

May 18, 2026

VIA IZIS

Mr. Anthony J. Hood, Chairperson  
District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001

**Re: Z.C. Case No. 26-01: Application (the "Application") of LWH 801 R LLC ("Applicant") for Approval of a Zoning Map Amendment – Square 395, Lot 55 (the "Property") – Prehearing Statement**

Dear Chairman Hood and Members of the Commission:

On May 14, 2026, the Zoning Commission ("**Commission**") voted to set down the above-referenced application for a public hearing. This letter and accompanying materials address the comments and questions raised by the Commission at the public meeting and the Office of Planning ("**OP**") in its setdown report ("**OP Report**").

### **Information regarding the Applicant's communication and engagement with existing tenants**

The Commission requested additional information on the Applicant's communication and engagement with existing tenants. Attached hereto as **Exhibit A** is an up-to-date timeline of the Applicant's communications with the tenants.

### **Information regarding the Applicant's tenant relocation and return plan**

In accordance with the Tenant Opportunity to Purchase Act ("TOPA"), the Applicant has entered into a development agreement with the tenant association, which is fully supportive of the Applicant's planned redevelopment of the subject property. At setdown, the Commission requested information regarding the Applicant's planned tenant relocation and return plan. A copy of the Applicant's preliminary relocation and anti-displacement strategy is attached as **Exhibit B**. Additionally, the Applicant is not able to submit a full copy of its development agreement with the existing tenant association due

to its confidential nature. However, attached at **Exhibit C** is an excerpt from the development agreement that describes the terms of affordability (number of units, income level, rent increases, utility assistance, and duration), unit mix, building amenities, relocation assistance, and right of return after construction.

**Reponse to potential Comprehensive Plan policy inconsistencies identified in the OP Report**

In its report, OP identifies two Comp Plan policies that are related to racial equity that will potentially not be advanced by the proposal. The first of these policies is LU-2.1.4 (Rehabilitation Before Demolition), which supports “rehabilitation and adaptive reuse of **architecturally or historically significant existing building** rather than demolition” in redeveloping areas that are characterized by vacant, abandon, and underused older building. The Applicant does not view this policy as being applicable to the proposed map amendment since the existing buildings on the subject property are not architecturally or historically significant. Secondly, the site’s proximity to Metrorail and Comp Plan Future Land Use Map designation make full redevelopment with a greater amount of housing that also preserves and expands the amount of affordable housing for existing and new tenants is a more appropriate approach that will advance several other Comp Plan policies.

The second potential Comp Plan inconsistency identified in the OP Report is H-2.1.4 (Avoiding Displacement), which, in relevant part, calls for maintaining programs to prevent long-term displacement resulting from the loss of rental housing units due to demolition or conversion and minimizing short-term displacement during major rehabilitation efforts. The policy specifically calls for utilization of TOPA, DOPA, and other financial tools, such as the HPTF and the Preservation Fund. The Applicant does not believe this policy is applicable to the proposed map amendment because the Applicant has no authority to “maintain programs to prevent long-term displacement resulting from the loss of rental housing units due to demolition or conversion, and minimize short-term displacement during major rehabilitation efforts, and the financial hardships created by rising rents on tenants and other shocks or stresses.” This particular portion of the policy is more applicable to District agencies. However, to the extent this policy is applicable in this case, the Applicant believes its use of the TOPA process to redevelop the subject property in coordination with the existing tenants is exactly what this policy calls for.

**Hearing Fee and Exhibit List**

Pursuant to Subtitle Z § 1601.1(e), the Applicant will submit the hearing fee of \$18,200 that is required for the Application via check made payable to the DC Treasurer upon acceptance of the enclosed prehearing statement. In addition to the enclosed responses to OP and Commission setdown requests and comments provided above, the following exhibits are attached hereto:

- Exhibit A** Preliminary tenant relocation and return plan
- Exhibit B** Timeline of communication with existing tenants
- Exhibit C** Excerpt from TOPA development agreement
- Exhibit D** List of witnesses and outlines of witness testimony
- Exhibit E** Resumes of expert witnesses
- Exhibit F** List of maps, plans, and other documents that are readily available to the general public that the Applicant may offer into evidence
- Exhibit G** Hearing Fee Calculator Form 116

**Compliance with Filing Requirements**

The Applicant hereby certifies that this submission complies with the provisions of Subtitle Z § 401 of the Zoning Regulations as set forth below.

