



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 108 - APPLICATION FOR DESIGN REVIEW

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

☐ New Application ☒ Modification to a Previously Approved Design Review Application

Pursuant to:

☒ 11 DCMR § 1610 – Capitol Gateway (CG) Overlay District ☐ 11 DCMR § 1809 – Southeast Federal Center (SEFC) Overlay
☐ 11 DCMR § 2801 – Hill East (HE) District ☐ 11 DCMR § 2917 thru 2919 – Union Station North (USN) District

an application is hereby made, the details of which are as follows:

Address(es)	Square(s)	Lot No.(s)	Zone District(s)
Multiple; Property is located on the east side of Square 701	701	170	CG/CR

Present use(s) of Property: Vacant parking lot for stadium

Proposed use(s) of Property: Mixed use - office, hotel, residential and retail

Owner of Property: Ballpark Square, LLC and Ballpark Square 701, LLC

Address of Owner: 1701 Pennsylvania Avenue, NW, Suite 1050, Washington DC 20006

Phone No.(s): 202-777-1265

E-Mail: don.capobres@grosvenor.com

Single-Member Advisory Neighborhood Commission District(s): ANC 6D07

Brief description of proposal: Applicant proposes to modify the residential component of a mixed use project at the CG/CR subject site.

The residential component will be enlarged from approximately 260,240 SF (approximately 292 units) to 303,993 SF (approximately 326 units) of residential use while the retail use within the residential component will be reduced from approximately 28,063 SF to 26,529 SF.

The total retail use provided by the project will be modified from approximately 45,033 SF from 46,467 SF. The project will still contain approximately 130,410 SF of hotel use (approximately 170 units), and 223,819 SF of office use, and provide approximately 370-380 parking spaces.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date: 5/7/2012

Signature*:

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: John Epting E-Mail: jepting@goulstonstorrs.com

Address: Goulston & Storrs, 1999 K Street, NW, 5th FL, Washington DC 20006

Phone No.(s): 202-721-1106

Fax No.: 202-263-0508

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

ZONING COMMISSION
District of Columbia
CASE NO. 12-05A
EXHIBIT NO. 4

12-05A

INSTRUCTIONS

Any application that is not completed in accordance with the following instructions shall not be accepted.

1. All Design Review applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8 ½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing this application before the Zoning Commission, the Applicant shall complete and submit a Form 116 – Zoning Commission Fee Calculator and pay a filing fee in accordance with the ZC Schedule of Fees – 11 DCMR § 3040. **(Check or money order is payable to the "D.C. Treasurer"; cash and credit/debit card payments will not be accepted.)**
4. **At the time of filing this application, all Applicants are REQUIRED to submit the following information (including one (1) original and twenty (20) collated copies):**
 - A. A plat, drawn to scale and certified by the D.C. Office of the Surveyor, showing boundaries and dimensions of the existing and proposed structures and accessory buildings and structures.
 - B. Architectural plans and elevations in sufficient detail to clearly illustrate any proposed structure to be erected or altered, proposed landscaping/screens, and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 – Required Specifications for Plats, Plans and Elevations – for the required information on these drawings.)
 - C. A detailed statement of existing and intended use of the structure.
 - D. Three **color** images, not-to-exceed 8½" x 11", showing pertinent features of the structure and the property involved (front, rear, and sides, if possible and applicable).
 - E. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, **and two (2) sets of self-stick labels of the names and mailing addresses of the owners of the properties.** (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 1101 4th Street, S.W. – West Building, Washington, D.C. 20024.)
 - F. The name and mailing address of any individual who has a lease with the owner for all or part of any structure located on the property involved in the application.

Note: All applications are referred for review and recommendation to the Office of Planning (OP) and the Advisory Neighborhood Commission (ANC) within which the affected property is located. Their reports are given "great weight" in the ZC decision-making process. Applicants are strongly encouraged to contact these agencies to discuss the merits of their application. OP can be reached at (202) 442-7600. ANC information can be ascertained by contacting the Office of Advisory Neighborhood Commissions at (202) 727-9945.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W., Ste. 200 S, Washington, D.C. 20001
(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov