ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE:Monday, October 1, 2012, @ 6:30 P.M.Jerrily R. Kress Memorial Hearing Room441 4th Street, N.W., Suite 220Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 12-05 (Ballpark Square, LLC & SCD Acquisitions, LLC - Capitol Gateway Overlay District Review @ Square 701, Lots 33-41, 48-61, 131-136, 155-160, 816-817, 822, 823, 828-830, 832-834, and 854-856)

THIS CASE IS OF INTEREST TO ANC 6D

On May 22, 2012, the Office of Zoning received an application from Ballpark Square LLC and SCD Acquisitions, LLC (jointly, the "Applicant"). The Applicant is requesting review and approval of new development along 1st and M Streets, S.E., along with a new development at the corner of 1st and N Streets, S.E., pursuant to the Capitol Gateway Overlay District provisions set forth in 11 DCMR § 1604. In addition, pursuant to 11 DCMR § 1610.7, the Applicant is seeking special exception relief approval, pursuant to \$ 2116.5, from the location of parking spaces requirements, and variance relief approval from the loading requirements of § 2201.1, the rear yard requirement of § 636 for the residential and hotel structures, and the court requirement of § 638 for the residential structure. The Applicant is also seeking Zoning Commission approval for the use of Combined Lot Development rights ("CLDs") for development over 8.5 floor area ratio ("FAR") pursuant to 11 DCMR § 1602.1(e).

The property which is the subject of this application consists of approximately 77,209 square feet of land area. The property is comprised of two parcels – a north parcel of approximately 73,591 square feet of lot area (the "Main Parcel") and a south parcel of approximately 3,618 square feet of lot area (the "South Parcel"). The property is bound by M Street, S.E. to the north, 1st Street, S.E. to the east, Cushing Place, S.E. and an adjacent property owner's land to the west, and N Street to the south. There are intervening properties separating the Main Parcel and the South Parcel that are not part of this application. The property is currently vacant and is zoned CG/CR, a district in which residential, hotel, retail and office uses are permitted as a matter-of-right.

The Applicant proposes to develop the property with a new 130-foot residential, hotel, and office building with ground floor retail. Approximately 336 parking spaces will be provided, primarily in a below-grade parking garage. The density of the property will be approximately 8.95 FAR. Vehicular access to required parking and loading will be provided from Cushing Place, S.E.

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

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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 may be downloaded from the Office of Zoning's website at: http://dcoz.dc.gov/services/app.shtm. This form may also be obtained from the Office of Zoning at the address stated below.

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

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

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 § 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 should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, MARCIE I. COHEN, PETER G. MAY, AND MICHAEL G. TURNBULL ------ ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.