<b><u>Subsection (Subtitle Z)</u></b>		<b><u>Location</u></b>
401.1(a)	Information Requested by OP and the Commission; Updated Materials Reflecting Changes Requested by the Commission	Included above and attached hereto as Exhibits A - C
401.1(b)	Witness List and Outlines of Witness Testimony	attached hereto as Exhibit D
401.1(c)	Resumes of Expert Witnesses	attached hereto as Exhibits E
401.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	N/A
401.1(e)	Plans	N/A

401.1(f)	List of Publicly Available Maps, Plans, and Other Documents	Exhibit F
401.1(g)	Estimated Time Required for Presentation of Applicant's Case	30 mins
401.2	Memoranda of Understanding with Agencies and Entities Regarding Public Benefits	N/A
401.3	List of Names and Addresses of All Property Owners within 200 Feet of the Property	Case Record, Exhibit 3B
1601.1	Hearing Fee	Exhibit G. Applicant will pay via check made payable to "DC Treasurer" upon acceptance of the enclosed prehearing statement

**Conclusion**

The Applicant asks that the application be scheduled for a public hearing at the earliest possible public hearing date. Please feel free to contact Cary Kadlecek at (202) 721-1113 or Shane Dettman, Urban Planner at (202) 721-1118 if you have any questions regarding this submission.

Sincerely,

/s/ Cary Kadlecek  
Cary Kadlecek

/s/ Shane Dettman  
Shane L. Dettman, Urban Planner

Enclosures

District of Columbia Zoning Commission

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### **CERTIFICATE OF SERVICE**

I hereby certify that the enclosed prehearing statement and accompanying exhibits were sent to the following by email on May 18, 2026:

Radhika Mohan  
Philip Isaiah  
Office of Planning  
[radhika.mohan@dc.gov](mailto:radhika.mohan@dc.gov)  
[philip.isaiah@dc.gov](mailto:philip.isaiah@dc.gov)

Erkin Ozberk  
Noah Hagen  
District Department of Transportation  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)  
[noah.hagen@dc.gov](mailto:noah.hagen@dc.gov)

ANC 2G  
[2g@anc.dc.gov](mailto:2g@anc.dc.gov)

ANC 2G01  
Commission Howard Garrett Jr.  
[2g01@anc.dc.gov](mailto:2g01@anc.dc.gov)

ANC 1C07  
Commissioner Jean Evans  
[1C07@anc.dc.gov](mailto:1C07@anc.dc.gov)

/s/ Shane L. Dettman

Shane L. Dettman

# **EXHIBIT A**

## **Preliminary Timeline of Resident Communications**

**February 2024** - TOPA presentation to the Heritage at Shaw (801-811 R Street NW) tenants association board

**March 2024** - TOPA presentation to and Q&A with the full tenants association

[**March 2024** - TOPA rights voted to be assigned to LWH]

**May 2024** - Preliminary email communications regarding relocation planning (later deferred)

[**September 2024** -TOPA agreement finalized and executed]

[**October 2024** - Property Acquired]

**November 2024** - tenant in-person meeting

**February 2025** - tenant in-person meeting

[**March 2025** - decision not to proceed with redevelopment plans due to lack of DHCD funding availability]

**October 2025** - tenant in-person meeting

**October - November 2025** - email/written communications regarding tenant rebates

**November 2025** – 1<sup>st</sup> Rebates Paid out

**April 2026** - tenant in-person meeting (informed tenants about resumption of re-zoning application and redevelopment plans for DHCD funding applications)

# **EXHIBIT B**

# **Relocation and Anti-Displacement Strategy**

## **801 R Street**

### **801-811 R St NW, Washington, DC 20001**

#### **Project Overview**

The 801 R Street redevelopment, located at 801–811 R St NW, Washington, DC 20001, is a comprehensive affordable housing redevelopment that will replace the existing 71-unit garden-style residential property with a newly constructed 218-unit multifamily community. The property is located immediately adjacent to the Shaw-Howard University Metro station, providing residents with direct access to high-capacity public transit and connectivity to employment, education, and essential services throughout the District. The project is being developed by Lincoln-Westmoreland Housing, Inc. (LWH) with CT Group (CT) continuing as property manager to ensure continuity of operations, resident relationships, and on-the-ground support throughout the redevelopment process.

