

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001

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

RECEIVED
D.C. OFFICE OF ZONING
2019 JUL 12 AM 10:45

TIME AND PLACE: Thursday, July 25, 2019, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 15-20C (TSBC Owner I, LLC – First-Stage Planned Unit Development Modifications and Second-Stage Planned Unit Development Approval @ Square 620)

THIS CASE IS OF INTEREST TO ANC 6E

On November 19, 2018, TSBC Owner I, LLC (the “Applicant”) filed an application (the “Application”) seeking (1) modifications to the first-stage planned unit development (“PUD”) approved pursuant to Zoning Commission Order No. 15-20 (as extended by Z.C. Order No. 15-20A and modified by Z.C. Order No. 15-20B; all three collectively, the “Order”) and (2) Second-Stage PUD approval for Phase 1, the South Parcel, that certain 6.7+/- acres that is more particularly described as Lots 250, 893, 894, 895, 898, 900, and 904, and 905 in Square 620 (collectively, the “Property”). The majority of the Property was formerly the Sursum Corda Cooperative.

The Application proposes to modify the Order to reduce the density of the North Parcel by approximately 74,000 square feet and 104 units and to allocate this density to the South Parcel and to change the building height and massing and site organization. The Application also proposes to move the loading facilities from L Street, N.W. to 1st Place, N.W. and to change the timing of the installation of playground equipment from prior to the building permit to the certificate of occupancy.

In the second-stage PUD, the Application proposes to divide the South Parcel into two theoretical lots – Lot 1A and Lot 1B, which will be improved with two apartment houses totaling 555,143 square feet of gross floor area generating approximately 531 units. The maximum building height for the Phase 1 development will be 110 feet, and the density will be approximately 5.22 FAR. Phase I will include the construction of up to 300 below grade parking spaces.

The Office of Planning submitted its report to the Office of Zoning on February 5, 2019. The Zoning Commission set down the Application for a public hearing on February 25, 2019. The Applicant filed its prehearing statement with the Commission on May 15, 2019.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.