

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Monday, July 18, 2011, @ 6:30 p.m.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 11-03 (Hoffman-Struever Waterfront, L.L.C. – First Stage PUD & Related Map Amendment @ Southwest Waterfront, Squares 390, 391, 471W, 472, 473, 503, and adjacent riparian areas)

THIS CASE IS OF INTEREST TO ANC 6D

On February 11, 2011, the Office of Zoning received an application from Hoffman-Struever Waterfront, L.L.C., on behalf of the District of Columbia through the Deputy Mayor for Planning and Economic Development, the owner of the property, and the Vestry of St. Augustine’s Church, the owner of Lots 83 and 814 in Square 473 (collectively, the “Applicant”). The Applicant is requesting the review and approval of a first-stage planned unit development (“PUD”) and a related zoning map amendment to rezone the subject property from the R-3 and W-1 Zone Districts to the W-1 and C-3-C Zone Districts, and R-5-B in the alternative for the St. Augustine’s parcel. The Office of Planning provided its report on April 14, 2011, and the case was set down for hearing on April 25, 2011. The Applicant provided its prehearing statement on May 10, 2011.

The property that is the subject of this application consists of portions of Squares 390, 391, 471W, 472, 473, and 503; certain streets to be closed including portions of Water Street, S.W., and limited portions of 7th, 9th, and N Streets, S.W., and M Place, S.W.; and certain riparian rights along the Southwest Waterfront. The site has approximately 991,113 square feet (22.7 acres) of land area, and approximately 817,835 square feet of land area after subtracting out areas to be devoted to private roadways and sidewalks. The PUD site also includes approximately 820,309 square feet (18.8 acres) of riparian area. The property is presently either unzoned or located in the R-3 or W-1 Districts.

The Applicant proposes to redevelop the Southwest Waterfront into a new urban waterfront with maritime, commercial, cultural, residential and neighborhood-serving uses. The project will include approximately 3,165,000 square feet of gross floor area, and an aggregate floor area ratio of 3.87, which excludes the private roadways and sidewalks. Proposed uses will include approximately 1,200 mixed-income residential units; no less than 400,000 square feet of office space; limited- and full-service hotels with a total of approximately 625 sleeping rooms; approximately 200,000 square feet devoted to retail uses; approximately 100,000 square feet devoted to cultural activities; approximately 25,000 square feet of space devoted to maritime activities, and approximately twelve acres of parks and open space.

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The R-5-B District permits multi-family residential development as a matter-of-right, to a maximum lot occupancy of 60% for residential use, a maximum density of 1.8 FAR, and a maximum height of 50 feet. Under Chapter 24, the guideline for height in a PUD is 60 feet and the guideline for density in a PUD is 3.0 FAR.

The W-1 District permits a variety of housing and service uses as a matter-of-right, to a maximum lot occupancy of 80% for residential uses, a maximum density of 2.5 FAR, of which no more than 1.0 may be devoted to non-residential uses, and a maximum height of 45 feet. Under Chapter 24, the guideline for height in a PUD is 60 feet and the guideline for density in a PUD is 3.0 FAR, of which no more than 1.0 FAR may be devoted to commercial uses.

The C-3-C Districts permits residential and commercial development as a matter-of-right, to a maximum lot occupancy of 100%, a maximum density of 6.5 FAR, and a maximum height of 90 feet. Under Chapter 24, the guideline for height in a PUD is 130 feet and the guideline for density in a PUD is 8.0 FAR.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set**

for the hearing, a Form 140 – Party Status Application. This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning’s website at: www.dcoz.dc.gov.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

Time limits.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 1. Applicant and parties in support | 60 minutes collectively |
| 2. Parties in opposition | 60 minutes collectively |
| 3. Organizations | 5 minutes each |
| 4. Individuals | 3 minutes each |

Pursuant to section 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, KONRAD W. SCHLATER, GREG M. SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION