

# Holland & Knight

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March 5, 2020

## VIA IZIS AND HAND DELIVERY

Zoning Commission of the  
District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210-S  
Washington, DC 20001

**Re: Applicant's Prehearing Submission – Z.C. Case No. 19-28  
Zoning Map Amendment from the RF-1 Zone to the ARTS-3 Zone  
1840 7<sup>th</sup> Street, N.W. (Square 417, Lots 53 and 54)**

Dear Members of the Commission,

On behalf of Square 417, LLC (the "Applicant"), we hereby submit the attached materials in support of Z.C. Case No. 19-28 for a Zoning Map Amendment from the RF-1 zone district to the ARTS-3 zone district (the "Application"). Enclosed herewith are the following materials:


- A Prehearing Statement and related exhibits; and
- A completed Hearing Fee Calculator Form and check made payable to the D.C. Treasurer

We would appreciate the Zoning Commission scheduling a public hearing on this Application at the next available hearing date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:

  
\_\_\_\_\_  
Leila M. Jackson Batties  
Christopher S. Cohen

Encl.

cc: Certificate of Service  
Maxine Brown-Roberts, D.C. Office of Planning (w/ attachments, via email)  
Commissioner James Turner, Chair ANC 1B (w/ attachments, via email at  
1B09@anc.dc.gov)  
Commissioner Anita Norman, SMD 1B01 (w/e attachments, via email at  
1B01@anc.dc.gov)

**CERTIFICATE OF SERVICE**

I hereby certify that on March 5<sup>th</sup>, 2020, electronic copies of the Applicant's Prehearing Submission were served on the following, with hard copies sent on the following business day.

Jennifer Steingasser  
D.C. Office of Planning  
1100 4<sup>th</sup> Street, SW – Suite 650 East  
Washington, DC 20024

VIA EMAIL

Advisory Neighborhood Commission 1B  
Suite #100B  
2000 14<sup>th</sup> Street, NW  
Washington DC 20009  
1b@anc.dc.gov

VIA EMAIL & U.S. MAIL



Christopher S. Cohen  
Holland & Knight LLP

**BEFORE THE ZONING COMMISSION  
FOR THE  
DISTRICT OF COLUMBIA**

**Z.C. CASE NO. 19-28  
PREHEARING STATEMENT**

**ZONING MAP AMENDMENT  
FROM RF-1 ZONE TO THE ARTS-3 ZONE**

**1840 7<sup>TH</sup> STREET, N.W.  
(SQUARE 417, LOTS 53 AND 54)**

**SQUARE 417, LLC**

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**March 5, 2019**

Holland & Knight LLP  
800 17<sup>th</sup> Street, NW, #1100  
Washington, DC 20006  
(202) 955-3000  
Leila M. Jackson Batties, Esq.  
Christopher S. Cohen, Esq.

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**CERTIFICATION OF COMPLIANCE**  
**WITH SUBTITLE Z § 401 OF THE ZONING REGULATIONS**

The undersigned hereby certifies that, in accordance with Subtitle Z § 401 of the Zoning Regulations, two (2) copies of all of the other information listed below were filed with the Zoning Commission on March 5, 2020, and in accordance with Subtitle Z § 401.5, the application shall not be modified less than twenty (20) days prior to the public hearing.

<b><u>Subtitle Z Subsection</u></b>	<b><u>Description</u></b>	<b><u>Page/Exhibit</u></b>
401.1(a)	Information requested by the Zoning Commission and the Office of Planning	None
401.1(b)	List of witnesses prepared to testify on the Applicant's behalf	Page 6
401.1(c)	Summaries of witnesses' testimony and resumes of expert witnesses	Exhibit A
401.1(d)	Additional information introduced by the Applicant	None
401.1(e)	Reduced plan sheets	None
401.1(f)	List of maps, plans, or other documents readily available that may be offered into evidence	Exhibit B
401.1(g)	Estimated time required for presentation of Applicant's case	Page 6
401.3(a)	Names and addresses of owners of all property within 200 feet of the Properties	Exhibit C
401.8	Report by Traffic Consultant	To be filed prior to public hearing

