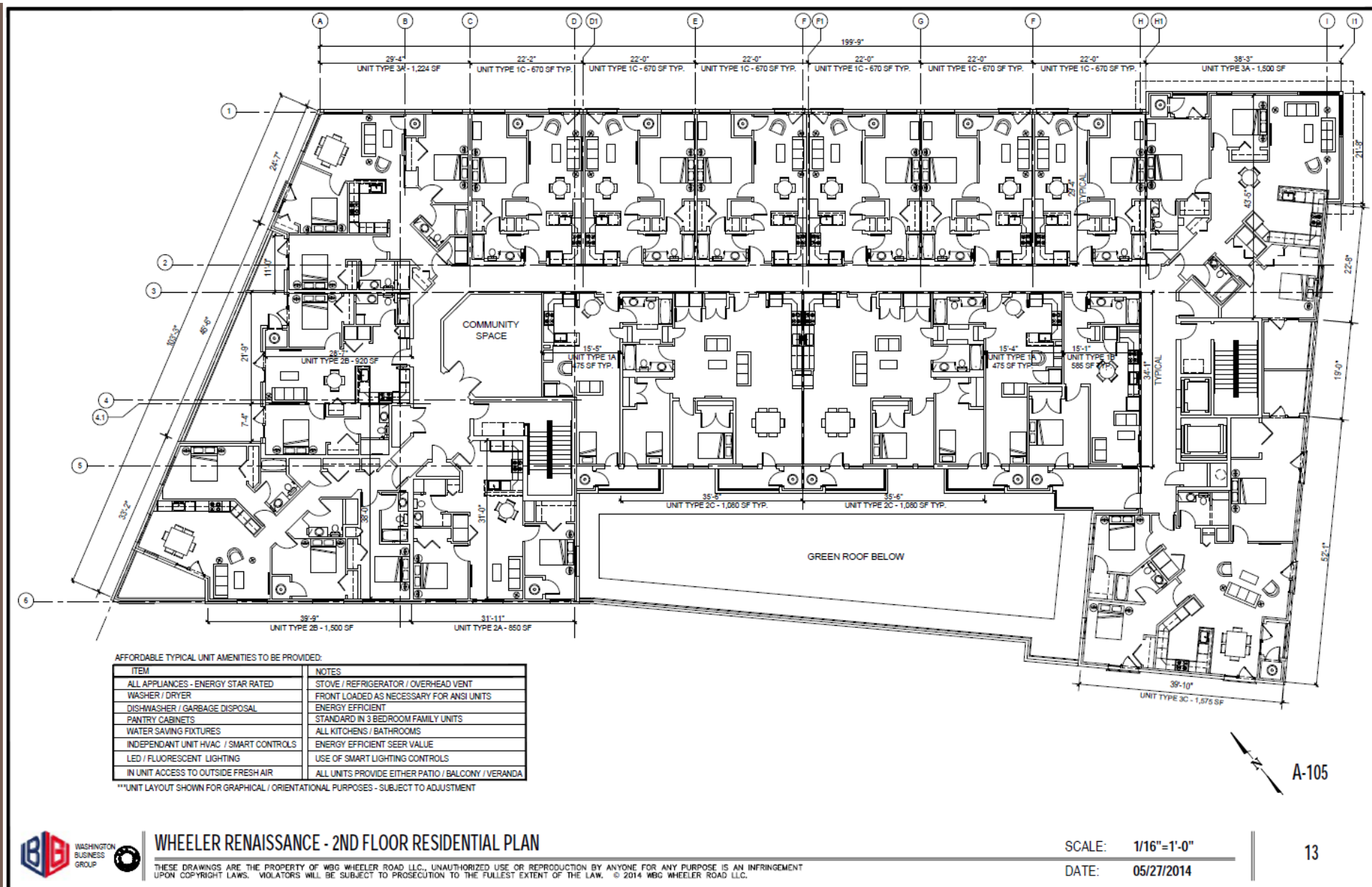
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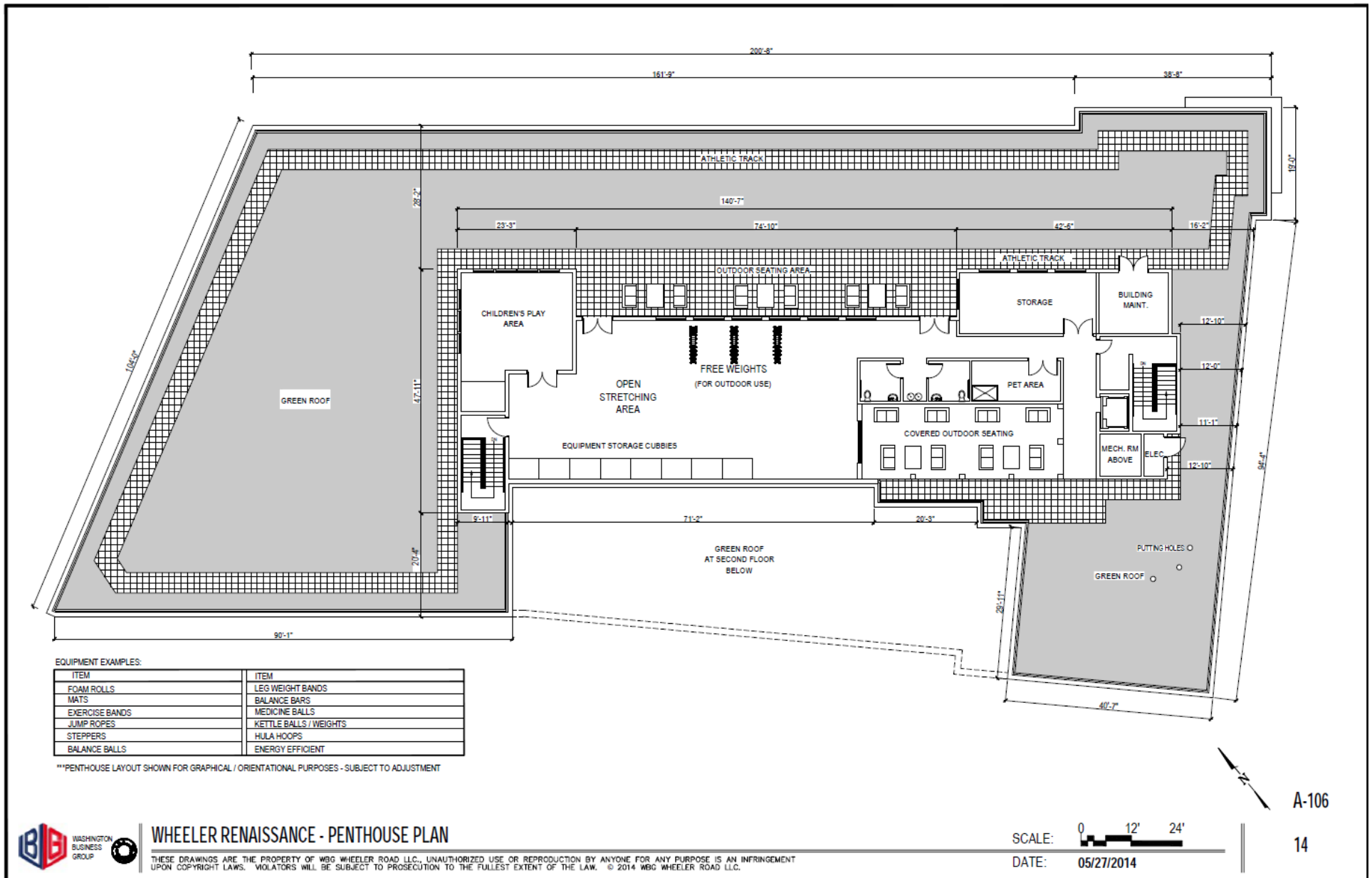
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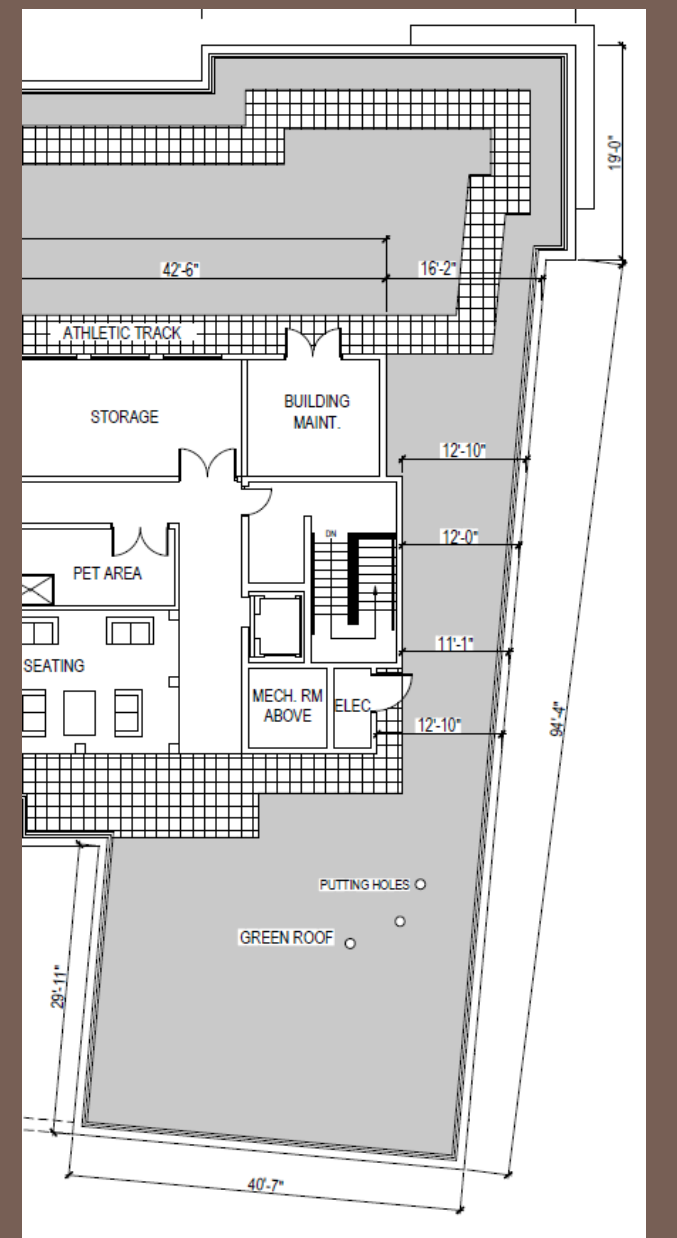
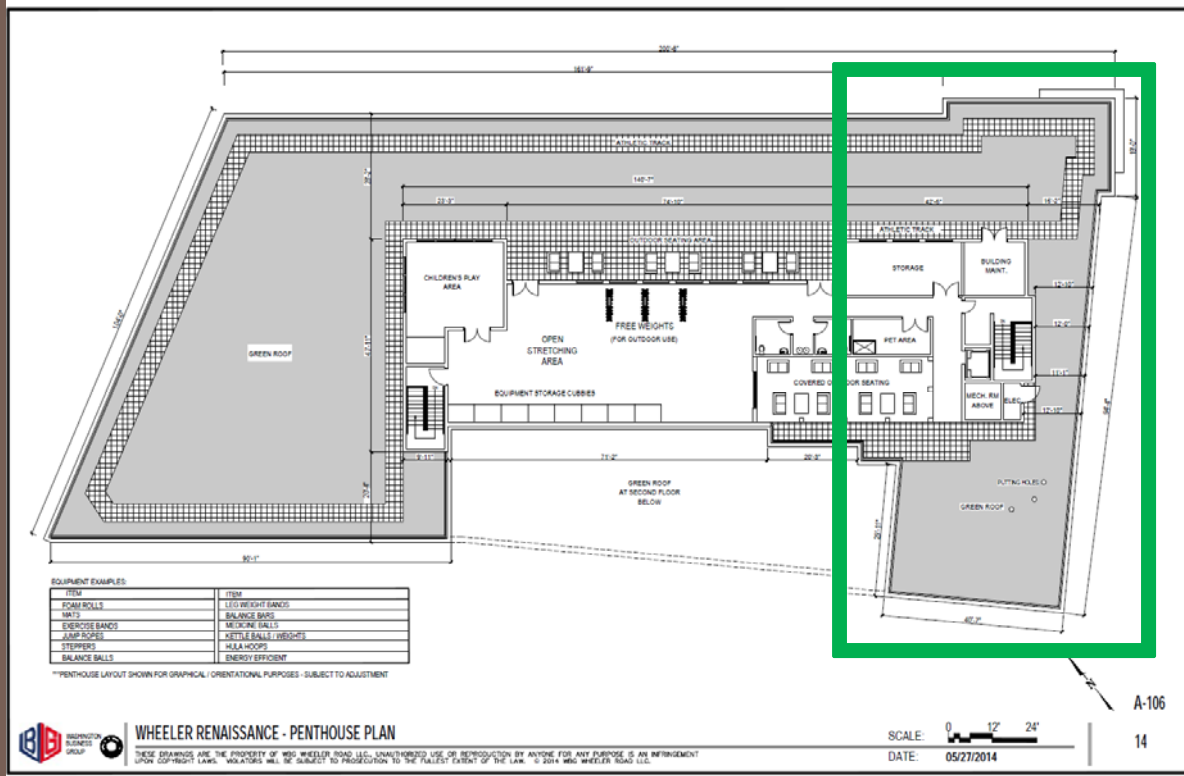
2nd Floor Plan



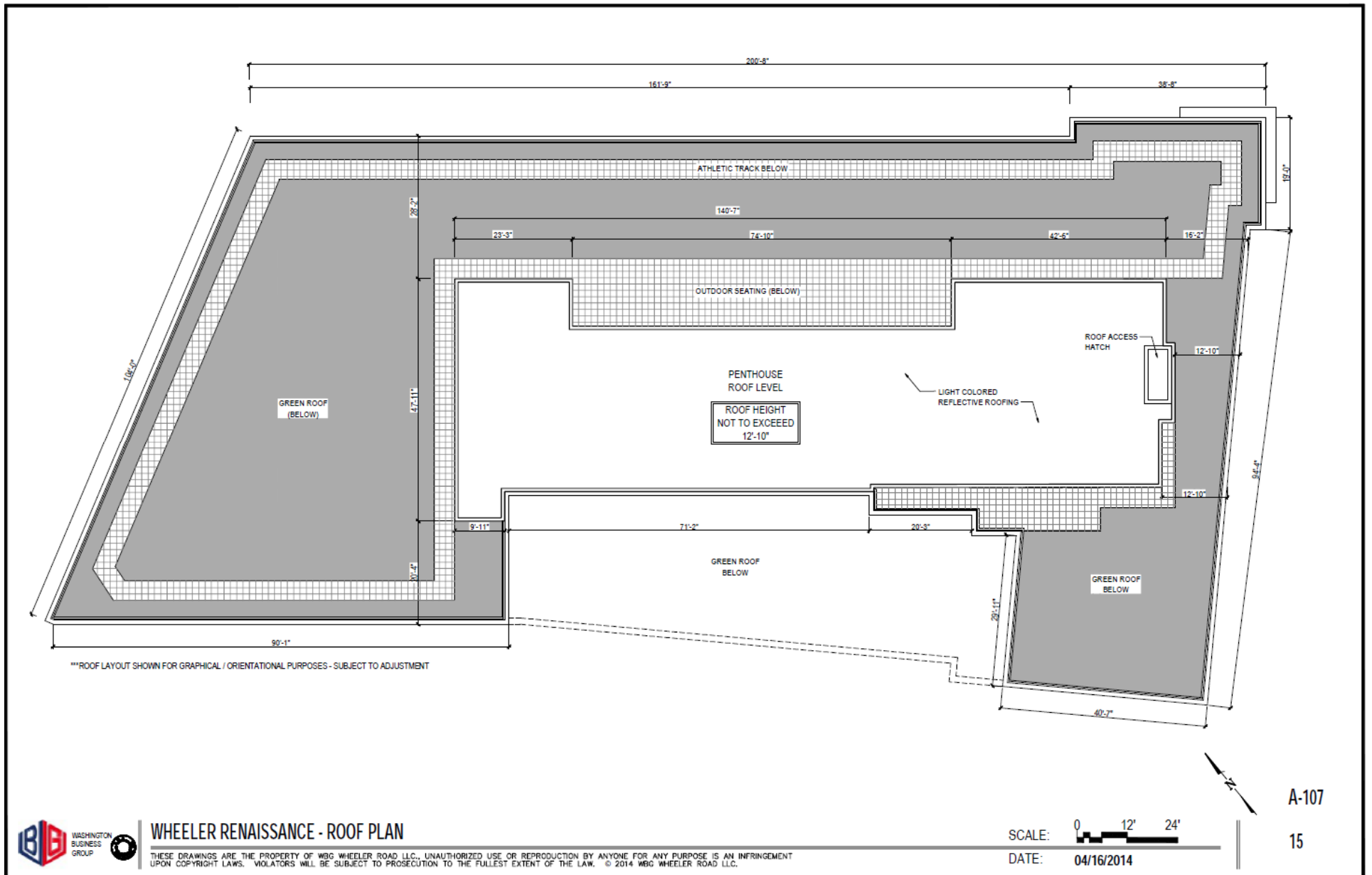
3rd – 6th Floor Plan



Penthouse Plan



Penthouse Setback Relief



Roof Plan



WHEELER RENAISSANCE - PROJECT AERIAL

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Project Aerial



EXTERIOR MATERIALS

- 1 SYNTHETIC TRIM BOARD
- 2 CEMENTITIOUS BOARD SIDING
- 3 LOW 'E' VINYL CLAD PICTURE WINDOW
- 4 METAL DOORS PTD TO MATCH SIDING
- 5 ROOF TOP GUARDRAIL @ 52" AFF
- 6 RIBBED METAL PANEL SIDING
- 7 DECORATIVE METAL CANOPY
- 8 LOW 'E' SPANDREL GLASS
- 9 LOW 'E' SPANDREL OPAQUE GLASS PANEL
- 10 CURTAIN WALL SYSTEM
- 11 LOW 'E' VINYL ROW / THERM INSUL. DOOR
- 12 48" AFF BALCONY RAILING
- 13 PORCELAIN TILE FACADE - 1
- 14 PORCELAIN TILE FACADE - 2
- 15 DECORATIVE ENTRY CANOPY
- 16 METAL COLUMN COVER
- 17 ENTRY STORE FRONT ASSEMBLY
- 18 RAISED LETTER SIGNAGE
- 19 PORCELAIN TILE FACADE - 3
- 20 LOW 'E' VINYL DOUBLE HUNG WINDOW
- 21 SYNTHETIC TRIM BOARD
- 22 DECORATIVE METAL RIBBON HEADER
- 23 DECORATIVE WALL MTD LIGHTING
- 24 RETAIL STORE FRONT ENTRY ASSEMBLY
- 25 THIN BRICK
- 26 DECORATIVE SIGNAGE LIGHTING
- 27 RETAIL STOREFRONT WINDOW ASSEMBLY
- 28 RETAIL STOREFRONT SIGNAGE
- 29 48" AFF BALCONY GUARDRAIL
- 30 SPACE RESERVED FOR LOCAL ART WORK
- 31 STRUCTURAL BRICK TO MATCH THIN BRICK
- 32 SECURE METAL DOOR PTD TO MATCH BRICK
- 33 BRICK HEADER
- 34 THIN PROFILE CH ROLL OR PTD TO MATCH BRICK
- 35 METRO BUS SHELTER
- 36 CAPITOL BIKE SHARE - PROPOSED LOCATION
- 37 STRUCTURAL BRICK TREE PLANTERS
- 38 STORE FRONT WINDOW ASSEMBLY @ LOBBY



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WHEELER RENAISSANCE - NORTH BUILDING ELEVATION

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North Building Elevation



East Building Elevation



South Building Elevation



EXTERIOR MATERIALS

- 1 SYNTHETIC TRIM BOARD
- 2 CEMENTITIOUS BOARD SIDING
- 3 LOW 'E' VINYL CLAD PICTURE WINDOW
- 4 METAL DOORS PTD TO MATCH SIDING
- 5 ROOF TOP GUARDRAIL @ 52" AFF
- 6 RIBBED METAL PANEL SIDING
- 7 DECORATIVE METAL CANOPY
- 8 LOW 'E' SPANDREL GLASS
- 9 LOW 'E' SPANDREL OPAQUE GLASS PANEL
- 10 CURTAIN WALL SYSTEM
- 11 LOW 'E' VINYL WDW / THERM. INSUL. DOOR
- 12 48" AFF JULIET BALCONY RAILING
- 13 PORCELAIN TILE FACADE - 1
- 14 PORCELAIN TILE FACADE - 2
- 15 DECORATIVE ENTRY CANOPY
- 16 METAL COLUMN COVER
- 17 ENTRY STORE FRONT ASSEMBLY
- 18 RAISED LETTER SIGNAGE
- 19 PORCELAIN TILE FACADE - 3
- 20 LOW 'E' VINYL DOUBLE HUNG WINDOW
- 21 SYNTHETIC TRIM BOARD
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- 23 DECORATIVE WALL MTD LIGHTING
- 24 RETAIL STORE FRONT ENTRY ASSEMBLY
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- 26 DECORATIVE SIGNAGE LIGHTING
- 27 RETAIL STOREFRONT WINDOW ASSEMBLY
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- 32 SECURE METAL DOOR PTD TO MATCH BRICK
- 33 BRICK HEADER
- 34 THIN PROFILE OH ROLL DR PTD TO MATCH BRICK
- 35 METRO BUS SHELTER
- 36 CAPITOL BIKE SHARE - PROPOSED LOCATION
- 37 STRUCTURAL BRICK TREE PLANTERS
- 38 STORE FRONT WINDOW ASSEMBLY @ LOBBY

A-204

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WHEELER RENAISSANCE - WEST BUILDING ELEVATION

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West Building Elevation



WHEELER RENAISSANCE - PROJECT STREETScape

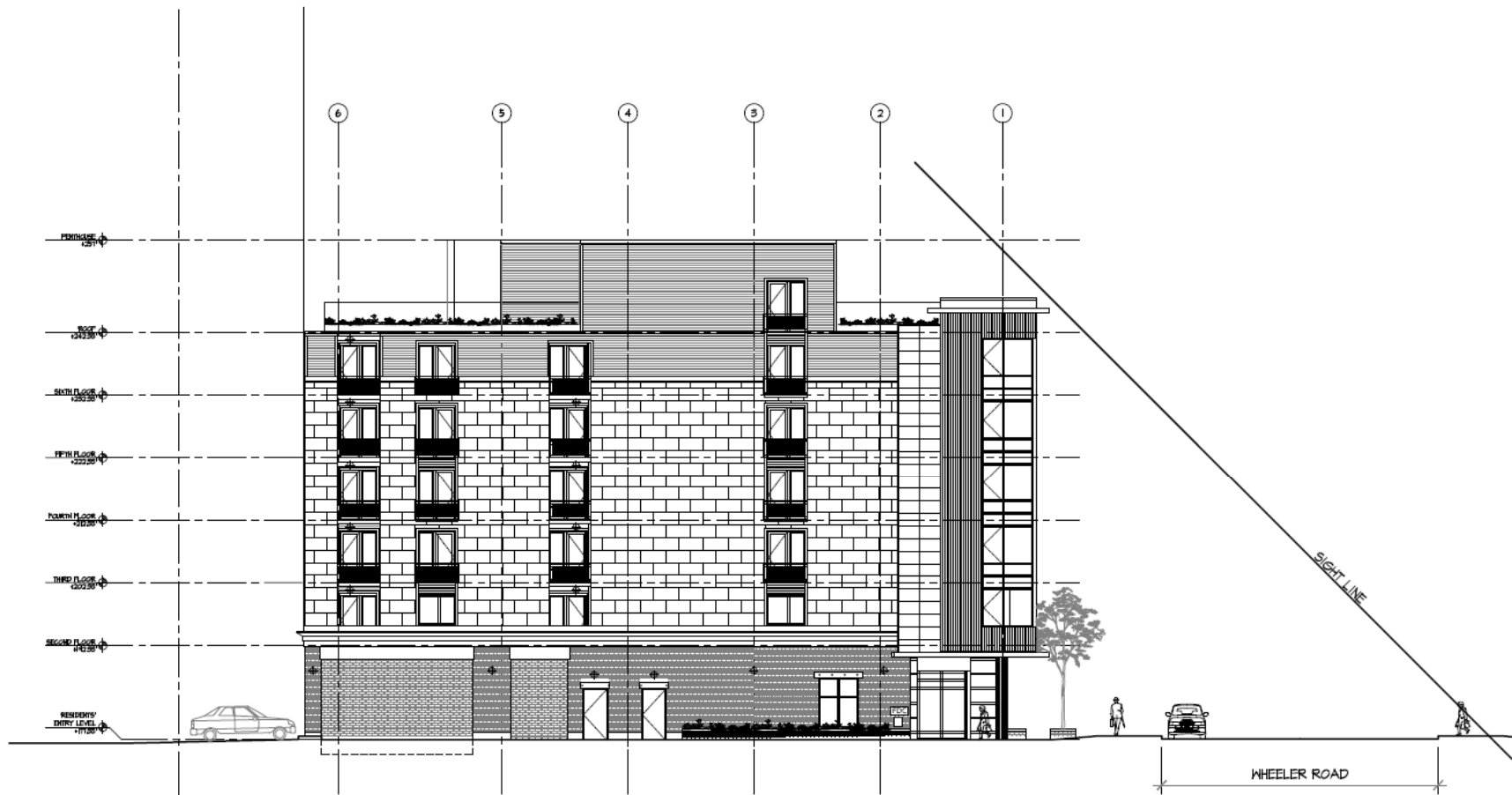
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DATE: 05/27/2014

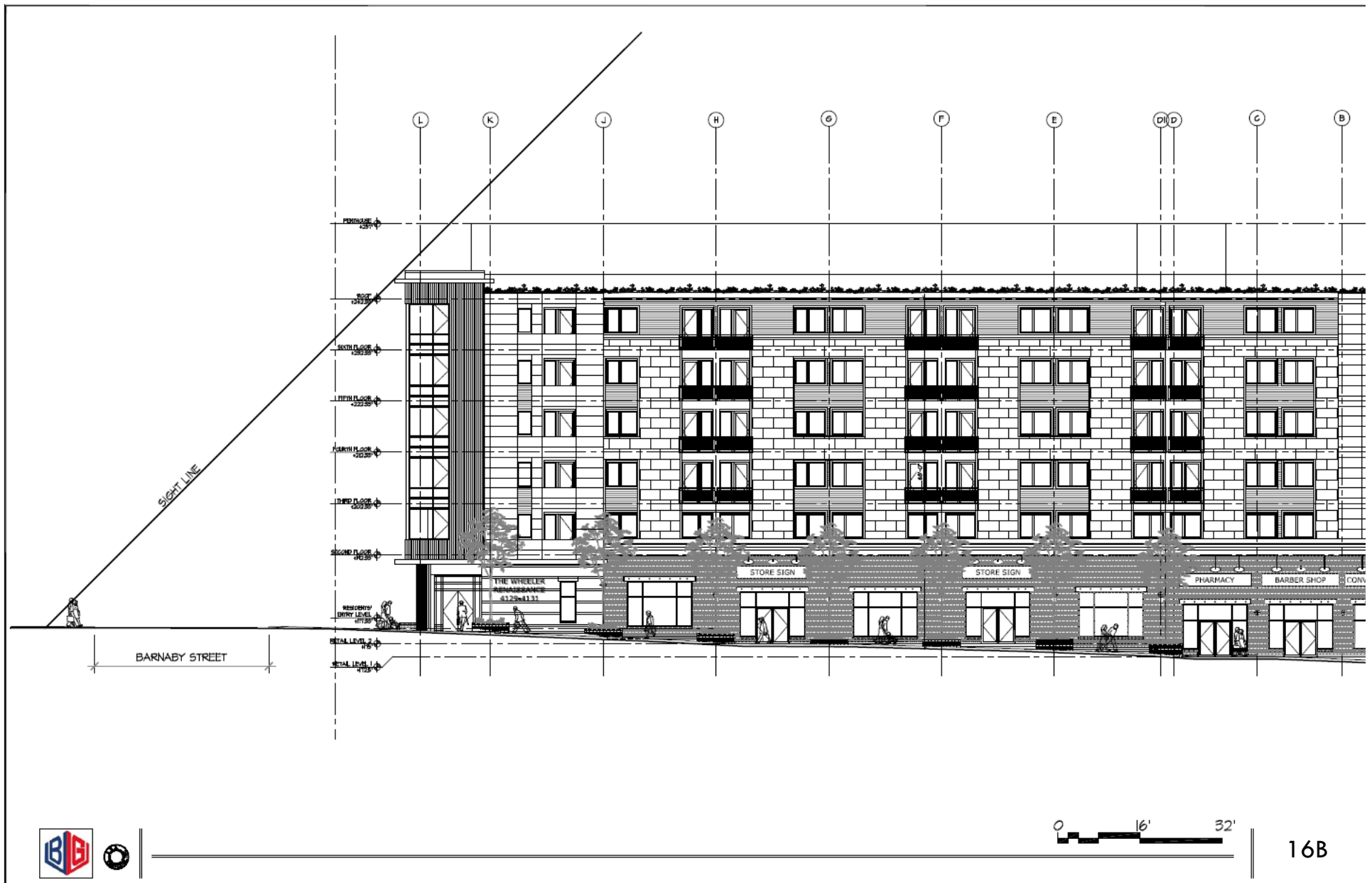
16A

Project Streetscape



16B

Line of Sight



Line of Sight



DECORATIVE METAL CANOPY (7)



CURTAIN WALL (10)



MTL PANEL (6)



DECORATIVE ENTRY CANOPY (15)



RESIDENTIAL ENTRY (17)



RAILING (29)



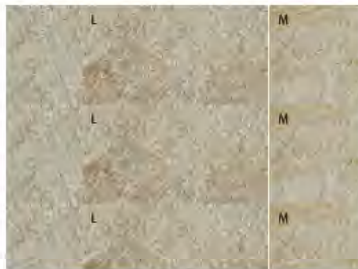
RAILING (5)



CEMENT BD. SIDING (2)



PAINT



PORCELAIN TILE - 1 (13)



PORCELAIN TILE - 3 (14)



