

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and Zoning Map Amendment

December 18, 2013

WBG Wheeler Road, LLC (the “Applicant”) hereby gives notice of its intent to file an application for a Planned Unit Development (“PUD”) and related Zoning Map Amendment for the property located at 4129-4131 Wheeler Road, SE comprised of Lots 0820 and 0821 in Square 5925 (the “Property”). The Applicant is authorized to process this application on behalf of the Property owner.

The Property is currently improved with a neglected one-story commercial building suffering from deferred maintenance and vacant lot. The Property consists of approximately 32,092 square feet of land area. The Property is currently included in the C-1 Zone District and is included in the low density commercial land use category on the District of Columbia’s Comprehensive Plan Future Land Use Map. The Applicant proposes to rezone the Subject Property to the C-3-A Zone District.

The Applicant proposes the development of a mixed-use residential building with 85 one-, two-, and three-bedroom residential units with ground floor retail facing Wheeler Road, SE. The building will have a measured building height of approximately 68 feet. The residential portion of the project will be entirely affordable housing units, far exceeding the District’s Inclusionary Zoning requirements. The Applicant is making a concerted effort to maintain the family-friendly retail tenants currently at the Property.

The proposed project will include a total of approximately 121,860 square feet of gross floor area, resulting in a Floor Area Ratio (“FAR”) of approximately 3.79. The project will include approximately 25 parking spaces which will be accessed from a public alley. The C-3-A Zone District permits a maximum FAR of 4.0 (2.5 commercial) as a matter-of-right and 4.5 FAR (3.0 commercial) in a PUD project.

The Applicant has already engaged in an extensive public outreach program and has had many meetings with various groups and organizations such as Advisory Neighborhood Commission 8E, Councilmember Marion Barry, and Congress Heights Main Streets. The Applicant will continue to engage in this public dialogue process and is available to discuss the proposed development with all interested groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DMR (February 2003, as amended), not less than ten (10) days from the date of this Notice, which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is SGA Companies, Inc. The land use counsel is Griffin, Murphy, Moldenhauer & Wiggins, LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Meridith Moldenhauer of Griffin, Murphy, Moldenhauer & Wiggins, LLP (202-429-9000).