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June 9, 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: Posthearing Submission for Z.C. Case No. 13-18 - WBG Wheeler Road, LLC
Consolidated PUD & Related Map Amendment
Square 5925, Lots 820 & 821

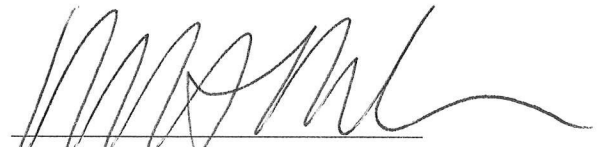
Dear Ms. Schellin:

On behalf of WBG Wheeler Road, LLC, (the "Applicant"), attached is the Applicant's Revised Plans in response to comments made during the hearing on May 29, 2014 at Exhibit A and Site Plan Aerial, generated by Gorove/Slade, at Exhibit B.

Thank you for your attention to this matter. Please feel free to contact us if you have any questions.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Meredith H. Moldenhauer

Enclosures:

cc: Advisory Neighborhood Commission 8E (Via US Mail)
D.C. Office of Planning (Via Email)

Z.C. Case No. 13-18 - WBG Wheeler Road, LLC
Consolidated PUD & Related Map Amendment
Square 5925, Lots 820 & 821

Page	Title	Description of Revision
Cover	Architecture Cover Sheet	Updates page numbers.
3A and 3B	Overall Site Aerial Images	Provides additional context for the project, through use of a 3D image, and shows the height of the new structure relative to existing neighboring structures.
4A	FAR Diagrams	Updates calculation chart to include the 7 th Floor.
4B	FAR Diagrams	Shows 7 th Floor instead of Penthouse.
4C	Construction Phasing Diagram	Revised plan to show larger bike room and revised trash room location.
7	GAR Plan Diagrams	Recalculates penthouse/7 th floor square footage.
8	Overall Site Plan	Revises note.
9	1 st Floor Plan - Retail/ Residential Entry Lobby	Shows a second trash room off of Barnaby Street to reduce the need to move trash through the alley.
10	1 st Floor Plan - Mezzanine Retail	Reduces the Mezzanine to provide for a Trash Room and relocated water, electrical and communication room.
11	Unit Mix Diagrams	Shows removal of door to 2 nd story green roof on 3 rd through 6 th floor.
12	2 nd Floor Residential Plan	Revises note.
13	3 rd Thru 6 th Residential Floor Plan	Removes door to 2 nd Story green roof.
14	7 th Floor Plan	Labels penthouse as a 7 th Story. While some internal programming has been modified, the dimensions and height of what was previously deemed a penthouse has not changed. The height and FAR calculations have been changed accordingly. Dimensions are added to show the setback from the 42" railing and the track.
15	Roof Plan	Places the condensers on the roof.
16	Project Aerial	Revises rendering to show 3-story Manor View.
16A	Project Streetscape	Adds Powerpoint slide to full plan set. Revises rendering to show 3-story Manor View.
17-20	Building Elevations	Relabels thin brick to brick veneer.
18	East Building Elevation	Modifies rendering for consistency regarding door openings.
19A	Enlarged Rear Green Roof	Shows rendering of 2 nd story green roof.
20C	Enlarged Building Trim	Shows details of the trim.
21 - 25	Building Sections	Shows new roof parapet and condenser location. Updates 7 th floor label.
26 and 27	Site Sections/Site Views	Shows degree of visibility of the penthouse from additional vantage points.

Summary of Revised Plans

The description of the Revised Plans above indicates the various ways in which the Applicant has incorporated the revisions requested by the Zoning Commission at the hearing on May 29th, 2014 into the project. The Applicant has carefully considered each request from the Zoning Commission, incorporating those changes into the Revised Plans wherever possible. Primary enhancements to the Plans include relabeling the penthouse as a 7th story, which removes the need for roof structure flexibility, and putting the project into context through revised renderings, 3D aerial images, and additional line-of-sight drawings. The 3-D aerial images show the consistency of the project with the surrounding community. The Roof Plan also adds dimensions for the setback from the 42" railing and the track.

Despite best efforts by the Applicant, some suggestions from the Board could not be implemented. Commissioner Cohen expressed a preference for avoiding PVC materials used on the project. However after consulting multiple suppliers, the Applicant has determined that replacing all PVC cannot be implemented due to the cost prohibitive nature of the alternative materials, cost of installation, and cost of maintenance. Wood, fiberboard, and cement board use individual layered pieces to create a profile resulting in waste and maintenance issues as well as higher labor costs for installation. In order to maintain the level of affordability the project will have a limited amount of PVC material. Commissioner May asked the Applicant to consider combining the bike rooms. The bike rooms remain separated to give employees of the retail establishments access to a locked and secure bike room that only other employees may access and to allow residents an equally secure and exclusive bike room in a more convenient location. Commissioner May also suggested looking into realigning the windows so the windows in the residential portion line up with the retail windows and entryway. After consultation with the structural engineer, this suggestion cannot be implemented for structural reasons. The suggested change would require a complete redesign of the podium structure and require an additional sub grid of columns outside the main structural bays. This type of redesign would be costly and inefficient for this 100% affordable project. After careful consideration, the Applicant has incorporated a significant number of changes

requested by the Zoning Commission into the Revised Plans. The project will enhance the local community with new retail, upgraded existing retail, and beautiful large affordable units.

This PUD-related map amendment to the C-2-B is not inconsistent with the Comprehensive Plan, the Future Land Use Map Policy Map, and Generalized Policy Map. While the Future Land Use Map prescribes low density commercial, this is one of the rare instances in which “the application of other zones” is appropriate. 10 DCMR 225.8. The Generalized Policy Map designates the site as a Neighborhood Commercial Center, which encourages mixed-use infill development. The C-2-B Zone District allows the Applicant to provide high quality family-sized affordable housing units and over 14,000 square feet of neighborhood-serving ground floor retail space as encouraged by the Washington Highlands Investment Plan.

We respectfully submit that this project, and the extensive community benefits package provided, satisfies the Zoning Commissions requirements for approval of the PUD and map amendment.

Respectfully submitted,

GRIFFIN, MURPHY,
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By:



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