PORCELAIN TILE - 3 (19)



SYNTHETIC TRIM (21)



PAINT



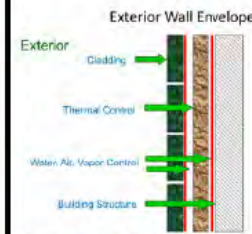
THIN BRICK (25)



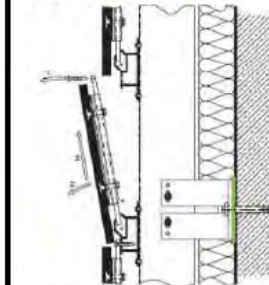
STRUCT. BRICK (31)

NOTES: MATERIALS ARE AN REPRESENTATIVE 'LOOK' FOR THE PROJECT.
COLORS AS SHOWN SUBJECT TO TONAL CHANGE PER ACTUAL MANUFACTURED MATERIALS.
NUMBERS PROVIDED REFERENCE MATERIALS LISTED ON ELEVATIONS

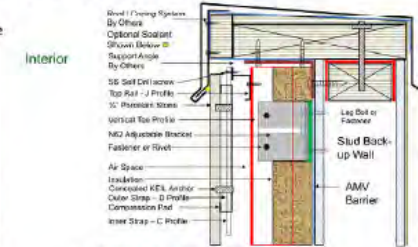
GENERAL CONSTRUCTION DETAILS FOR FACADE



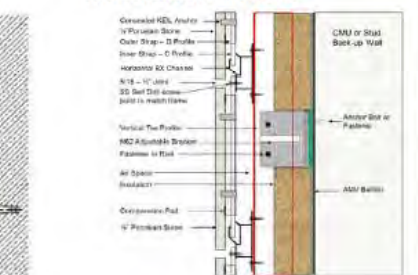
EXTERIOR WALL DIAGRAM



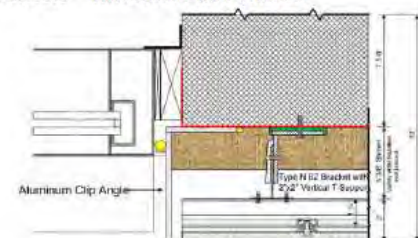
ENLARGED INSTALLATION / MAINTENANCE DTL



TYP. SECTION DETAIL AT PARAPET



TYP. SECTION DETAIL FOR FACADE



TYP. SECTION DETAIL AT WINDOW / DOOR



WHEELER RENAISSANCE - MATERIAL BOARD

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DATE: 04/16/2014

20A

Material Board

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TYP. VINYL WDW / DOOR ③ ④ ⑪



JULIET BALCONY RAILING ⑫



DECORATIVE LIGHTING ⑳



DECORATIVE LIGHTING ㉓



RETAIL SIGNAGE LIGHTING ㉔



DECORATIVE MTL HEADER ㉒



RETAIL SIGNAGE ㉘



RAISED LETTER SIGNAGE ㉙



ATHLETIC TRACK



RETAIL STOREFRONT ㉔



RETAIL STOREFRONT ㉗



ROLL DOOR ㉔



PAINT



STRUCT. BRICK ㉓



POROUS PARKING PAVER



WHEELER RENAISSANCE - MATERIAL BOARD

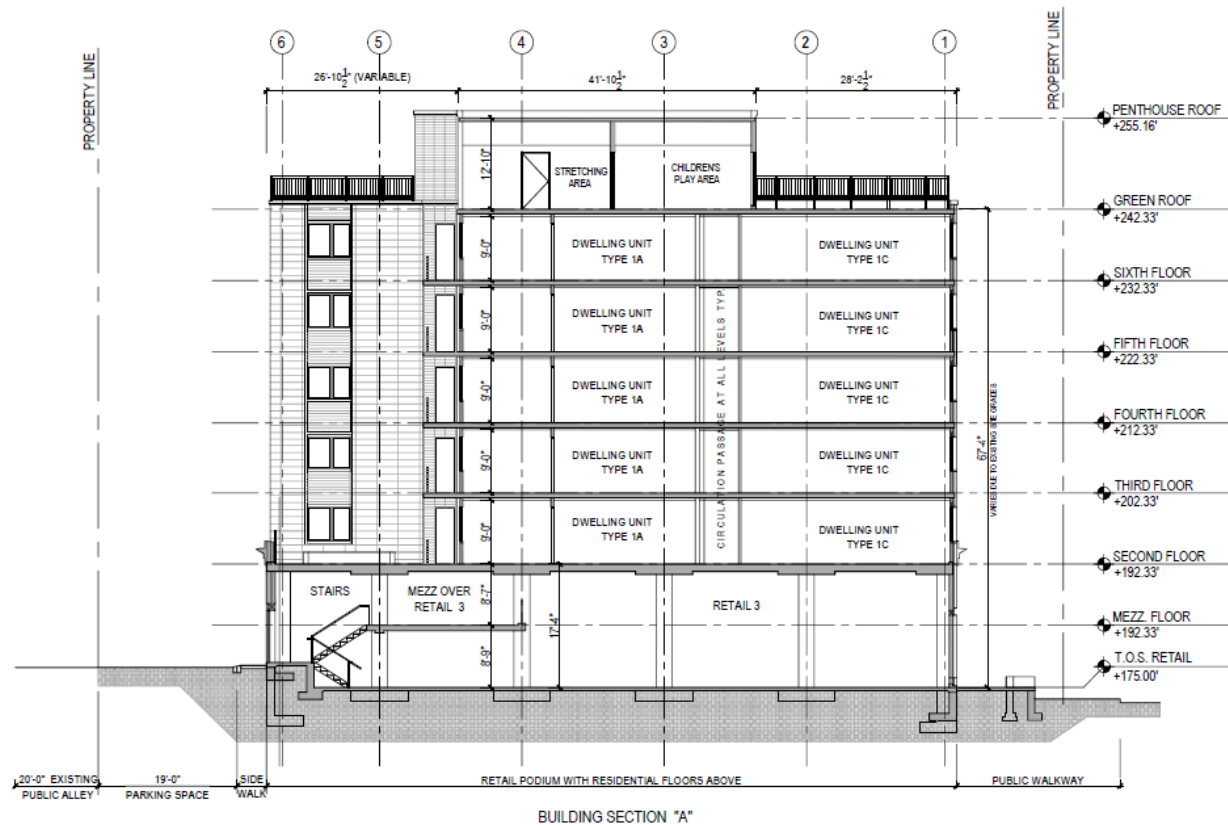
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DATE: 04/16/2014

20B

Material Board



BUILDING SECTION "A"



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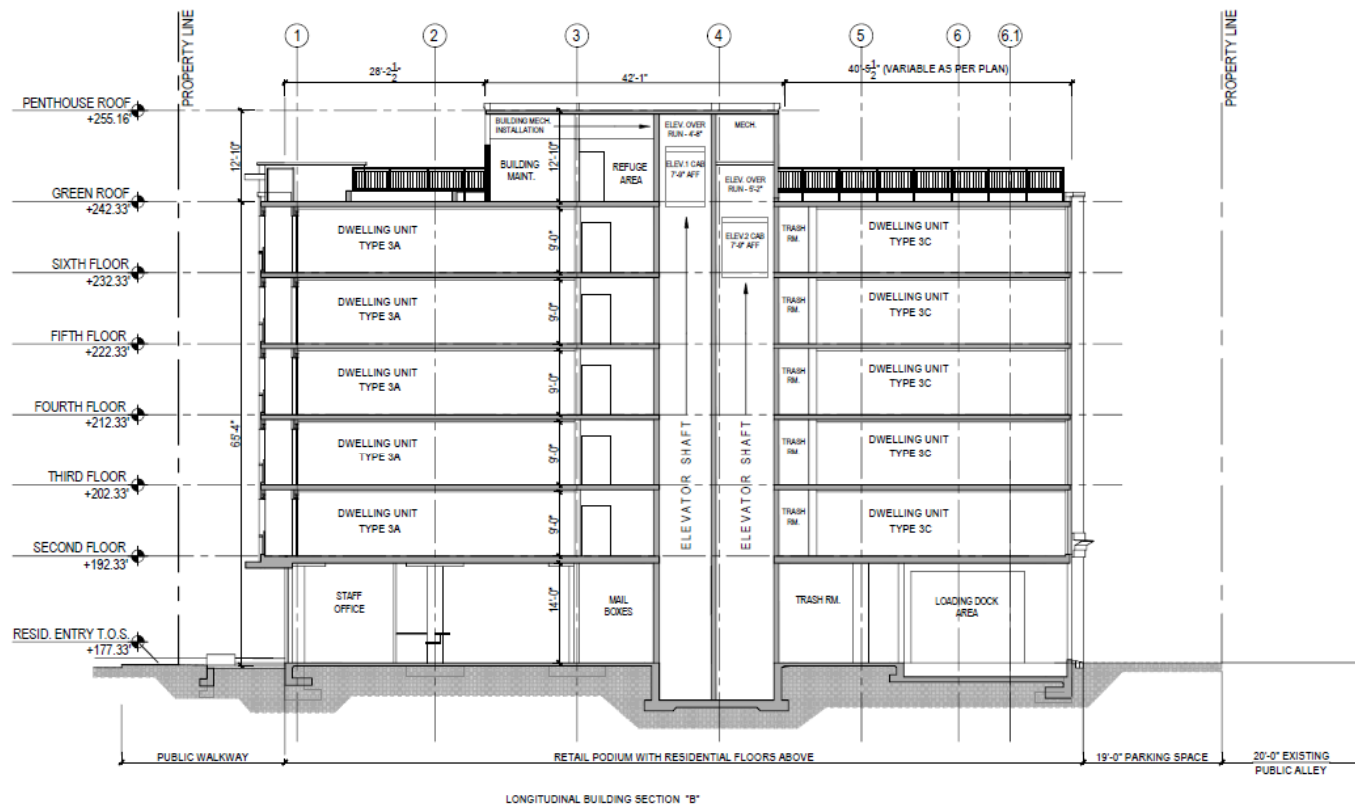
WHEELER RENAISSANCE - BUILDING SECTION 'A'

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SCALE: 0 16' 32'
DATE: 05/27/2014

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Building Section "A"



WHEELER RENAISSANCE - BUILDING SECTION 'B'