By:

  
Christopher S. Cohen

## LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Outlines of Witnesses' Testimony and Resumes of Expert Witnesses	A
List of Maps, Plans, or Other Documents Readily Available that May Be Offered into Evidence	B
List of Names and Addresses of Property Owners Within 200 feet of the Subject Property	C
Hearing Fee Calculator Form	D



## I. INTRODUCTION

This Prehearing Statement and accompanying documents are submitted on behalf of Square 417, LLC (the "Applicant") in support of its application to the Zoning Commission for the District of Columbia (the "Zoning Commission") for a Zoning Map amendment from the RF-1 Zone to the ARTS-3 Zone for the property located at 1840 7<sup>th</sup> Street, N.W., which is more particularly described as Square 417, Lots 53 and 54 (the "Property") (the "Application").

The Application was filed with the Zoning Commission on November 15, 2019. (Exhibit 2.) By report dated February 14, 2020, the Office of Planning ("OP") recommended that the Commission setdown the application to rezone the Property from the RF-1 Zone to the ARTS-3 Zone. (Exhibit 12.) OP found that the proposal would not be inconsistent with the Future Land Use Map (FLUM), General Policy Map and text of the Comprehensive Plan, as well as approved Small Area plans, including the Duke Small Area Plan and the Convention Center Strategic Development Plan. OP did not request any additional information from the Applicant in its report. The Zoning Commission considered the case for setdown at its public meeting on February 24, 2020, and, in doing so, voted to schedule the case for a public hearing (5-0-0). The Commission did not request any additional information from the Applicant.

## II. COMMUNITY OUTREACH

The Property is within the boundaries of Advisory Neighborhood Commission ("ANC") 1B, which voted unanimously (10-0-0) to support the Application at its public meeting on December 5, 2019. The ANC report noted that "ANC 1B has no issues or concerns with [the Applicant's] request." (Exhibit 11.) ANC 6E is also an affected ANC because its boundaries are directly across the street from the Property. 11-Y DCMR § 403.5(5). The Application was presented to the Zoning Advisory Committee for ANC 6E on January 30, 2020; and the Applicant intends to go back to the committee on March 26<sup>th</sup> before seeking the support of the full ANC in April.

The Applicant presented the Application to the Howard Community Advisory Committee on October 28, 2019, which expressed support for the proposed rezoning and redevelopment of the Property. The Applicant also discussed the Application with the principal of Cleveland



Elementary School, which is located to the west of the Property, who had no objections to the proposed rezoning or redevelopment of the Property.

### **III. ADDITIONAL REQUIREMENTS OF SUBTITLE Z § 401 OF THE ZONING REGULATIONS**

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

In accordance with Subtitle Z § 401.1(b) of the Zoning Regulation, the Applicant will offer the following persons as expert witnesses:

1. Shane Dettman, Director of Planning Services, Holland & Knight
2. William L. Zeid, Senior Associate, Wells + Associates

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

In accordance with Subtitle Z § 401.1(c) of the Zoning Regulations, outlines of the testimony of all witnesses or of the written report and the area of expertise of any expert who may be called to testify at the public hearing are attached as **Exhibit A**.

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

In accordance with Subtitle Z § 401.1(f) of the Zoning Regulations, a list of the maps, plans, or other documents that are readily available to the general public and that may be offered into evidence at the public hearing is attached as **Exhibit B**.

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

In accordance with Subtitle Z § 401.1(g) of the Zoning Regulations, the estimated time for the presentation of the Applicant's case is **20 minutes**, subject to the decision of the presiding officer at the public hearing.

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

In accordance with Subtitle Z § 401.3(a) of the Zoning Regulations, a list of the names and addresses of the owners of all of the property located within two hundred feet (200') of the Property is attached as **Exhibit C**.

**F. Report by Traffic Consultant**

In accordance with Subtitle Z § 401.8 of the Zoning Regulations, the traffic report for the Application will be filed with the Zoning Commission at least 30 days prior to the public hearing.

**IV. CONCLUSION**

This Prehearing Statement along with the original application meets the filing requirements for a contested case Zoning Map amendment application, as required by Subtitle X, Chapter 5 and Subtitle Z of the Zoning Regulations. For the foregoing reasons, the Applicant respectfully requests that the Zoning Commission schedule a hearing on the Application.

Respectfully submitted,  
HOLLAND & KNIGHT LLP

By: *Leila M. Jackson Batties*  
Leila M. Jackson Batties  
Christopher S. Cohen

# **EXHIBIT A**

**Outline of Witness Testimony**  
**Z.C. Case No. 19-28**

**Shane Dettman**  
Director of Planning Services  
Holland & Knight LLP  
Zoning and Land Use Expert

- I. Introduction
- II. Description of subject property and surrounding area
- III. Existing and proposed zoning
- IV. Zoning Map amendment standards
- V. Consistency with the Comprehensive Plan, including the Future Land Use and Generalized Policy Maps
- VI. Consistency with the DUKE Plan and the Convention Center Strategic Plan (small area plans)
- VII. Conclusion



## **Shane L. Dettman**

Director of Planning Services

Washington, D.C.

T 202.469.5169

shane.dettman@hklaw.com

Shane Dettman is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Mr. Dettman has extensive experience in zoning and land use, urban design, comprehensive planning, environmental and historic preservation planning and compliance, as well as geographic information systems (GIS).

### **Education**

University at Buffalo, The State  
University of New York, MUP

University at Buffalo, The State  
University of New York, B.S.,  
Environmental Science

### **Memberships**

- American Planning Association
- Urban Land Institute

Prior to joining Holland & Knight, Mr. Dettman spent 13 years as an urban planner with the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Upon joining the NCPC in 2001, Mr. Dettman assumed key roles in the update of the Comprehensive Plan for the National Capital: Federal Elements; preparation of the Federal Capital Improvements Program; and the NCPC's Urban Design and Security Plan. While a member of the NCPC's Physical Planning Division, he served as the subject matter authority on zoning and land use matters related to foreign missions in the District of Columbia. He also played a leading role in the development of the Monumental Core Framework Plan, a long-range plan focused on the revitalization of federal office precincts surrounding the National Mall. The vision set forth in the Framework Plan has been a major catalyst in ongoing efforts to redevelop a major portion of Southwest Washington and the FBI headquarters along Pennsylvania Avenue.

From 2009-2015, Mr. Dettman served as senior planner, and eventually director, of the NCPC's Urban Design and Plan Review Division (UDPRD), where he was responsible for overseeing the review of several complex federal projects, including the development of installation master plans, large-scale infrastructure projects and major commemorative works. In addition to carrying out skilled planning and design analysis, his work required significant knowledge in federal and local environmental and historic preservation compliance, and frequently entailed effective negotiation of sensitive and competing interests, public outreach and engagement, and strategic and collaborative problem solving among public and private entities. Some of his most notable projects include: the Martin Luther King, Jr. National Memorial; the Dwight D. Eisenhower Memorial; the Intelligence Community Campus – Bethesda; the USDA People's Garden; the MLK Library Renovation; the General Services Administration Headquarters Modernization; the Armed Forces Retirement Home Master Plan; and the Washington Navy Yard Master Plan.

Mr. Dettman also represented the NCPC on the District of Columbia Board of Zoning Adjustment (BZA), an independent, quasi-judicial body empowered to grant relief from the strict application of the zoning regulations and rule upon appeals of actions taken by the zoning administrator. He served as vice chairman during the last year of his tenure.

Mr. Dettman has also been a guest lecturer on the topics of urban policy and community development at American University.

# Shane L. Dettman

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## PROFESSIONAL BACKGROUND

Shane has extensive expertise in urban planning, land use, and zoning gained through over seventeen years of experience working in both the public and private sectors. He is currently the Director of Planning Services at Holland & Knight LLC, Washington, DC office. Prior to that, Shane worked at the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Shane is a former NCPC representative, and Vice Chairman, of the District of Columbia Board of Zoning Adjustment. He has also been a guest lecturer on the topics of urban policy and community development at American University.

## EXPERIENCE

### **Holland & Knight LLP**

Director of Planning Services (February 2015 – Present)

#### Responsibilities:

- Prepare and manage developer applications for large-scale planned unit developments and zoning map amendments, zoning variances and special exceptions, and historic preservation reviews.
- Assist clients with all aspects of zoning entitlements, acquisition of building permits, preparation and recordation of easements and covenants, and public space approvals.
- Provide expert testimony in zoning and land use planning before the DC Zoning Commission, Board of Zoning Adjustment, Historic Preservation Review Board, Mayor's Agent for Historic Preservation, and Public Space Committee.
- Advise clients on interpretation and application of development regulations and approval processes.
- Prepare detailed comprehensive plan, zoning, and land use analysis for purposes of informing client property acquisition.

Notable projects: Southwest Waterfront redevelopment project / The Wharf, McMillan Reservoir redevelopment project, Fannie Mae headquarters relocation, Square 701 Ballpark mixed-use project (residential / retail) development, Square mixed-use project (SLS hotel / residential / retail), 1900 Half Street, SW rehabilitation mixed-use project (residential / retail), The Ladybird mixed-use project (residential / retail).

### **National Capital Planning Commission (NCPC)**

Director, Urban Design and Plan Review (June 2014 – February 2015)

Senior Urban Planner (May 2010 – June 2014)

Urban Planner (December 2001 – May 2010)

#### Responsibilities:

- Serve as Director of NCPC Urban Design and Plan Review Division.
- Advise staff and senior leadership, and public and private stakeholders on matters related to urban design, long-range vision planning and infrastructure studies, master plan development, regulatory conformance, zoning and land use, and planning research and policy evaluation.



# Shane L. Dettman

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- Develop and execute policies within the *Comprehensive Plan for the National Capital* pertaining to urban design, transportation, historic preservation, environmental protection, and foreign missions.
- Guide staff toward effective management of projects of varying complexity throughout the National Capital Region including fulfillment of required environmental and historic preservation analysis and regulatory compliance.
- Facilitate public outreach and collaborative problem-solving among public and private entities with competing interests.

Notable projects: *Monumental Core Framework Plan; Comprehensive Plan for the National Capital*; Old Post Office Rehabilitation; Intelligence Community Campus – Bethesda; Dwight D. Eisenhower Memorial, Washington Navy Yard Master Plan, USDA People’s Garden, Martin Luther King, Jr. Library Renovation.

## **District of Columbia Board of Zoning Adjustment**

NCPC Representative / Vice Chairman (September 2007 – September 2010)

Granted relief from strict application of Zoning Regulations and presided over appeals of actions taken by the Zoning Administrator; identified and negotiated balanced solutions to zoning and land use issues between local residents, private developers, and elected neighborhood officials.

## **AREAS OF EXPERTISE**

Comprehensive planning and facility master planning / zoning and land use / urban design / long-range policy analysis and development / environmental and historic preservation analysis and compliance / public outreach and engagement / strategic and collaborative problem solving / negotiating sensitive and competing interests.

## **EDUCATION**

### **State University of New York at Buffalo**

M.U.P. – Urban Planning

### **State University of New York at Buffalo**

B.S. – Environmental Science

## **CREDENTIALS / SPEAKING ENGAGEMENT**

- D.C. Bar, Annual Real Estate Update (May 2018)
- D.C. Land Use Seminar (April 2018)
- ZR16: What You Need to Know About the New DC Zoning Regulations (April 2016)
- Guest Lecturer, *Urban Policy and Community Development*, The American University, Washington, DC (June 2012, October 2012, June 2014)
- National Environmental Policy Act, Duke University (2010)
- National Historic Preservation Act – Section 106, Advisory Council on Historic Preservation (2010)

**Outline of Witness Testimony**  
**Z.C. Case No. 19-28**

**William L. Zeid**  
Senior Associate  
Wells + Associates  
Traffic Expert

- I. Introduction
- II. Overview of street and alley network
- III. General summary of findings from transportation study and/or DDOT report
- IV. Conclusions



# William L. Zeid, P.E.

## SENIOR ASSOCIATE

### PROFILE

**Mr. Zeid** has over eight years of experience in traffic, parking, and transportation engineering and planning with Wells + Associates. He is a registered Professional Engineer (P.E.) in the state of Maryland and in the District of Columbia. He has worked on numerous projects throughout the greater Washington, D.C. region. His experience includes traffic impact analysis, roadway capacity analyses, parking analysis, signal warrant analysis, and other operational analyses.

