Holland & Knight

Tel 202 955 3000
Fax 202 955 5564

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
www.hklaw.com

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April 18, 2005

NORMAN M. GLASGOW
202-955-3000
chip.glasgow@hklaw.com

VIA HAND DELIVERY
District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

Re: Case No. 05-03; Application of the Office of Property Management for Consolidated Review and Approval of a Planned Unit Development and Corresponding Map Amendment

Dear Members of the Commission:

On behalf of the Office of Property Management, we submit an original and 20 copies of the Applicant's pre-hearing statement.

Due to the fact that these applications are submitted on behalf of the District Government, we believe that an exemption from any filing or hearing fee is appropriate pursuant to §3043. We look forward to the Commission's consideration of these materials. Should you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Norman M. Glasgow, Jr.

Thomas J. Carroll

ZONING COMMISSION
District of Columbia
CASE NO. 05-03
EXHIBIT NO. 11

Enclosures
cc: Advisory Neighborhood Commission 8A
Maxine Brown-Roberts, DC Office of Planning
Peter May, OPM

ZONING COMMISSION
District of Columbia
CASE NO.05-03
EXHIBIT NO.11

BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

Anacostia Gateway Government Center

ZONING COMMISSION CASE NO. 05-03

PRE-HEARING STATEMENT IN SUPPORT
OF THE APPLICATION FOR CONSOLIDATED REVIEW
OF A PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT

April 16, 2005

ZONING COMMISSION
District of Columbia
CASE NO. 05-03
EXHIBIT NO. 11

PREFACE

The Office of Property Management of the District of Columbia submits this pre-hearing statement (the "Pre-Hearing Statement") and the attached documents to the Zoning Commission of the District of Columbia in support of its previously submitted PUD application for a new office building and related map amendment at the 1800 block of Martin Luther King Avenue, SE. The proposed building has two wings, a combined gross floor area of 335,270 square feet and two levels of parking, providing 436 parking spaces. The Applicant seeks consolidated review and approval of a Planned Unit Development ("PUD") and a related zoning map amendment in order to implement this redevelopment proposal.

The PUD site is located between, Martin Luther King, Jr. Avenue, SE, Good Hope Road, SE, 13th Street, SE, and the railroad right-of-way slated for use by the future Light Rail in Ward 8 of the city. Consisting of approximately 114,302 sq. ft., the PUD site includes Parcel 224/31, Lot 17 in Square 5600 and Lots 54, 857 (part of), 858, 859, and 860 in Square 5601 and the various portions of the alleys and streets proposed to be closed which currently run through, between and along Squares 5601 and 5600. The PUD site is currently divided between multiple zoning districts, C-M-1, C-3-A and R-3. The Applicant is seeking consolidated review and approval for the entire PUD site, and an amendment to the zoning map to rezone the entire site to the C-3-A District.

The Applicant originally filed a PUD Application Statement and supporting documents on February 8, 2005. The Application and supplemental materials set forth in detail the proposed development, project design, public benefits and project amenities, and consistency with the Comprehensive Plan and the Ward 8 Plan. This Pre-Hearing Statement further

supplements the previous submission and responds to comments from the Zoning Commission raised at its March 14, 2005, meeting.

As set forth below, this Pre-Hearing Statement, in conjunction with the Applicant's previous submission, meets the filing requirement for a PUD and map amendment application under chapters 24 and 30 of the District of Columbia Zoning Regulations.

DEVELOPMENT TEAM

Applicant and Owner:	The District of Columbia Office of Property Management 441 4th Street, NW Suite 1100S Washington, D.C. 20001
Program Manager:	CB Richard Ellis, Inc. 555 11th Street NW Suite 300 Washington, DC 20004
Architects:	Heery International, Inc. Franklin Court 1099 14th Street, NW Suite 101 Washington, D.C. 20005
Traffic Consultant:	Wells & Associates, LLC 1420 Spring Hill Road, Suite 600 McLean, VA 22102
Land Use Counsel:	Holland & Knight LLP 2099 Pennsylvania Avenue, N.W. Suite 100 Washington, D.C. 20006

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CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

The Applicant hereby certifies that this application, twenty copies of which were filed with the Zoning Commission on February 8, 2005, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete.

Subsection	Description	Page
3013.1(a)	Information Requested by Commission	Pre-Hearing Stmt
3013.1(b)	List of Witnesses	Exhibit A
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for Record: • Dan Tangherlini, Director, Dept. of Transportation, Tenant's Representative • Peter May, Deputy Director, Office of Property Management, Applicant's Representative • Martin Wells, Wells & Associates, Traffic Consultant • Steve Alicandro, Heery International, Inc. Architect • Steven E. Sher, Holland & Knight LLP, Land Planner	Exhibit A
3013.1(d)	Additional Information	Herein or with previous submissions
3013.1(e)	Reduced Plans	To be submitted 20 days in advance of hearing

3013.1(g)	Estimated Time Required for Presentation of Applicant's Case (45 minutes)	Exhibit A
3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of the Subject Property	Exhibit C
3013.6(b)	List of Names and Addresses of Each Person having a Lease with the Owner for All or Part of Any Building Located on the Property Involved in the Application	None

LIST OF EXHIBITS

Description	Exhibit
List of Witnesses	A
Construction Management Plan	B
List of Names and Addresses of All Property Owners Within 200 Feet of the Subject Property	C