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SCALE: 0 16' 32'

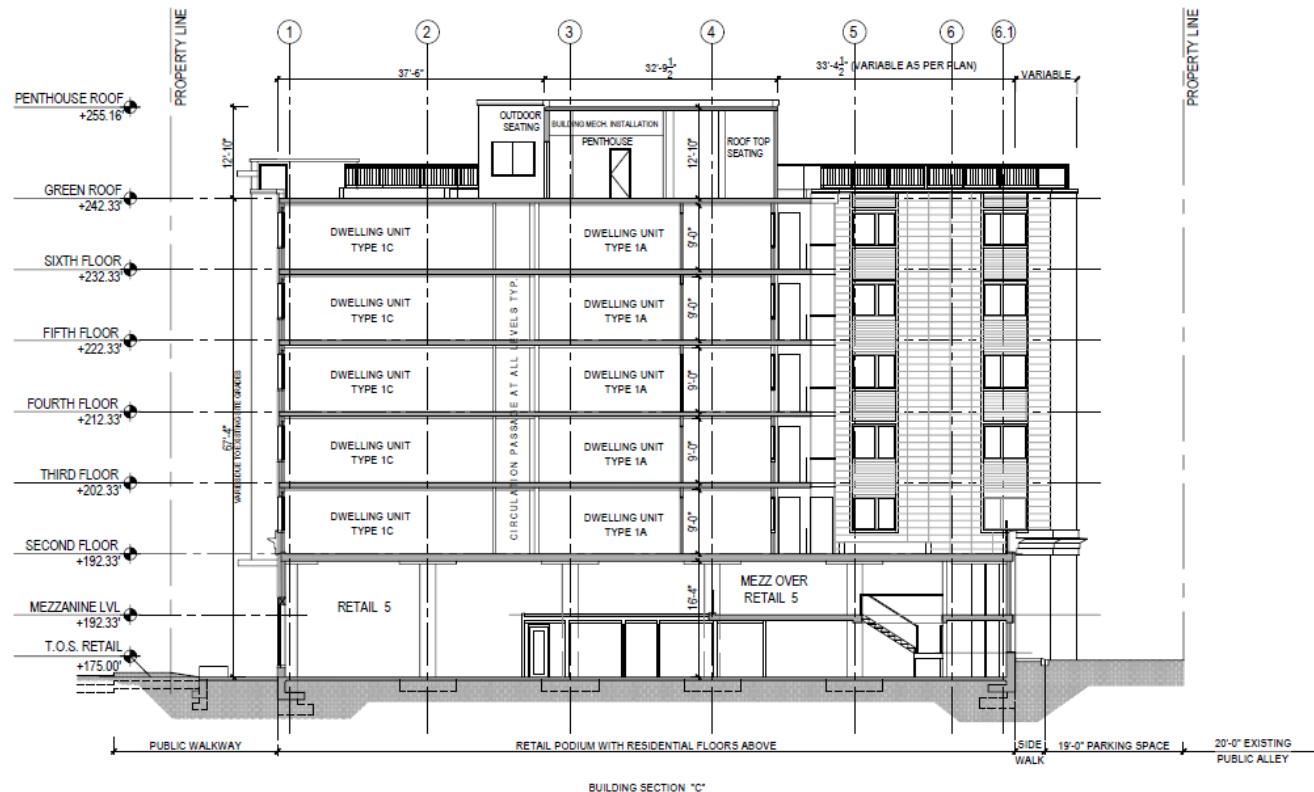
DATE: 04/16/2014



A-302

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Building Section "B"



BUILDING SECTION "C"



A-204



WHEELER RENAISSANCE - BUILDING SECTION 'C'

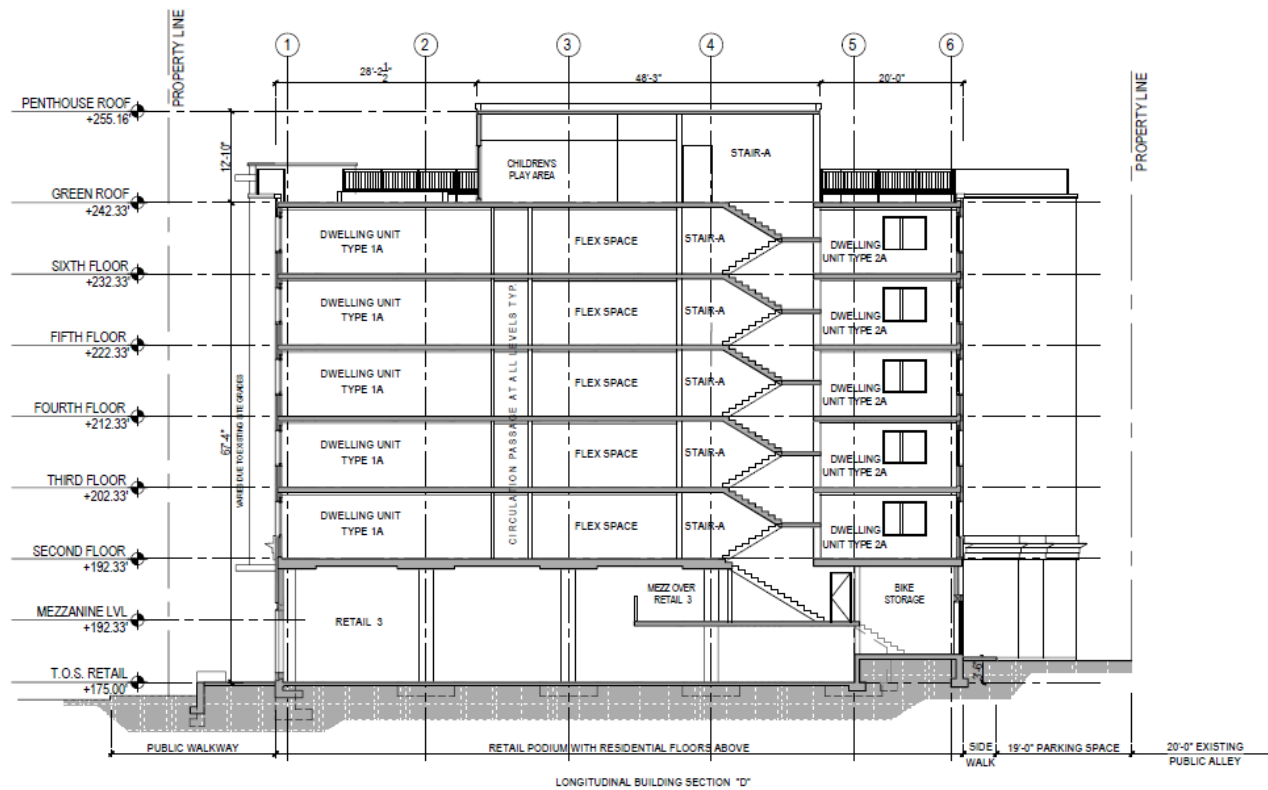
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SCALE: 0 16' 32'

DATE: 05/27/2014

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Building Section "C"



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WHEELER RENAISSANCE - BUILDING SECTION 'D'

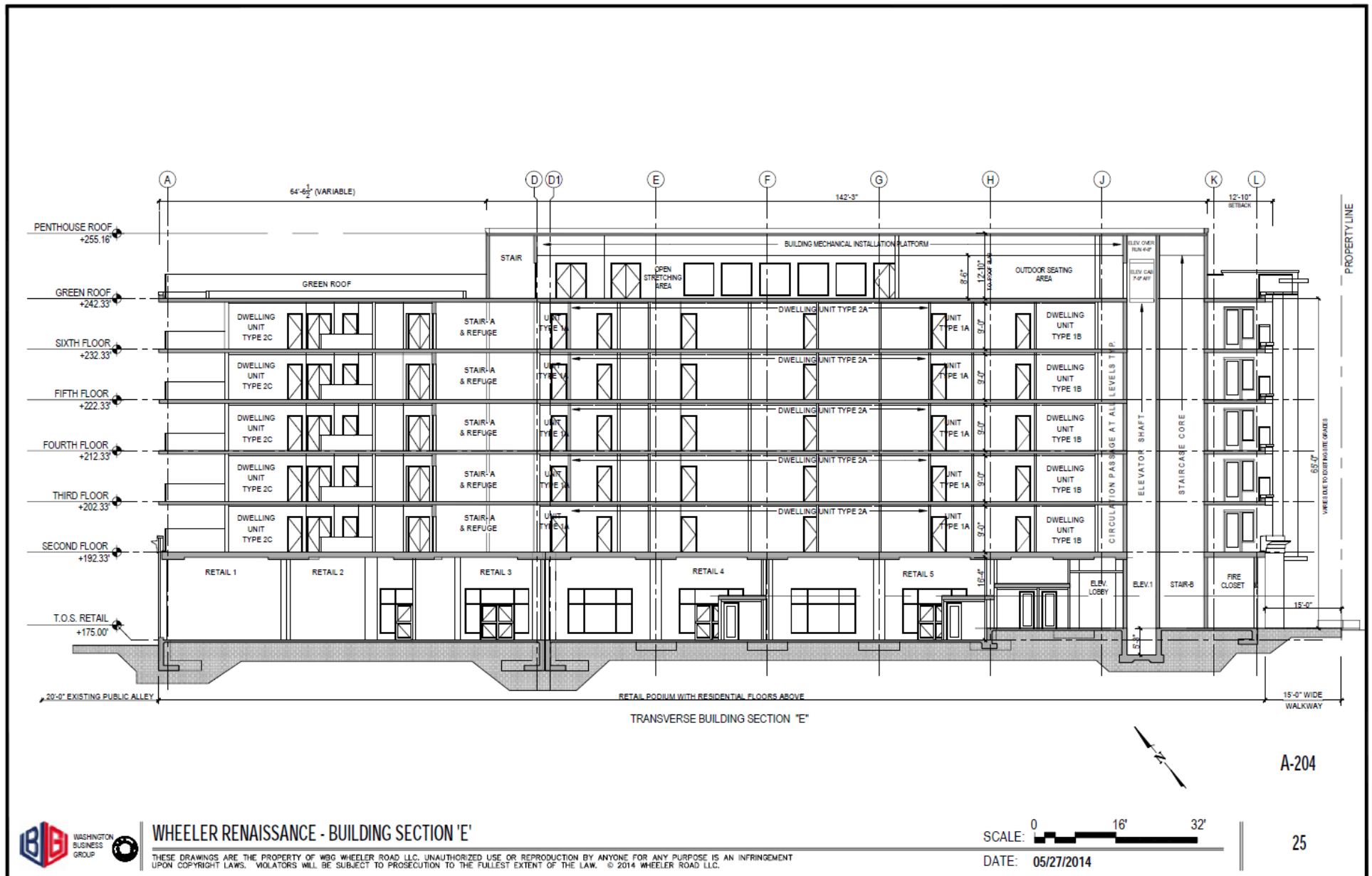
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SCALE: 0 16' 32'

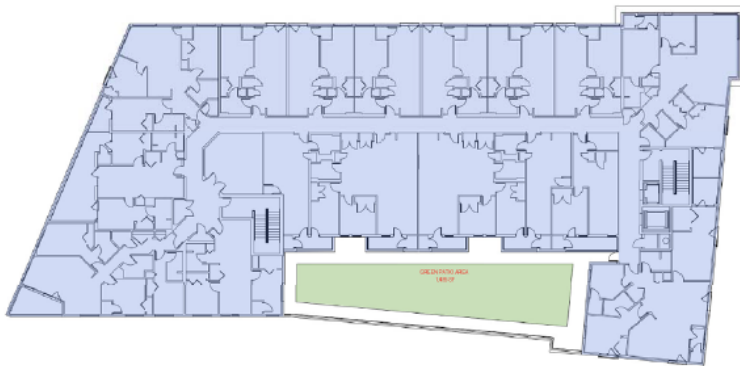
DATE: 04/16/2014

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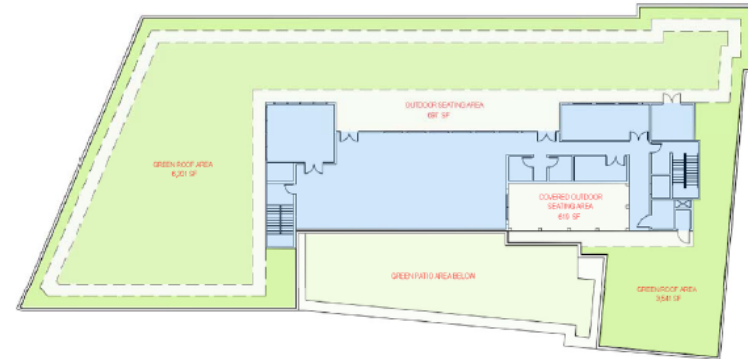
Building Section "D"



Building Section "E"



GAR DIAGRAM - 2ND FLOOR RESIDENTIAL



GAR DIAGRAM - PENTHOUSE / ROOF



FAR DIAGRAM - SITE PLAN

PROJECT GREEN AREAS	TOTAL SF PER FLOOR
FIRST FLOOR - TREE PLANTERS	304 SF
FIRST FLOOR - POROUS PAVERS	4,511 SF
FIRST FLOOR - TOTAL	4,815 SF
SECOND FLOOR - GREEN ROOF AREA	1,495 SF
SECOND FLOOR - TOTAL	1,495 SF
ROOF / PENTHOUSE - GREEN ROOF	9,742 SF
ROOF / PENTHOUSE - TOTAL	9,742 SF
PROJECT TOTAL	16,052 SF



WHEELER RENAISSANCE - GREEN AREA RATIO (GAR) PLAN DIAGRAMS

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SCALE: 1/64" = 1'-0"

DATE: 05/27/2014

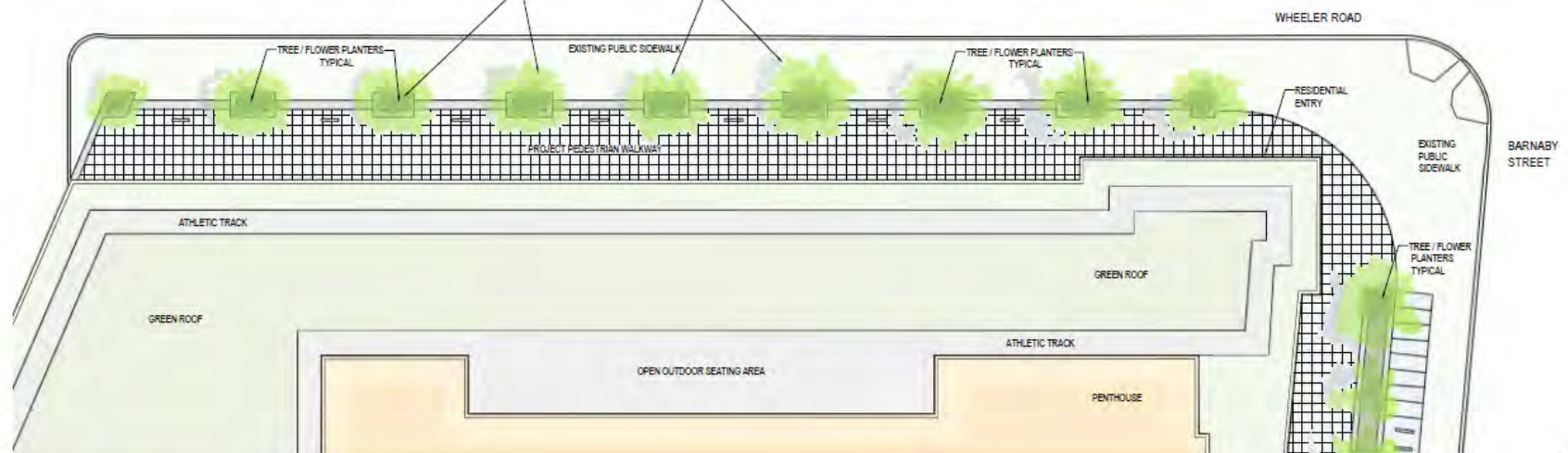


NOTE: THE SELECTION OF PLANT MATERIALS FOR THE 'SITE AREA' WILL VARY DEPENDING ON SEASONAL AVAILABILITY WITH A RANGE AND QUALITY AS PROPOSED IN THE PLANS



GROUND COVER / MIXED PLANTINGS

SHADE TREES



WHEELER RENAISSANCE - SITE PLANT MATERIALS

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SCALE: NTS
DATE: 04/16/2014

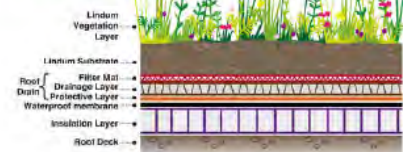
L-200

L-1

Site Plant Materials

NOTE: THE SELECTION OF PLANT MATERIALS FOR THE 'SITE AREA' WILL VARY DEPENDING ON SEASONAL AVAILABILITY AND FINAL DESIGN BY A QUALIFIED GREEN ROOF INSTALLER WITH A RANGE AND QUALITY AS PROPOSED IN THE PLANS

PROFILE OF A LINDUM GREEN ROOF



TYPICAL DETAILS FOR GREEN ROOF ASSEMBLY

TYPICAL GREEN ROOF MATERIALS FOR THE DC AREA

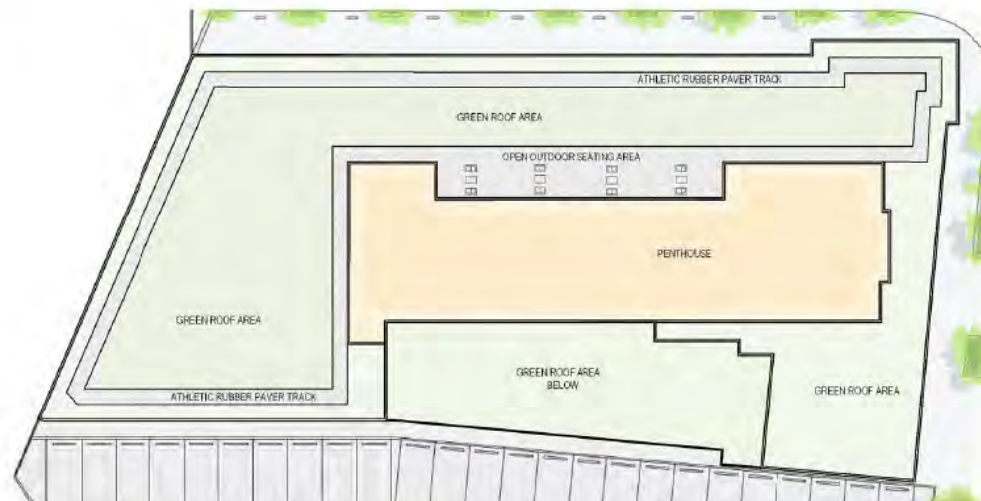
TYPICAL PLANTING SUGGESTIONS FOR APPROPRIATE GROUND COVERS FOR GREEN ROOF AREAS IN THE DISTRICT OF COLUMBIA

PLANT MATERIAL	LIGHT REQUIREMENT	MOISTURE REQUIREMENT	NOTES
DELOSPERMA COOPERII	FULL SUN	DRY	PINK FLOWERS / GROWS RAPIDLY
DELOSPERMA 'YSLAIDS'	FULL SUN	DRY	SALMON FLOWERS / GROWS RAPIDLY
DELOSPERMA HUBIGENUM 'SAGUTOLAND'	FULL SUN	MOIST / DRY	YELLOW FLOWERS / VERY HARDY
SEDUM ALBUM	FULL SUN	DRY	WHITE FLOWERS / HARDY
SEDUM LANCEOLATUM	FULL SUN	DRY	YELLOW FLOWERS / NATIVE TO U.S.
SEDUM OREGANUM	PART SHADE	MOIST	YELLOW FLOWERS / NATIVE TO U.S.
SEDUM STOLONIFERUM	SUN	MOIST	PINK FLOWERS / DROUGHT TOLERANT
SEDUM TELEPHIOIDES	SUN	DRY	BLUE GREEN FOLIAGE / NATIVE TO REGION
SEDUM TERNAUTUM	PART SHADE	DRY / MOIST	WHITE FLOWERS / GROWS IN SHADE
TALNUM CALYCIUM	SUN	DRY	PINK FLOWERS / SELF-SOWING

***DEPENDS ON AREA AVAILABILITY AND FINAL ON SITE ASSESSMENT FOR SUN AND SHADE

IN KEEPING WITH THE ECO-FRIENDLY DESIGN - THE ATHLETIC TRACK WILL BE MADE OF RECYCLED RUBBER TIRES REFORMED INTO TILES.

