## ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA <u>CORRECTED<sup>1</sup></u> NOTICE OF PUBLIC HEARING

#### TIME AND PLACE:

Thursday, June 14, 2012, @ 6:30 p.m. Thursday, June 21, 2012, @ 6:30 p.m. (if needed) 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. 11-24 (STANTON-EASTBANC LLC -- Consolidated PUD and Related Map Amendment)

## THIS CASE IS OF INTEREST TO ANC 6B

On November 23, 2011, the Office of Zoning received an application from STANTON-EASTBANC LLC, on behalf of the District of Columbia, the owner 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 Pennsylvania Avenue, S.E., between 7<sup>th</sup> and 8<sup>th</sup> Streets, which is more particularly described as Lot 801 in Square 901 (the "Property"). The Office of Planning provided its report to the Zoning Commission, dated February 3, 2012, and the case was set down for hearing by the Zoning Commission on February 13, 2012. The Applicant provided its prehearing statement to the Zoning Commission on March 26, 2012.

The Property consists of approximately 137,614 square feet. It is currently improved with a building previously used, prior to its closure, as the Hine Junior High School. The Property is zoned R-4 and, through the requested PUD-related map amendment, would be rezoned to C-2-B. The purpose of the PUD and map amendment is to permit the redevelopment of the Property with a mixed-use project consisting of two buildings that will contain a mix of residential, office, and neighborhood-serving retail uses and underground parking (the "Project").

The proposed PUD will have a total gross floor area of approximately 466,247 square feet. The smaller of the two buildings will be located at the northern edge of the Property and is identified as the "North Building". The larger of the two buildings is identified as the "South Building" and will abut 7<sup>th</sup> Street, S.E., Pennsylvania Avenue, S.E., a small portion of D Street, S.E. and 8<sup>th</sup> Street, S.E. The South Building will contain a residential component on 8<sup>th</sup> Street, an office component on 7<sup>th</sup> and Pennsylvania Avenue and another residential component on 7<sup>th</sup> Street that will face the urban plaza.

<sup>&</sup>lt;sup>1</sup> This corrects the second hearing date, if needed, as June 21, 2012. The original notice listed the same date twice.

Z.C. NOTICE OF PUBLIC HEARING Z.C. CASE NO. 11-24 PAGE 2

The Project will provide (i) approximately 253,767 gross square feet of residential use, of which approximately twenty-nine percent (29%) will be devoted to workforce/affordable housing, and (ii) approximately 201,907 gross square feet of commercial office and retail uses. Potential uses for below grade retail space under the South Building include a grocery store, drug store or gym/health club. The Project will have a total Floor Area Ratio ("FAR") of approximately 3.4 and building heights ranging from 47 feet to 88 feet. The Project will be supported by a two-level underground parking garage under the South Building which will contain approximately 320 parking spaces.

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: <u>www.dcoz.dc.gov</u>.

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.

Z.C. NOTICE OF PUBLIC HEARING Z.C. CASE NO. 11-24 PAGE 3

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:

1.Applicant and parties in support60 minutes collectively2.Parties in opposition60 minutes collectively3.Organizations5 minutes each4.Individuals3 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, MARCIE I. COHEN, PETER G. MAY, AND MICHAEL G. TURNBULL ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BENJAMIN BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.