

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

PREHEARING SUBMISSION

Z.C. CASE NO. 20-09

**CONSOLIDATED PUD &
ZONING MAP AMENDMENT**

**WAGNER, LLC
2419 25th Street, SE
(Square 5740, Lot 337)**

June 10, 2020

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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, ten (10) copies of the architectural drawings and two (2) copies of all of the other below information were filed with the Zoning Commission on June 10, 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.

<u>Subtitle Z</u>	<u>Description</u>	<u>Page/Exhibit</u>
401.1(a)	Information requested by the Zoning Commission and the Office of Planning	Submitted herewith
401.1(b)	List of witnesses prepared to testify on the Applicant's behalf	Exhibit B
401.1(c)	Outlines of witness testimony and resumes of expert witnesses	Exhibit C
401.1(d)	Additional information introduced by the Applicant	Submitted herewith
401.1(e)	Reduced plan sheets	Exhibit A
401.1(f)	List of maps, plans, or other documents readily available that may be offered into evidence	Exhibit D
401.1(g)	Estimated time required for presentation of Applicant's case	Exhibit B
401.3(a)	Names and addresses of owners of all property within 200 feet of the subject property	Exhibit E
401.8	Report by Traffic Consultant	To be submitted no later than 30 days prior to public hearing

Respectfully submitted,

HOLLAND & KNIGHT LLP



Jessica R. Bloomfield

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Updated Architectural Sheets	A
List of witnesses and estimated time required for presentation of Applicant's case	B
Outlines of testimony and resumes for Expert witnesses	C
List of maps, plans, or other documents readily available which may be offered into evidence	D
List of names and addresses of owners of property within 200 feet of the subject property (plus two sets of labels submitted separately)	E
Hearing Fee Calculator Form 113	F

I. INTRODUCTION

This Prehearing Statement and accompanying documents (the “Prehearing Submission”) are submitted by Wagner, LLC (the “Applicant”) in support of its application to the Zoning Commission for the District of Columbia for approval of a consolidated planned unit development (“PUD”) and a related Zoning Map amendment from the R-3 zone to the RA-2 zone for property located at 2419 25th Street, SE (Square 5740, Lot 337) (the “Site”). This application is submitted in accordance with Subtitle X, Chapter 3 and Subtitle Z of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (the “Zoning Regulations”).

The Site is located at the southwest corner of the intersection of 25th and Wagner Streets, SE, and has approximately 19,601 square feet of land area. The Site is presently vacant and is within the R-3 zone district.

The Applicant proposes to redevelop the Site with a new residential building containing approximately 67 senior affordable residential units. The building will have approximately 50,733 square feet of total gross floor area (2.59 floor area ratio (“FAR”)) and a maximum building height of 55 feet. One-hundred percent of the residential units in the building will be dedicated to seniors with incomes not exceeding 60% of the Median Family Income (“MFI”) (the “Project”).

The Applicant also requests a Zoning Map amendment to rezone the Site from the R-3 zone to the RA-2 zone, which is not inconsistent with the maps or policies set forth in the Comprehensive Plan for the Site. The Site is designated as mixed use Intuitional and Local Public Facilities on the Future Land Use Map (“FLUM”) and as a Neighborhood Conservation Area on the Generalized Policy Map (“GPM”). As set forth in the Applicant’s Statement in Support (Exhibit 3) and Comprehensive Plan Analysis (Exhibit 3D), the proposed RA-2 zone is not

inconsistent with the Comprehensive Plan, including the FLUM and GPM, or with other adopted public policies and active programs related to the Site.

The Office of Planning (“OP”) submitted a setdown report dated May 21, 2020 (Exhibit 10) recommending setdown of the application and finding that “the proposal would not be inconsistent with the Comprehensive Plan.” *See* OP Report, p. 1. The OP report did not raise any objections or request any additional information from the Applicant.

The Zoning Commission considered the case for setdown at its June 8, 2020, public meeting and voted to schedule the case for a public hearing. At that meeting, the Zoning Commission did not request any additional information, other than a request to clarify whether any proposed amendments to the FLUM or GPM were proposed for the Site. In response, the Applicant confirms that no amendments were proposed for the Site or for sites in the immediately surrounding area.

Based on the information provided herein and attached hereto, this Prehearing Submission meets the filing requirements under Subtitle Z § 401, and accordingly the Applicant requests that the Zoning Commission schedule a public hearing on the application.

II. INFORMATION PROVIDED BY THE APPLICANT

Attached hereto as Sheet L01 of Exhibit A is a landscape plan showing that the Applicant has incorporated additional canopy trees into the design of the Project. Also included in Exhibit A is an updated Civil Site Plan (Sheet C03), which shows the additional trees and is intended to replace and supersede the Civil Site Plan previously submitted to the case record at Exhibit 3C, Sheet C03. The additional trees are being provided at the request of Casey Trees, which provided direct feedback to the Applicant following submission of the original application.

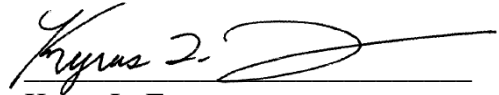
Finally, attached as Sheet G11 of Exhibit A is a revised Zoning Analysis sheet that includes the approximate sizes of the residential units by type. The rest of the information on Sheet G11 is unchanged from that previously submitted to the case record.

**III.
CONCLUSION**

This Prehearing Submission along with the original application meets the filing requirements for a consolidated PUD and related Zoning Map amendment, as required by Subtitle X, Chapter 3 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.

Sincerely,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman



Jessica R. Bloomfield