This redevelopment represents a significant investment in both the physical and social fabrics of the community. As part of LWH's and the Tenant Association's Tenant Assignment and Development Agreement from the 2024 TOPA process – LWH committed to ensuring and incentivizing all Original Tenants to return to the fully redeveloped property. As a result of conversations with the tenant association, LWH committed to including a significant number of family-sized units to enable Original Tenants to more comfortably return to the neighborhood with their growing families. These families, along with new families to the property, will benefit from the project's modern building systems, improved unit layouts, enhanced energy efficiency, and upgraded common areas designed to support long-term resident stability and quality of life.

All current residents will be temporarily relocated during the redevelopment process. The relocation program is structured to ensure that residents are not displaced, but rather supported through a carefully managed transition with a guaranteed priority opportunity to return to the newly constructed community. LWH especially committed to incentive payments for families who elect to return to the property – thereby ensuring the neighborhood's social continuity. The plan emphasizes minimizing disruption, preserving existing community ties, and maintaining access to critical resources such as employment, schools, healthcare, and public transportation.

The relocation strategy is fully integrated with the project's development timeline and phasing plan. The project will be delivered in two phases; however, Phase 1 has been designed to include sufficient unit capacity to accommodate all existing residents who elect to return, allowing for a full and timely return of the current resident population without requiring households to wait for final project completion. This approach significantly reduces the duration of displacement and strengthens community continuity.

Residents will be provided with individualized relocation support, including placement in comparable housing, full relocation assistance, and dedicated case management throughout both the relocation and return process. Execution will be led by a coordinated team, with CT Group managing resident engagement and logistics, along with support from a CT-hired relocation coordinator, and KeyUrban overseeing phasing, unit mapping, and compliance. A professional moving vendor will provide full-service relocation support, and all associated costs, including packing, transportation, and any temporary accommodations, will be fully covered by ownership. The development team is committed to ensuring that all residents are treated equitably and respectfully, and that the relocation process complies with all applicable federal and District requirements, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), the DC Rental Housing Act, and DHCD guidelines.

Overall, the 801 R Street redevelopment is designed not only to preserve existing affordability but to expand and enhance it, ensuring that current residents directly benefit from the investment and are able to return to a significantly improved housing environment upon completion.

### **TOPA Coordination and Resident Incentives**

The redevelopment of 801 R Street is being implemented in coordination with the District of Columbia's Tenant Opportunity to Purchase Act (TOPA). As part of this process, existing residents have been actively engaged throughout redevelopment planning and have been provided with structured financial incentives consistent with the TOPA agreement.

The initial TOPA incentive was delivered to residents in the form of a rent rebate equivalent to six months of rent, providing immediate financial benefit and supporting housing stability during the early stages of the redevelopment process. Additional payments will be distributed at key milestones, including:

A second payment provided at the time of move-out

A final payment provided upon return to the newly constructed development

These TOPA incentive payments are in addition to, and separate from, the comprehensive relocation assistance provided by ownership. All relocation-related costs, including moving expenses, deposits, utility connections, and any temporary housing support, are fully covered by the development team. As a result, residents incur no out-of-pocket costs associated with relocation.

The TOPA incentives are intended to provide additional financial benefit to residents and to support participation and stability throughout the redevelopment process, rather than to offset relocation expenses. This layered approach—combining full relocation cost coverage with structured incentive payments—reinforces the project's commitment to minimizing disruption, supporting residents at every stage, and ensuring a successful return.

The relocation plan is fully coordinated with the TOPA framework, ensuring that all resident communications, benefits, and protections are aligned with both statutory requirements and project-specific commitments.

### **Regulatory Compliance Framework**

All relocation activities will be conducted in full compliance with:

- Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)
- DC Relocation Assistance Regulations (10 DCMR Chapter 22)
- Fair Housing Act and ADA requirements
- HUD Handbook 1378 (Tenant Assistance, Relocation and Real Property Acquisition)

Residents will receive all required notices, including:

- General Information Notice (GIN)
- Notice of non-displacement
- 30/60/90-day Notices (as applicable)
- Move scheduling notices

All notices will be delivered in writing and, where needed, translated into residents' primary languages.

### **Relocation Strategy and Case Management**

The project will utilize an off-site, two-move relocation strategy:

1. Move 1: Existing unit → Temporary unit
2. Move 2: Temporary unit → New unit

Each household will be assigned a dedicated relocation specialist responsible for:

- Housing search
- Scheduling
- Communication
- Documentation

No resident will be required to vacate until comparable replacement housing has been secured.

### **Housing Identification and Sourcing Methodology**

Housing will be sourced through a proactive and structured approach that prioritizes both availability and continuity of residents' day-to-day lives. The relocation team will utilize:

- A continuously updated database of available units in the surrounding submarkets
- Direct outreach to local landlords and property managers with experience in voucher acceptance
- Pre-screening of units to ensure compliance with affordability, quality, and program requirements

Given that all residents will be relocated prior to the commencement of construction, the relocation team will implement a staged housing identification approach aligned with the move-out schedule, ensuring that units are secured in coordination with each household's relocation timeline rather than all at once. This approach allows the team to respond to real-time market conditions while maintaining sufficient housing supply for all residents.

In addition to meeting standard URA requirements, the housing identification process will place a strong emphasis on minimizing disruption to residents' daily routines. The relocation team, in coordination with each household's assigned relocation specialist, will evaluate and prioritize housing options based on:

- Proximity to current schools to avoid disruption to children's education whenever possible
- Access to existing public transportation routes, including Metro and bus lines commonly used by residents
- Reasonable continuity of work commutes and access to employment centers
- Proximity to healthcare providers, childcare, and other essential services
- Location within familiar neighborhoods or nearby communities where feasible

Each household will undergo an individualized needs assessment, and relocation specialists will work directly with residents to identify preferences and constraints related to school enrollment, transportation patterns, employment, and family needs. Where necessary, the relocation team will coordinate directly with landlords and utilize mapping and transit tools to verify that proposed units maintain comparable access to these critical resources.

All replacement housing units will:

- Accept vouchers or subsidy programs where applicable
- Be financially comparable, ensuring no increase in rent burden
- Meet URA standards for comparable replacement housing
- Be in safe, habitable, and accessible environments

This comprehensive sourcing methodology ensures that relocation is not only compliant, but also thoughtfully executed to preserve residents' stability, minimize disruption to daily life, and support a smooth transition both during relocation and upon return.

### **Right to Return and Resident Protections**

Original residents will have a guaranteed priority right to return.

Protections include:

- Guaranteed comparable unit
- Priority leasing
- Comparable unit size
- Continued affordability
- Fully covered return move

Residents will be notified in advance and supported throughout the return process.

### **Relocation Timeline and Construction Coordination**

Late 2026: Relocation preparation begins

- Late 2026/ Early 2027: Relocation planning/execution (3–6 months)
- Q2 2027: Construction begins
- Q4 2028: Returning tenant meetings, conversations, and planning
- Q2 2029: Phase 1 Construction ends
- Q2 2029: Tenants move back safely to their newly constructed apartment homes

The phased development allows for early return of residents, reducing displacement duration.

### **Moving Services and Logistics**

A professional moving company will provide:

- Packing and unpacking
- Transportation
- Insurance coverage

Residents will receive full logistical support, including scheduling and on-site assistance.

### **Financial Assistance and Cost Coverage**

Covered costs include:

- Moving services
- Security deposits
- Utility connections

- Temporary housing support
- Relocation coordination

Residents will incur no out-of-pocket expenses.

### **Resident Services and Support**

CT Group (Property Manager – Relocation Manager):

- Resident communication
- Scheduling and coordination
- Ongoing support

KeyUrban (Owner’s Representative):

- Master planning and phasing
- Unit mapping and oversight

Support Services

- Relocation counseling
- Individual resident meetings
- Language access services
- Elderly and disability assistance
- Coordination with service providers (if applicable)

Everyone will be fully supported and guided throughout the entire process, ensuring a smooth and comfortable transition for all residents.

### **Communication Plan**

The relocation process will include:

- Written notices
- Group meetings
- Individual consultations
- Ongoing updates

Communication will be:

- Multilingual where needed
- Delivered via multiple channels (written, in-person, phone)

### **Contingency Planning**

In case of delays or unforeseen issues:

- Lease extensions will be arranged for residents to stay in temporary units until safe return is possible
- Financial support will be extended
- Additional units or accommodations will be secured if needed

This ensures continuity and minimizes disruption.

