

Zoning Commission Case 19-01
Wesley Hawaii, LLC
Supplemental Outline of Testimony

- I. Property's Incorrect Designation on Future Land Use Map
 - a. Property has been privately-owned and improved with apartment building pre-dating Comprehensive Plan passage in 1984
 - b. Parks, Recreation and Open Space designation intended for federal and District-owned parks
 - c. Property directly abuts two cemeteries

- II. Project is Consistent with Comprehensive Plan as a Whole
 - a. Recent Court of Appeals case precedent
 - b. Project furthers numerous policies in land use, housing, transportation, environmental, urban design and rock creek east elements
 - c. Project is consistent with GPM designation of Neighborhood Conservation Area

- III. Adverse Impacts, If Any, Are Mitigated or Otherwise Outweighed
 - a. Surrounding parking needs
 - i. Increase in parking spaces exceeding zoning requirement
 - ii. Reduction to unit count
 - b. Increased density
 - i. Reduced building size by 8 units
 - ii. Increased density outweighed by need for affordable housing
 - c. Height
 - i. Naturally occurring buffers, including rights-of-way
 - ii. Cemeteries abutting two sides
 - iii. Separated from residential neighborhood to east by 120-foot-wide right-of-way
 - d. Displacement
 - i. Limited impact of temporary relocation during construction
 - ii. Tenants can return to building with substantially similar rents and unit sizes

- IV. Confirmation of Public Benefits and Amenities Package