

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.46<sup>0</sup>  
02 4W  
0000347839 JAN 18 2018

Mia N. Thrash  
7200 Radice Court  
Lauderhill, FL 3319-4283

NIXIE 331 DE 1 2202/11/18

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

9506810710003000

20001V2714

SC: 20001271441 \*1787-01000-11-04



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PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.46<sup>0</sup>  
02 4W  
0000347639 JAN 18 2018

Sara K. Ku  
888 N. Quincy St.  
Unit 1803  
Arlington, VA 22203-2077

*TKM*

KU-888 207 DE 1 N C8801/88/18  
NIXTEL 887 OFFICE/POK K0002/12/18  
\*\*C811\*\*

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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222032077  
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BC: 22203207758 00 0101-01220-10-00  
BC: 20001Y20771440 01010101220-10-00

2018 FEB 20 PM 12:40

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF RESCHEDULED<sup>1</sup> PUBLIC HEARING**

**TIME AND PLACE:** Thursday, April 5, 2018, @ 6:30 P.M.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Z.C. Case No. 02-38I (Waterfront 375 M Street, LLC and 425 M Street, LLC – Second-Stage PUD & Modification of Significance to First-Stage PUD @ Square 542)**

**THIS CASE IS OF INTEREST TO ANC 6D**

On April 5, 2017, the Office of Zoning received an application from Waterfront 375 M Street, LLC and 425 M Street, LLC (together, the “Applicant”) for approval of a second-stage planned unit development (“PUD”) and a modification of significance to a previously approved first-stage PUD for the above-referenced property. The Office of Planning submitted a report to the Zoning Commission, dated June 2, 2017. At its June 12, 2017, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on August 15, 2017.

The property that is the subject of this application consists of Lot 825 (“West M”) and Lot 826 (“East M”) in Square 542, which have approximately 46,768 square feet and 61,065 square feet of land area, respectively. The subject property is currently zoned C-3-C (MU-9 under the 2016 Zoning Regulations) for the purposes of this project, through a previously approved PUD-related Zoning Map amendment. The property is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 6D.

The Applicant proposes to modify the approved first-stage PUD and undertake a second-stage PUD for the East M and West M sites by converting the primary use of both buildings from office use to residential use, with retail on the ground floor and neighborhood-serving office use on the second floor. The approximate density, building height, lot occupancy, and setbacks will not change as a result of this application. The East M and West M sites will collectively contain approximately 604 total residential units and approximately 78,880 square feet of commercial space (an average of almost 40,000 square feet per building). Both buildings will also include on-site parking and loading.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

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<sup>1</sup> The hearing for this case was previously scheduled for February 22, 2018.