### **Fair Housing and Non-Discrimination**

All activities will comply with:

- Fair Housing Act
- ADA
- Section 504

Policies ensure equal treatment and reasonable accommodations.

### **Relocation Tracking and Compliance**

A centralized tracking system will monitor:

- Resident unit assignments (original, temporary, final)
- Notice delivery and acknowledgments
- Move dates and completion status
- Special accommodations and requests
- Mail forwarding coordination and assistance with address changes for all providers, bills, and administrative household needs

### **Conclusion**

This relocation plan provides a fully compliant, resident-centered strategy that minimizes disruption, ensures financial protection, and guarantees a clear pathway for residents to return to a significantly improved affordable housing community.

# **EXHIBIT C**

# → Rent, Relocation Payments, and Affordability Comparisons

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Landlord Type	Non-profit
Rent Credits	<ul style="list-style-type: none"> <li>✓ After first year, 6 months of rent will be refunded to tenant</li> <li>✓ If the tenant has a voucher, the full rent amount will be sent to tenant in a check</li> </ul>
Rent Increases	<ul style="list-style-type: none"> <li>✓ No more than 2% annual rent increases, always and forever</li> </ul>
Affordability	<ul style="list-style-type: none"> <li>✓ 100% affordable apartments</li> <li>✓ Permanent affordability, approx:             <ul style="list-style-type: none"> <li>• 25% of units at 30% AMI</li> <li>• 55% of units at 50% AMI</li> <li>• 10% of units at 60% AMI</li> <li>• 10% of units at 80% AMI</li> </ul> </li> </ul>
Relocation Payments	<ul style="list-style-type: none"> <li>✓ At redevelopment, \$7,500 paid to tenant during relocation, \$5,000 paid to tenant when you move back into unit - \$12,500 total if returning</li> <li>✓ At redevelopment, \$7,500 to tenant if you are vacating permanently</li> <li>✓ 100% of the costs of temporary relocation to be covered</li> </ul>

Exhibit D



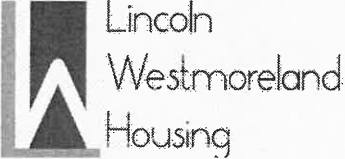
# Relocation, Redevelopment, and Resident Services Comparisons

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	 <p>Lincoln Westmoreland Housing</p>
Redevelopment	<ul style="list-style-type: none"><li>✓ Estimated 12-18 months after closing until redevelopment starts</li><li>✓ 200-230 apartments in redevelopment</li></ul>
Tenant Participation	<ul style="list-style-type: none"><li>✓ TA president on Lincoln Westmoreland's board</li><li>✓ TA participates and signs off on the redevelopment plan</li></ul>
Approx. Unit Mix	<ul style="list-style-type: none"><li>✓ TOTAL 200-230 Units<ul style="list-style-type: none"><li>◦ Studios 6 %</li><li>◦ 1 BRs 40 %</li><li>◦ 2 BRs 23 %</li><li>◦ 3 BRs 30 %</li><li>◦ 4 BRs 2-5 %</li></ul></li></ul>
Utility and Amenity Fees	<ul style="list-style-type: none"><li>✓ Utility fees the same as they are now</li><li>✓ No amenity fees</li></ul>

# → Building Amenities

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<b>Building Amenities</b>	<ul style="list-style-type: none"><li>✓ Community Room</li><li>✓ Green space outside<ul style="list-style-type: none"><li>▪ outdoor kitchen and seating</li><li>▪ kids play area/splash area</li><li>▪ quiet area for adults</li></ul></li><li>✓ Pet friendly areas/pet-wash</li><li>✓ Underground parking</li><li>✓ Fitness Center</li><li>✓ In-unit washer/dryer</li><li>✓ Sustainable Features</li></ul>
<b>Resident Services</b>	<ul style="list-style-type: none"><li>✓ \$200,000 for resident services per year<ul style="list-style-type: none"><li>◦ Financial savings program with Capitol Area Asset Builders<ul style="list-style-type: none"><li>▪ 4 to 1 matched savings program</li></ul></li><li>◦ Academic scholarships</li><li>◦ Community Meals</li><li>◦ Resident Activities</li></ul></li></ul>