### EXPERIENCE

**TRAFFIC IMPACT ANALYSIS:** Conducted numerous traffic impact studies for residential, commercial, institutional, and mixed-use projects in the Washington metropolitan area. This includes preparation of analyses, reports, and presentations in support of rezoning, site plan, and subdivision approvals.

**ROADWAY CAPACITY ANALYSIS:** Conducted capacity analyses using Highway Capacity Manual and Critical Lane Volume methodologies. This includes analysis intersections, ramps, and weaving sections using Synchro, Highway Capacity Software (HCS) and SIDRA. Performed microscopic simulation studies and presentations using the SimTraffic software.

**TRAFFIC FORECASTING:** Estimated the number of vehicular, pedestrian and bicycle trips generated by proposed developments based on data provided in the Institute on Transportation Engineers' Trip Generation as well as other industry publications. Based on these estimates, forecasted future traffic volumes on roadway networks. Determined trip reductions achievable due to proximity to transit and the implementation of a transportation demand management (TDM) program.

**PARKING ANALYSIS:** Conducted parking analyses of various developments including retail, mixed-use, and institutional clients. Evaluated existing and forecasted future parking demands. Prepared shared parking studies as well as parking reduction studies.

**SIGNAL WARRANT ANALYSES:** Conducted numerous studies to determine the existing and future need for signalization at specific intersections, according to the guidelines of the Manual on Uniform Traffic Control Devices.

### EDUCATION

Bachelor of Science,  
Civil Engineering;  
University of Idaho

### SPECIALTIES

- Traffic Impact Analysis
- Comprehensive Transportation Reviews
- Roadway Capacity Analysis and Traffic Forecasting
- Parking Analysis
- Signal Warrant Analysis
- On-Site Circulation and Loading

### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

### PROFESSIONAL CERTIFICATIONS

Professional Engineer (P.E.):

- Maryland (No. 49415)
- District of Columbia (No. PE921523)

