

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP

MAY 6, 2016

Wisconsin Owner LLC (“Applicant”) gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) and related amendment to the Zoning Map for the property known as Square 1732, Lots 20, 45 and 49 (“Property”). The Property is located mid-block in the 4600 block of Wisconsin Avenue, NW, and consists of properties known as 4620-4626 Wisconsin Avenue, NW. Lot 45 is owned by Wisconsin Owner LLC, Lot 49 is owned by 4624 Wisconsin Avenue Associates Limited Partnership as nominee owner, and Lot 20 is owned by Columbia Typographical Union No. 101.

The property is in the Tenleytown neighborhood of Ward 3. The Property consists of approximately 27,292 square feet, or approximately 0.63 acres, of land area. The majority of the Property is located in the Mixed Use Medium Density Residential / Moderate Density Commercial Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan; a portion of Lot 20 is located in the Mixed Use Moderate Density Residential / Low Density Commercial Land Use category. The Property is currently located in the C-2-A Zone District (i.e. the MU-4 Zone District under the 2016 Zoning Regulations); through the PUD, the Applicant seeks to rezone the property to the C-3-A Zone District (which corresponds to the MU-7 Zone District under the 2016 Zoning Regulations).

The Property is currently improved with commercial office buildings and accessory parking. The Applicant intends to demolish the improvements at 4626 Wisconsin Avenue and adaptively reuse and expand the remaining improvements into a new mixed use building with approximately 20,000 square feet of retail use located on the ground and lower level as well as approximately 155-165 residential units (the “Project”). The Project will also contain approximately 75 parking spaces.

The total gross floor area included in the Project is approximately 157,202 square feet, for a total Floor Area Ratio (“FAR”) of 5.76. The Project will occupy approximately 92% of the Property. The Project will be constructed to a building height of approximately 90 feet.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to Advisory Neighborhood Commission (“ANC”) 3E in the near future, and the Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architect is Hickok Cole Architects. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact David Avitabile (202-721-1137).