I.
INTRODUCTION

This pre-hearing statement and the attached documents (the "Pre-Hearing Statement") support the application of the Office of Property Management of the District of Columbia ("OPM" or the "Applicant") to the Zoning Commission for the District of Columbia (the "Commission") for the consolidated review and one-step approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment. The proposed PUD contemplates the construction of a new premier office building for the headquarters of the District of Columbia Department of Transportation (the "Anacostia Gateway Government Center" or "AGGC")to be located on property between Martin Luther King, Jr. Avenue, SE, Good Hope Road, SE, 13th Street, SE, and the railroad right-of-way proposed for use by the future Light Rail. The PUD site consists of Parcel 224/31, Lot 17 in Square 5600, Lots 54, 857 (part of), 858, 859, and 860 in Square 5601, and the various portions of the alleys and streets proposed to be closed which currently run through, between and along Squares 5601 and 5600 (the "Site"). The Site is currently divided between multiple zoning districts, and C-M-1, C-3-A, and R-3. The Applicant seeks an amendment to the Zoning Map to rezone the entire Site to the C-3-A District.

The Applicant originally filed a PUD Application Statement and supporting documents on February 8, 2005. The Application and supplemental materials sets forth in detail the proposed development, project design, public benefits and project amenities, and consistency with the Comprehensive Plan and the Ward 8 Plan.

This Prehearing Statement further supplements the previous submission and responds to additional comments the Zoning Commission raised at its March 14, 2005 meeting.

II.
ISSUES RAISED BY THE ZONING COMMISSION

A. Project Design

While the Commission complimented the overall project, the Commission requested further study of 1) the west façade of the Martin Luther King wing, 2) the possibilities for rustication of the base of the building, and 3) the views of the north façade of the MLK Wing from across the Anacostia River. The architects are presently refining these elements of the design and giving consideration to comments provided by the Commission of Fine Arts. The Applicant will conclude the CFA process and will submit supplemental drawings to the Commission no later than twenty days prior to the hearing date.

B. Comments by Office of Planning

The Commission also requested that the Applicant address the issues raised by the Office of Planning ("OP") in its report dated March 4, 2005. OP requested information regarding: 1) the roof plan, 2) an analysis of the side yard requirements for the Good Hope Wing, 3) a Construction Management Plan, and 4) a list of DDOT policies to encourage transit use. The Applicant responds as follows:

1) The Architects are refining the Roof Plan and will submit it with the supplemental drawings to the Commission no later than 20 days prior to the hearing date.

2) The Applicant has reviewed the side yard requirements along Good Hope Road and has determined that relief from the requirements is necessary. Pursuant to §775.5 no side yard is required, but if one is provided it shall be at least two inches for every vertical foot of height of building. The design of the Good Hope Wing does provide for a side yard along Good Hope Road and the property line with the AEDC building to the west. At its narrowest point this side yard setback measures 7.22 feet. The proposed height of the AGGC is 80 feet; thus a side yard of 13.33 feet is required under the regulations. The Applicant requests that the Commission approve the proposed side yard of 7.22 feet.

The side yard as proposed is justified in this instance and its approval by the Commission will benefit the area along Good Hope Road. This side of the project borders Good Hope Road. The regulations permit the Applicant to build up to the property line without providing any side yard. Instead of building out to the property line as permitted, the Applicant has designed the Good Hope Wing to match the building line of the neighboring AEDC building to the west. This design provides for more continuity between the

buildings and allows for possible streetscape improvements within the area between the building and Good Hope Road. This portion of the Good Hope Wing is designed to accommodate ground floor retail, similar to the AEDC building. The Applicant believes that aligning the buildings and providing space for landscaping and other pedestrian friendly improvements will benefit the development of the ground floor retail space and that in turn will benefit the surrounding area along Good Hope Road.

3. The Applicant has drafted a Construction Management Plan, attached as Exhibit B. Among other things, the Construction Management Plan requires the formation of a Community Advisory Committee, a designated contact person for community complaints, and the approval of truck routes to and from the site by the DC Department of Transportation ("DDOT").

4. Mr. Dan Tangherlini, Director of DDOT, is listed in Exhibit A as a witness by the Applicant. Mr. Tangherlini will discuss in his testimony the policies that DDOT will use to encourage transit use among its employees and contractors. The Applicant will supplement this filing with a list of DDOT policies no later than 20 days prior to the hearing date. As explained in the PUD filing of February 8, 2005, the Applicant is requesting a 25% reduction in the number of required parking spaces from 581 to 436. As shown in the Transportation

Impact Study, DDOT only needs 384 parking spaces for its employees, contractors, and visitors. The underlying reason for this is that the building provides an unusual amount of public function and meeting space and has a low occupancy ratio. The typical occupancy ratio for an office building is 1 person per every 200 square feet of space. The AGGC will have a ratio of 1 person per every 600 square feet. The overall occupancy of the building is much less than the norm, and therefore the typical number of parking spaces are not necessary.

III.
CONCLUSION

For the foregoing reasons, the Office of Property Management of the District of Columbia submits that the PUD plan meets the standards of Chapter 24 of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Zoning Map; is consistent with the land use objectives of the District of Columbia; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits and project amenities; advances important goals and policies of the District of Columbia and, therefore, should be adopted by the Zoning Commission. Accordingly, the Applicant requests that the Zoning Commission approve the PUD application and the concurrent

change in zoning to C-3-A, the 25% reduction in parking, variance from the side yard requirements, and the elimination of the housing requirement.

Respectfully submitted,

HOLLAND & KNIGHT LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
(202) 955-3000

By: _____
Norman M. Glasgow, Jr.

By: _____
Thomas J. Carroll

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