ACTUAL FINAL LAYOUT OF ATHLETIC TRACK TO BE DETERMINED BY FINAL GREEN ROOF LAYOUT PLAN



GREEN ROOF - PLANT MATERIALS

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SCALE: NTS

DATE: 04/16/2014

L-300

L-2

Green Roof Plant Materials



NOTE: ITEMS REPRESENTED REQUIRE FINAL DDOT APPROVAL/COORDINATION FOR LOCATION & FINAL SPECIFICATION



1. EXTERIOR BIKE RACK



2. DDOT APPROVED TRANSIT SIGNAGE



3. CAPITAL BIKE SHARE



4. DDOT APPROVED BUS SHELTER



5. SECURE INDOOR BIKE STORAGE RACKS



WHEELER RENAISSANCE - SITE ELEMENTS

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SCALE: NTS
DATE: 04/16/2014

L-400

L-3

Site Elements

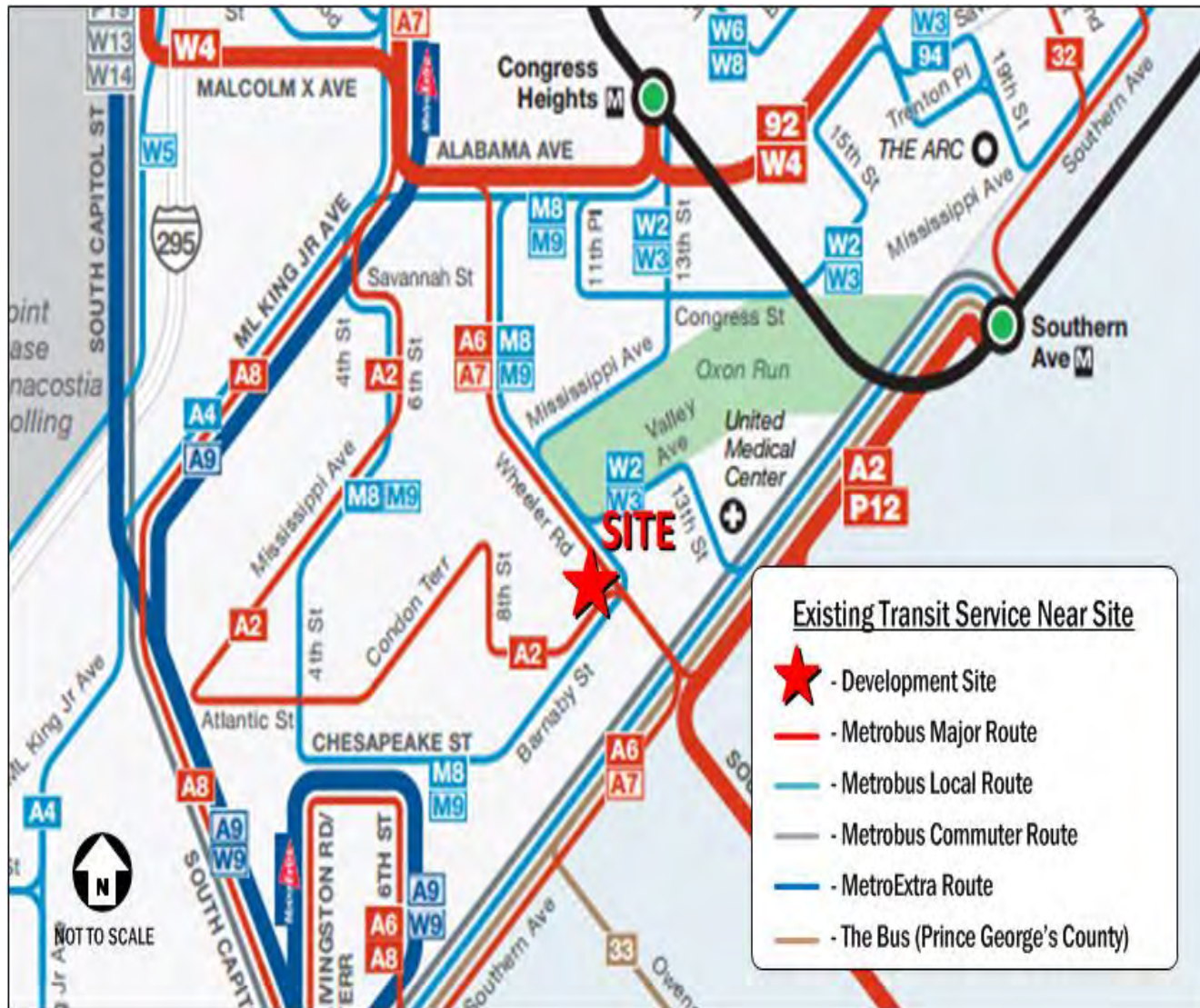
Site Location



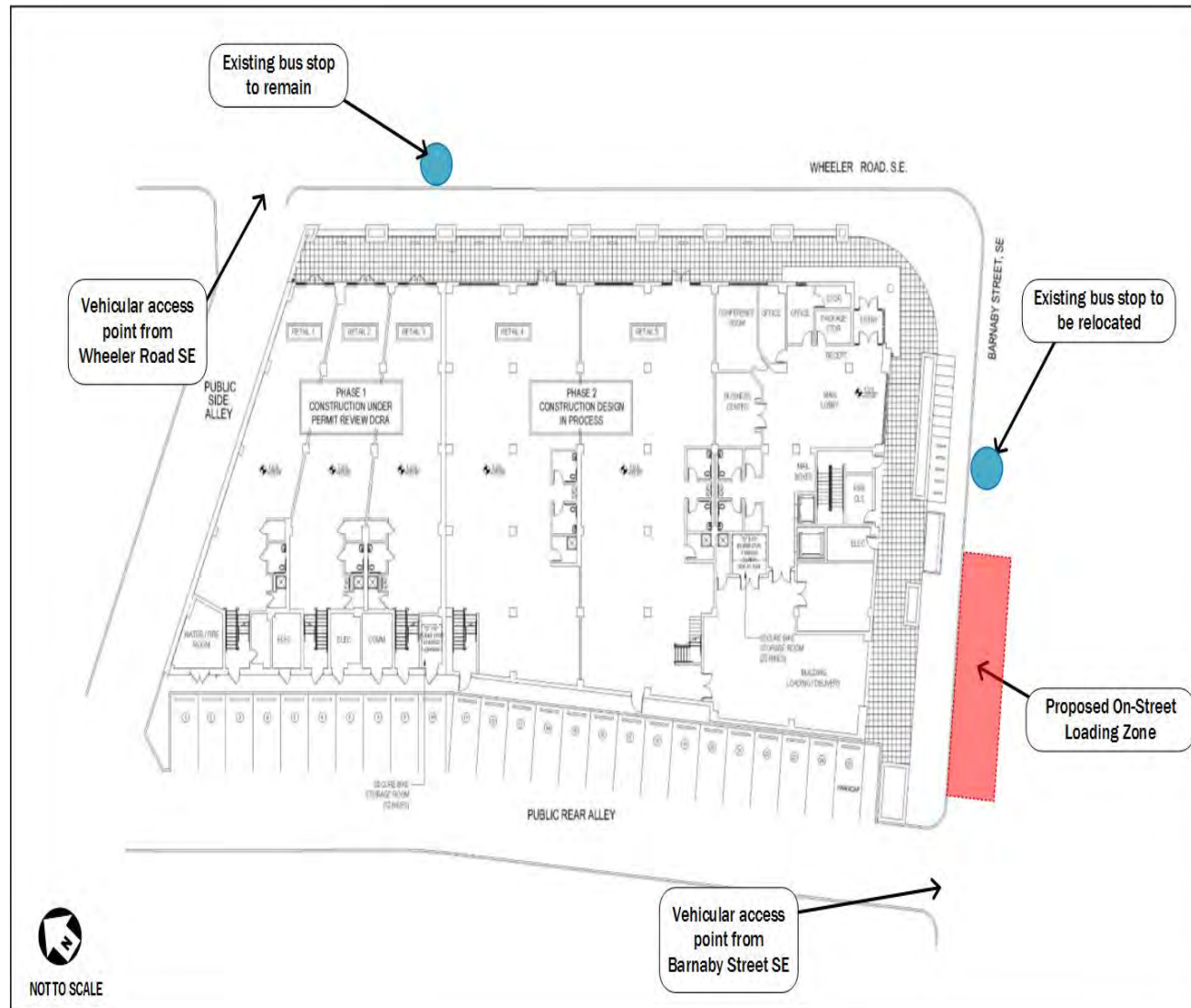
Wheeler Renaissance PUD

May 29, 2014

Existing Transit



Site Plan



Wheeler Renaissance PUD

May 29, 2014

Proposed Transportation Demand Management

1. 30 secure bicycle parking spaces and 24 spaces in bicycle racks external to the building.
2. Identify a TDM Leader.
3. Install a TransitScreen in the residential lobby.
4. Provide an on-site business center to residents with access to copier, fax, and internet services.
5. Provide location for Bikeshare Station.
6. Provide an enhanced bus shelter on Barnaby Street.



Relief Sought

	Required	Provided
Parking ⁽¹⁾	43 spaces	25 spaces
Loading	1 – 30' Berth 1 – 100 sf Platform 1 – 55' Berth 1 – 200 sf Platform 1 – 20' Service Space	On-Street Loading

Note: (1)Residential units to be 30-60% AMI and are not assumed to need parking. Parking will be provided for retail users and made available to residents in off hours.



