Government of the District of Columbia
Office of Zoning

MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Jerrily R. Kress, FAIA
Director

DATE: May 3, 2005

SUBJECT: Publication for the Office of Zoning

2005 MAY -3 PM 3:00
Office Of Documents And Administrative Issuances

Please publish the following in the *D.C. Register* on May 13, 2005:

1. Z.C. Notice of Filing (Z.C. Case No. 03-12A/03-13A); and
2. Z.C. Notice of Public Hearing (Z.C. Case No. 05-03).

Attachments

[redacted]
CASE NO. 05-03
EXHIBIT NO. 12

ZONING COMMISSION
District of Columbia
CASE NO.05-03
EXHIBIT NO.12

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, June 23, 2005, 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 05-03 (Consolidated PUD & Related Map Amendment – Anacostia Gateway Government Center)

THIS CASE IS OF INTEREST TO ANC 8A

On February 8, 2005, the Office of Zoning received an application from the District of Columbia Office of Property Management. The Applicant requests approval of a consolidated Planned Unit Development ("PUD") and related Zoning Map Amendment. The Office of Planning provided its report on March 4, 2005, and the case was set down for hearing on March 14, 2005. The Applicant provided its prehearing statement on April 16, 2005.

The property that is the subject of this application consists of approximately 114,302 square feet of land area and is located at the 1800 block of Martin Luther King, Jr. Avenue, SE, sitting between Martin Luther King Jr. Ave, SE, Good Hope Road, SE, 13th Street, SE, and the railroad right of way. It comprises Parcel 224/31; Lot 17 in Square 5600; Lots 54, part of 857 , 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 subject properties are zoned C-M-1, C-3-A and R-3.

The Applicant proposes to construct a new office building with a gross floor area of approximately 335,270 square feet for the future headquarters of the District of Columbia Department of Transportation. The building will have a maximum height of 80 feet, with the wing at the corner of Good Hope Road and 13th Street having a height of 44 feet. The building will contain 436 parking spaces. The project manager for the PUD is CB Richard Ellis, Inc., the architect is Heery International and the land use counsel is Holland & Knight LLP.

Currently Parcel 224/31 is zoned C-M-1, Lot 17 in Square 5600 is zoned R-3, Lots 54, 857, 858, 859 in Square 5601 are zoned C-M-3, and Lot 860 in Square 5601 is zoned C-M-1. The Applicant requests that the subject properties be rezoned C-3-A.

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 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 is 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 fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

(a) The person's name, address, and daytime telephone number;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application;

(d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;

(e) A list of witnesses who will testify on the person's behalf;

(f) A summary of the testimony of each witness;

(g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;

(h) The total amount of time being requested to present their case; and

(i) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;

(2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;

(3) The distance between the person's property and the property that is the subject of the application before the Commission;

(4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and

(5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of 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 also contain the information indicated in (e) through (h) above.

Time limits.

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

1.	Applicant and parties in support	60 minutes collectively
2.	Parties in opposition	15 minutes each (60 minutes collectively)
3.	Organizations	5 minutes each
4.	Individuals	3 minutes each

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, KEVIN L. HILDEBRAND, AND GREGORY N. JEFFRIES ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR.