

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**SUPPLEMENTAL STATEMENT
IN SUPPORT OF AN APPLICATION FOR
A CONSOLIDATED PLANNED UNIT
DEVELOPMENT**

**DEANWOOD TOWN CENTER
Z.C. Case No. 17-19**

February 23, 2018

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I.
INTRODUCTION

This supplemental prehearing statement is submitted by The Warrenton Group (the “Applicant”) on behalf of the owners of the properties located 5110-5140 Nannie Helen Burroughs Avenue, NE (Square 5197, Lots 1, 64, 65, and 73) (collectively, the “Property”) in support of its application for the consolidated review and approval of a planned unit development (“PUD”) and related Zoning Map amendment to rezone the Property from the MU-3 Zone to the MU-4 Zone. The Property is within the boundaries of ANC 7C. The public hearing on the Application is scheduled for March 15, 2018.

This prehearing statement supplements the original application statement filed with the Zoning Commission on October 6, 2017, and the prehearing statement filed with the Zoning Commission on January 11, 2018. Also, it addresses the outstanding items discussed by the Zoning Commission at its setdown meeting on December 11, 2017; the Office of Planning (“OP”) in its setdown report dated December 1, 2017; and additional information requested by other reviewing agencies.

The Applicant proposes to redevelop the Property as mixed used development on two parcels. Parcel 1 consists of approximately 71,891 square feet, and will be improved with a building containing approximately 9,900 square feet of retail at the ground level; approximately 174,900 square feet of residential, generating approximately 151 units; and 143 covered parking spaces. The maximum building height will be 65 feet and the density will be 3.56 floor area ratio (“FAR”)¹. Parcel 2 consists of approximately 13,619 square feet, and will be improved with a building containing approximately 6,000 square feet of retail at the ground level; approximately 39,200 square feet of residential

¹ In the prior version of the application drawings, the density for Parcel 1 was 3.47 FAR.

generating approximately 32 units; and 3 surface parking spaces. The maximum building height will be 63 feet and the density will be 3.32 FAR.

Of the 183 units proposed for the development, 61 will be replacement units for the Lincoln Heights and Richardson Dwellings residential communities controlled by the DC Housing Authority (“DCHA”). The replacement units include 12 one-bedroom, nine two-bedroom, 32 three-bedroom units, six four-bedroom units, and two five-bedroom units. Of the remaining units, 104 will be a mix of units reserved for households not exceeding 60% of the median family income (“MFI”) and 18 will be market rate units.

The Applicant submitted a copy of the Comprehensive Transportation Review (“CTR”) to the District Department of Transportation (“DDOT”) on January 29, 2018.

II.

SUPPLEMENTAL INFORMATION ON THE APPLICATION

A. Updated Architectural Drawings

Attached as Exhibit A is a comprehensive set of updated architectural drawings (the “Plans”). Specifically, the Applicant has revised the design to remove some of the double height space on the mezzanine level in the building on Parcel 1 which results in approximately 6,300 square feet of additional gross floor area, but does not expand the footprint of the building. See Sheet G10 of the Plans. The building on Parcel 1 now has a FAR of 3.56 which is below the maximum permitted FAR of 3.6. In addition, the Applicant has revised the configuration of the parking garage. See Sheets A01 and A02 of the Plans. The reconfigured parking garage does not result in the reduction in the amount of parking provided. However, the percentage of compact parking spaces has increased from 31% to 38%.

B. Sustainable Design

The PUD will be certified under the Enterprise Green Communities standards and will use Enterprise Green Communities certification to meet the applicable Green Building Act Requirements. The Green Building Act states that the Enterprise Green Communities standard was developed for affordable housing, and shall be used for projects with at least 15% District financing.

On February 14, 2018, the Applicant met with the Department of Energy and Environment (“DOEE”) to discuss their comments on the application. Specifically, DOEE noted that the project, particularly along 51st Street, is located in the floodplain. The District’s floodplain regulations require residential uses be elevated to the design flood elevation, which is 18” above the base flood elevation. The base flood elevation for the Property has been confirmed with DOEE at elevation 54.50’. In this case, the entire first floor of the project (residential, retail, parking) is located at elevation 56.0’, in compliance with the floodplain regulations. The project will also be serviced by above-grade electrical transformers.

As recommended by DOEE, the Applicant will consider the installation of solar panels on a portion of the roof of the project. The upper roofs of the project are designed with an extensive green roof system, while the large lower courtyard has been designed using a deeper intensive green roof system.

C. Community Outreach

The Applicant has worked with a variety of community stakeholders, including Commissioner Patricia Malloy, the single member district representative (ANC 7C-01) for the Property, to further refine the PUD and the proffered public benefits and project amenities. The Applicant also has attend the following community stakeholder meetings:

- October 18, 2017: Meeting with the Single Member District Representative;
- October 26, 2017: ANC 7C Executive Committee Meeting;
- November 9, 2017: ANC 7C Public Meeting;
- November 13, 2017: Far Southeast Civic Association Meeting;
- November 20, 2017: Capitol View Civic Association Meeting;
- November 27, 2017: Deanwood Citizens Association Meeting; and
- February 8, 2018: ANC 7C Public Meeting.

The Applicant is scheduled to present the application to ANC 7C its public meeting on March 8, 2018.

III. WAIVER OF PUBLIC NOTICE REQUIREMENTS

The Applicant respectfully request that the Zoning Commission waive the requirement under Subtitle Z § 402.3 of the Zoning Regulations, which requires that the Applicant post notice of the public hearing at least 40 days in advance of the public hearing. In this case, the Property was posted on February 22, 2018, which is 22 days prior to the public hearing. We submit that waiving the 40-day posting in this case will not prejudice the rights of any parties, particularly the ANC. As outlined above, the Applicant has met multiple times with the ANC and other civic associations active near the Property. Also, in accordance with the Zoning Regulations, the Secretary to the Zoning Commission provided copies of the public hearing notice to the property owners within 200 feet of the Property on January 30, 2018. See Exhibit 21 of the record.

IV.
CONCLUSION

In accordance with Subtitle Z § 401.5 of the Zoning Regulations, this prehearing statement is submitted by The Warrenton Group, in order to provide additional information in support of its Z.C. Case No. 17-19. Based on the information and items contained herein, and the case presented in the original submittal, we respectfully request the Zoning Commission's favorable consideration of the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP



By: _____
Leila M. Jackson Batties