Loading Relief Justification

1. Implementation of Loading Management Plan
2. Provide additional Loading Management Plan Elements
 - a) Designate Loading Coordinator
 - b) Tenants required to notify coordinator of all moving operations
 - c) Limit truck size to 30 feet or less
 - d) Limit delivery times for large trucks, if large trucks are necessary
 - e) Tenants must schedule move-ins with coordinator and provide truck size and carrier
 - f) Without an approved curbside loading zone, the coordinator will secure Emergency No Parking Signs, to establish a temporary loading area
3. Coordinate with DDOT and WMATA on relocation of existing Barnaby Street bus stop
 - a) Preliminary coordination with WMATA identifies no issues



Parking Relief Justification

1. Car ownership relatively low in census tract (70% of renters do not own cars) and for affordable housing units
2. High transit utilization for census tract (only 33% drive or carpool)
3. Proximity to WMATA Priority Bus Corridors (A2 & A6 Metrobus Lines)
4. Zoning Rewrite Requirements would require 22 parking spaces
5. Implementation of TDM Plan
6. Significant parking capacity on-street (49% peak utilization)
7. Site not eligible for residents to obtain a Residential Parking Permit



DDOT Comments

1. Work with DDOT and WMATA to relocate existing bus stop to create loading zone
2. Provide additional Loading Management Plan Elements
3. Work with DDOT to provide location for Bikeshare Station
4. Submit application to provide an enhanced bus shelter on Barnaby Street
5. Coordinate with DDOT on proposed signal timing changes



Wheeler Renaissance



Zoning Regulations

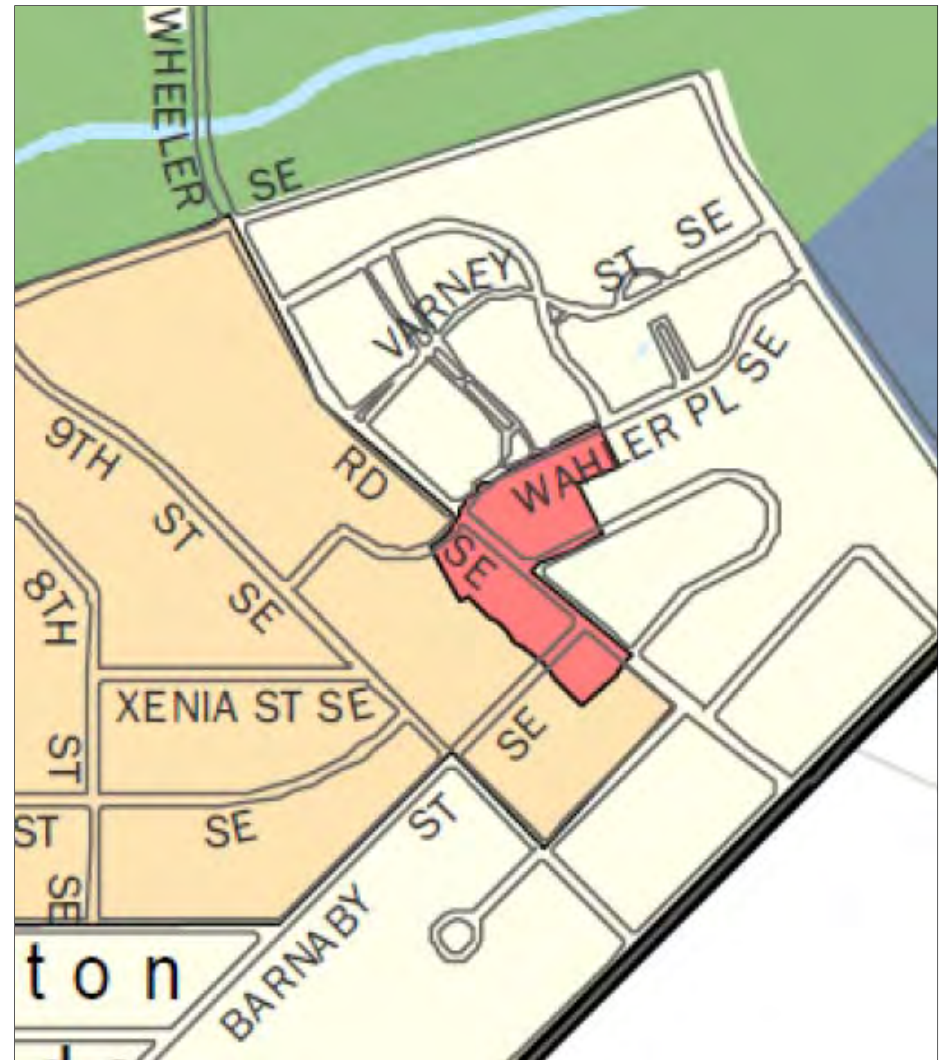
Requirement	C-1	C-2-B	C-2-B PUD Guidelines	PUD Project Provided
FAR	1.0	3.5 (1.5 commercial)	6.0 (2.0 commercial)	3.4 (0.48 commercial)
GFA	32,104 sq. ft.	112,364 sq. ft. (48,156 sq. ft. commercial)	192,624 sq. ft. (64,209 sq. ft. commercial)	109,386 sq. ft. (15,566 sq. ft.)
Building Height	40 feet	65 feet	90 feet	68 feet
Lot Occupancy	60%	100% (80% residential)	100% (80% residential)	67.5% (59% residential)

Generalized Policy Map

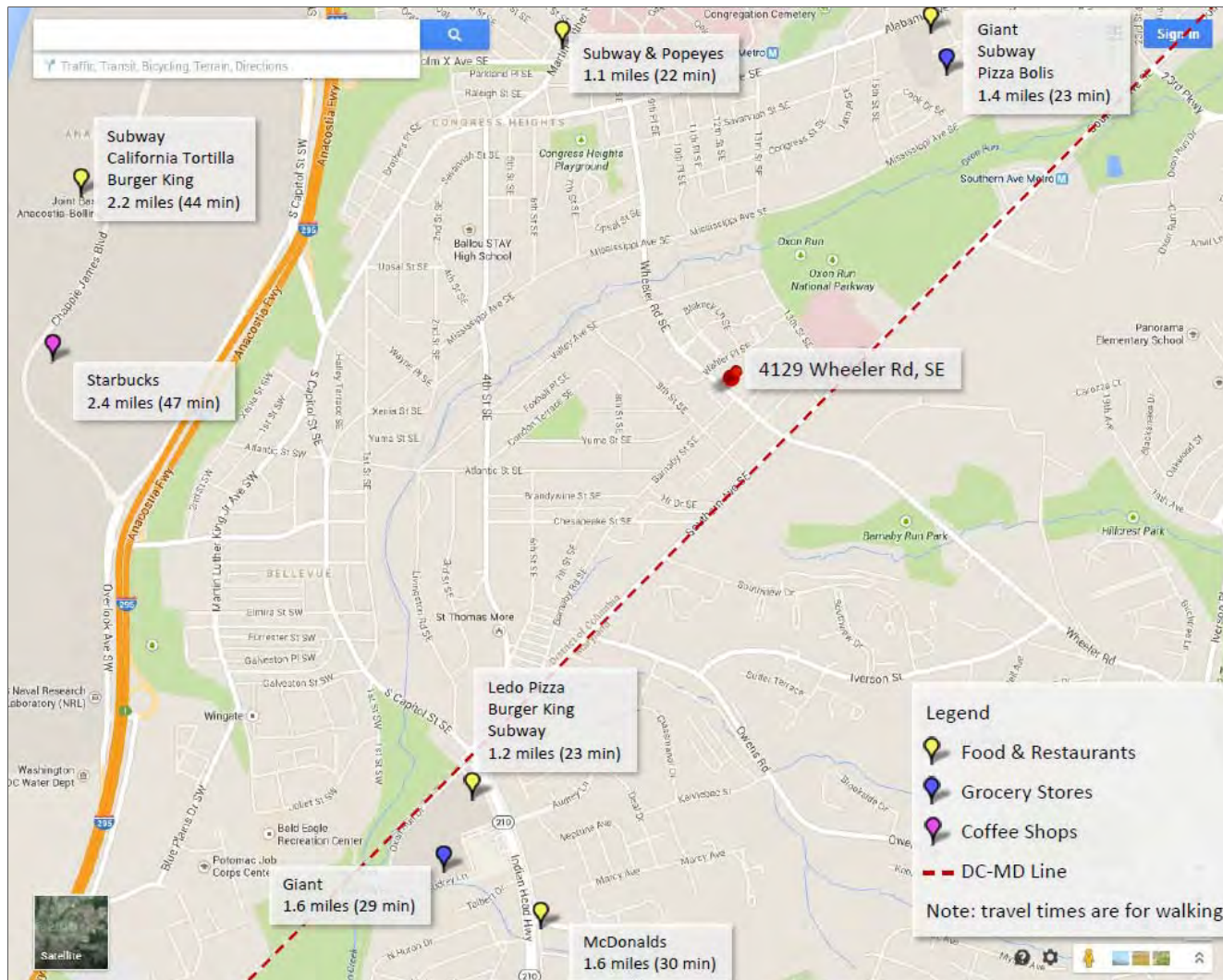
Generalized Policy Map

The Generalized Policy Map designates the site as a Neighborhood Commercial Center. The service area is usually less than a mile and uses typically include convenience stores, small supermarkets, and spaces for other small businesses. Mixed-use infill development at these centers should be encouraged to provide new retail and service uses, and additional housing and job opportunities.

223.18



Lack of Retail Nearby



PUD Meets Evaluation Standards

- **Urban Design and Site Planning:** Facades, materials, stormwater management, and setbacks have been carefully thought out.
- **Parking and Transportation Demand Management:**
 - ▣ Provides 25 parking spaces and 30 secure bicycle spaces
 - ▣ Renovated covered bus shelter, Transit Screen
 - ▣ Seeking Installation of Capital Bikeshare Dock
- **Housing and Affordable Housing:**
 - ▣ Substantial number of family-size affordable units with several two and three bedroom units
 - ▣ 30%-60% AMI
 - ▣ Accommodations for persons with disabilities
- **Green Elements, Landscaping, and Streetscape Design:**
 - ▣ 2 levels of green roofs
 - ▣ 4,511 sq. ft. of pervious pavement
 - ▣ Landscaping and streetscape improvements along Wheeler Rd. and Barnaby St.
- **Uses of Special Value:** Updated space for new and existing neighborhood-serving retail, family-friendly affordable housing, partnerships to provide training and employment to residents and neighbors

Zoning Commission
PUD + Map Amendment
4129 Wheeler Rd, SE
ZC 13-18

Presented by:
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Griffin, Murphy,
Moldenhauer & Wiggins, LLP

