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

TIME AND PLACE: Monday, December 19, 2011, @ 6:30 p.m.

Jerrily R. Kress Memorial Hearing Room 441 4<sup>th</sup> Street, N.W., Suite 220-South

Washington, D.C. 20001

#### FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 11-12 (EastBanc-W.D.C. Partners, LLC -- Approval of Consolidated PUD and Related Map Amendment)

## THIS CASE IS OF INTEREST TO ANC 2A

On April 4, 2011, the Office of Zoning received an application from EastBanc-W.D.C. Partners, LLC, on behalf of the District of Columbia and 669N, LLC, the owners of the subject property (collectively, the "Applicant"). The Applicant is requesting approval of a consolidated planned unit development ("PUD") and related map amendment for the property located on the north side of L Street, N.W., between 23<sup>rd</sup> and 24<sup>th</sup> Streets, which is more particularly described as Lots 836, 837, and 855 in Square 37 (the "Property"). The Office of Planning provided its report to the Zoning Commission, dated July 15, 2011, and the case was set down for hearing by the Zoning Commission on July 25, 2011. The Applicant provided its prehearing statement to the Zoning Commission on September 2, 2011.

The Property consists of approximately 46,764 square feet. It is currently improved with the West End Branch Library, the Police Special Operations facility, and a surface parking lot. The property is zoned R-5-B (Low Density Residential) and, through the requested map amendment, would be rezoned to CR (Commercial Residential). The purpose of the PUD and map amendment is to permit the redevelopment of the Property with a mixed-use project consisting of a new public library, ground floor retail, and a 10-story residential building above.

The proposed PUD will have a total gross floor area of approximately 327,304 square feet. The new public library, which will front primarily on L Street, consists of approximately 17,000 to 20,223 square feet of gross floor area; the neighborhood-serving retail, which will be along 23<sup>rd</sup> Street, consists of approximately 17,000 to 20,223 square feet; and the residential building, above the library and retail, consists of approximately 287,184 square feet. The residential building will contain approximately 153 to 189 one-, two- and three-bedroom units. The project will be supported by a two-level underground parking garage with approximately 190 to 197 parking spaces. The building will have a maximum height of 110 feet, and the floor area ratio ("FAR") for the PUD will be approximately 7.0.

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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, a copy of which is attached hereto**. This form may also 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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Applicant and parties in support
Parties in opposition
Organizations
Individuals
Applicant and parties in support
60 minutes collectively
5 minutes each
3 minutes each

Pursuant to § 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 200/210-S, 441 4<sup>th</sup> 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 SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ------ ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY RICHARD S. NERO, JR., ACTING DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.