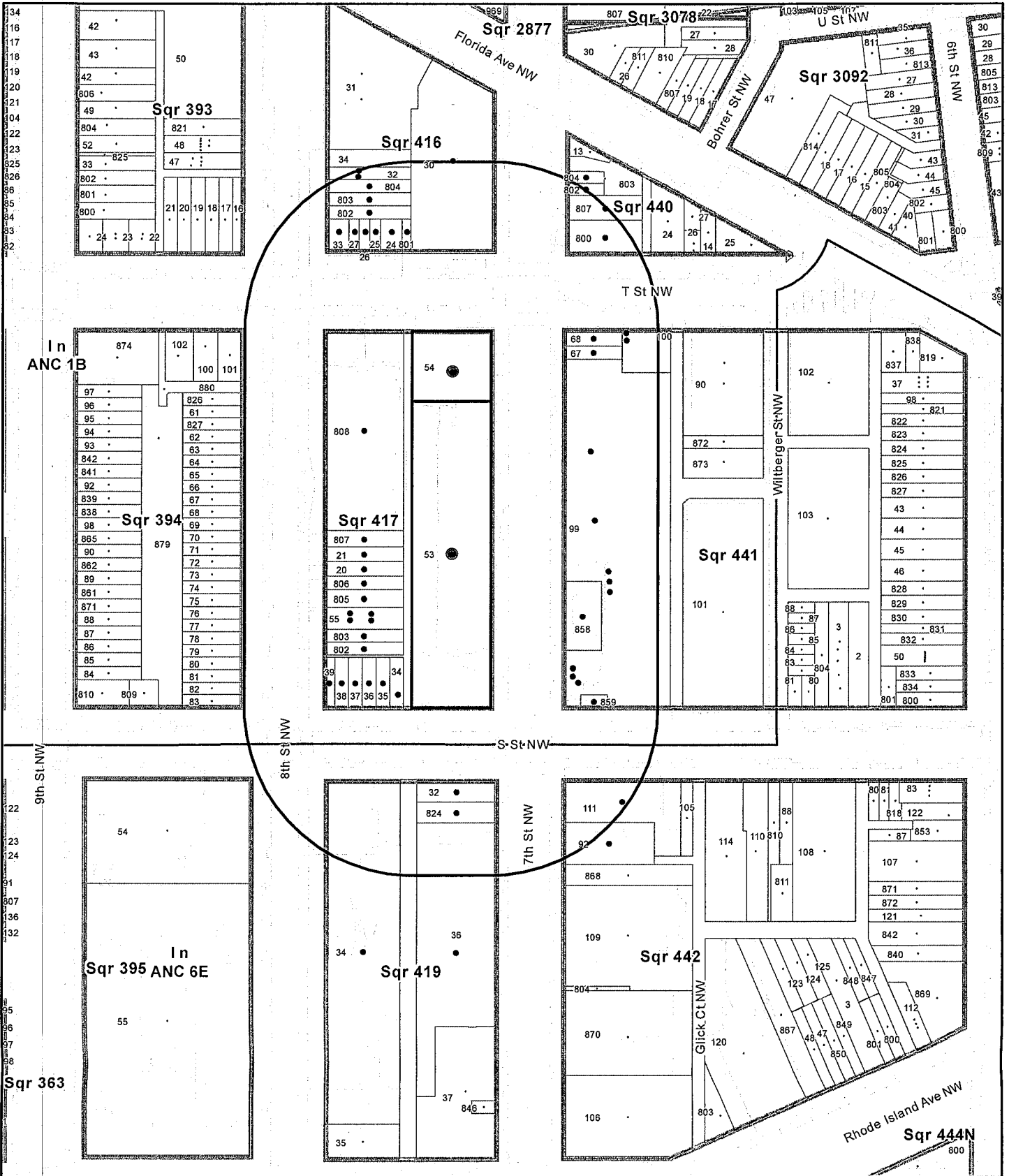
# **EXHIBIT B**

**List of Public Documents**  
**Z.C. Case No. 19-28**

1. Exhibits herein and included in the case record
2. Zoning Regulations and Maps of the District of Columbia
3. District of Columbia Comprehensive Plan ("Comprehensive Plan")
4. Future Land Use Map of the Comprehensive Plan
5. Generalized Policy Map of the Comprehensive Plan
6. Uptown Destination District ("DUKE") Plan – Small Area Plan
7. Convention Center Area Strategic Development Plan – Small Area Plan
8. Orders of the D.C. Zoning Commission and Board of Zoning Adjustment
9. Orders and reports of District and Federal agencies
10. Publicly available information from the District of Columbia

# **EXHIBIT C**





**Subject Property ID(s):**  
**Square 0417 Lots 0053, 0054**

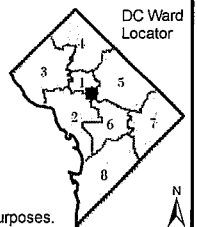
- Subject Property
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary

\*\*\* DC Office of Tax and Revenue  
 OTR Real Property Assessment Division  
 GIS Geographic Information Systems

1:1,836  
 0 50  
 Feet

Print Date: 6/21/2019

For general planning purposes.