# **EXHIBIT D**

## **LIST OF WITNESSES**

1. Representative of LWH 801 R LLC
2. Shane Dettman, Urban Planner

**TESTIMONY OUTLINE  
REPRESENTATIVE OF  
LWH 801 R LLC**

- I. Introduction
- II. Background
- III. History of involvement in the subject property
- IV. Expected development plan and timeline
- V. Timeline and status of engagement / communication with existing tenants
- VI. Overview of existing tenant relocation and return plan

**TESTIMONY OUTLINE**  
**SHANE DETTMAN, URBAN PLANNER**  
**GOULSTON & STORRS**

- I. Introduction
- II. Subject Property and Surrounding Context
- III. Proposed Map Amendment
  - A. Current Zoning
  - B. Proposed Zoning
  - C. Comprehensive Plan Evaluation
  - D. Evaluation of Other Applicable Adopted Plans and Policies
  - D. Racial Equity Evaluation
- IV. Conclusion

# **EXHIBIT E**

## SHANE L. DETTMAN



### EDUCATION

**State Univ. of New York at Buffalo**  
M.U.P. – Urban Planning

**State Univ. of New York at Buffalo**  
B.S. – Environmental Science

### LICENSES / CERTIFICATES

**Real Estate Investing and Analysis Certificate**, Univ. of Pennsylvania – Wharton Online / Wall Street Prep

### AFFILIATIONS

- D.C. Building Industry Association
- Co-Lead, DC Agency Working Group, Office of Planning
  - Co-Chair, IZ Plus / XL Working Group
  - Exec. Committee Member, Comprehensive Plan Amendment Working Group

Lambda Alpha International Society, Member

## PROFESSIONAL BACKGROUND

Shane has over twenty years of public and private sector experience working in urban planning, land use, and zoning. He is currently an Urban Planner at Goulston & Storrs, P.C., Washington, DC office. Prior to entering the legal industry, 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 chairperson, of the District of Columbia Board of Zoning Adjustment. He is currently an adjunct professor teaching land use controls and legal foundations of planning at the Georgetown University, School of Continuing Studies, Real Estate and Urban Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

### AREAS OF EXPERTISE

Comprehensive planning | zoning and land use | environmental and historic preservation analysis and compliance | geospatial analysis

### EXPERIENCE

**Goulston & Storrs, P.C.**  
Urban Planner (Jul 2022 – Present)

Notable projects: Bridge District design reviews, Navy Yard East map and text amendment, Takoma Park Metrorail PUD, McMillan Reservoir PUD modifications, the Wharf PUD modifications

**Georgetown University, Real Estate and Urban Planning Program**  
Adjunct Professor (Jan 2021 – Present)

- Courses:
- Legal Foundations of Urban Planning
  - Land Use Controls

**Holland & Knight LLP**  
Director of Planning Services (Feb 2015 – Jun 2022)

**National Capital Planning Commission (NCPC)**  
Director, Urban Design and Plan Review (Jun 2014 – Feb 2015)  
Senior Urban Planner (May 2010 – Jun 2014)  
Urban Planner (Dec 2001 – May 2010)

**District of Columbia Board of Zoning Adjustment**  
NCPC Representative / Vice Chairperson (Sept 2007 – Sept 2010)

# **EXHIBIT F**

**LIST OF PUBLICLY AVAILABLE MAPS, PLANS, AND OTHER DOCUMENTS THAT  
MAY BE REFERRED TO OR ENTERED INTO THE RECORD DURING THE  
COURSE OF PROCEEDINGS BY THE APPLICANT**

1. Exhibits herein
2. Zoning Regulations and Zoning Map of the District of Columbia
3. Comprehensive Plan for the Nation's Capital – District and Federal Elements (including the Future Land Use Map and Generalized Policy Map)
4. Orders Zoning Commission of the District of Columbia
5. Plans, development frameworks, studies, and similar documents published by District of Columbia agencies, including:
  - a. DUKE Small Area Plan (2005)
  - b. Washington Convention Center Area Strategic Development Plan (2006)
6. Mayor's Order on Housing
7. Resolutions and laws approved by the Council of the District of Columbia

# **EXHIBIT G**



**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		
PDR-1 through PDR-7 zone	20,000 sq. ft. or part of that area	\$2,600		
<b>TOTAL</b>				

- 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	
Text Amendment	
PUD/Air Space Development	
Modification to an approved PUD or Air Space Development	
<b>GREATEST OF CALCULATED FEES</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:  Signature:  Date:



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.