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717-721 T STREET NW LLC  
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715 S STREET NW LLC  
715 S ST NW  
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717 S ST NW REVOCABLE LIVING  
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ALEXANDRIA, VA 22307-0122

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WASHINGTON, DC 20007-3831

725-727 T ST LLC  
302 T ST NW  
WASHINGTON, DC 20001-1843

ULTRA VISION DEVELOPERS INC  
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910 M ST NW APT 1130  
WASHINGTON, DC 20001-6337

NATIONAL URBAN LEAGUE INC  
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WASHINGTON, DC 20001-3287

WILLIAM N WOOD  
1815 8TH ST NW  
WASHINGTON, DC 20001-3113

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C W PIPER  
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STELLA R JOHNSON  
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DISTRICT OF COLUMBIA  
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# **EXHIBIT D**



**BEFORE THE ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA**



**FORM 116 – HEARING FEE CALCULATOR**

Pursuant to Subtitle Z, Chapter 16, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

**MAP AMENDMENT**

Pursuant to Subtitle Z § 1601.1, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Unit	Fee	Quantity	Total
R-1 through R-3, R-6 through R-17, or R-19 through R-21 zone	43,560 sq. ft. or part of that area	\$ 650		
RF-1 through RF-3 zone and RA-1 or RA-6	43,560 sq. ft. or part of that area	\$1,625		
RA-2, RA-7, RA-8, or RC-1	43,560 sq. ft. or part of that area	\$3,250		
RA-3 through RA-5, RA-9, RA-10, D-1-R, SEFC-2, SEFC-3, or CG-1 zone	43,560 sq. ft. or part of that area	\$6,500		
MU-1, MU-2, MU-10 through MU-16, MU-22, MU-23, MU-29, D-2, SEFC-1, SEFC-4, CG-4 through CG-7, and ARTS-4 zone	10,000 sq. ft. or part of that area	\$2,600		
MU-3 through MU-6, MU-17 through MU-19, MU-24 through MU-27, NC-1 through NC-5, NC-7, NC-9 through NC-11, NC-14, NC-16, NC-17, D-4-R, CG-2, ARTS-1, ARTS-2, RC-2 and RC-3 zone	10,000 sq. ft. or part of that area	\$1,625		
MU-7 through MU-9, MU-20, MU-21, MU-28, NC-6, NC-8, NC-12, NC-13, NC-15, D-3 through D-5, D-5-R, D-6, D-6-R, D-7, D-8, CG-3, and ARTS-3 zone	10,000 sq. ft. or part of that area	\$3,250	(42,751 sf) / 10,000 = 4.2 -- rounds to 5	5 x \$3,250 = \$16,250
PDR-1 through PDR-7 zone	20,000 sq. ft. or part of that area	\$2,600		
<b>TOTAL</b>				\$16,250

- Notes:
- The maximum hearing fee for rezoning to any Residence District (R, RF, RA, D-1-R, SEFC-2, SEFC-3 or CG-1) is \$65,000.
  - For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately.
  - A "part of an acre" or "part of that area" should be rounded to the next whole number.

**TEXT AMENDMENT**

Pursuant to § Subtitle Z § 1601.3, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Quantity	Total
Each section proposed to be added, deleted, or amended (Maximum of \$1,300)	\$325.00		
<b>TOTAL</b>			

## FORM 116 – HEARING FEE CALCULATOR – Side 2

### PLANNED UNIT DEVELOPMENT (PUD) OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.4 if the Commission schedules a public hearing on an application for approval of a planned unit development or air space development, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Quantity	Total
For each 100 sq. ft. of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit (Maximum of \$65,000.)	\$7.00		
For each 100 sq. ft. of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00		
<b>TOTAL</b>			

- Notes:**
- There is no charge for the hearing on the second-stage of a two-stage PUD application
  - A "part thereof" should be rounded to the next whole number.

### MODIFICATION TO AN APPROVED PUD OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.6, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or \$1,300, whichever is greater	
<b>TOTAL</b>		

### APPLICATION/ FEE OF PETITION

Pursuant to Subtitle Z § 1601.5, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the **greatest** of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the **greatest** fee calculated.

Type of Petition/Application	Total
Map Amendment	\$16,250
Text Amendment	\$16,250
PUD/Air Space Development	
Modification to an approved PUD or Air Space Development	
<b>GREATEST OF CALCULATED FEES</b>	<b>\$16,250</b>

### CERTIFICATION

I/We certify that the information on this form is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

Name: LELA BATTIES      Signature: LEILA BATTIES      Date: 3/5/20



**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.**