Government of the District of Columbia
OFFICE OF ZONING

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MEMORANDUM

OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES
2003 MAY 23 AM 11:14

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

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

DATE: May 23, 2003

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on May 30, 2003:

1. Z.C. Notice of Public Hearing Z.C. Case No. 03-05 and
2. Z.C. Notice of Public Hearing Z.C. Case No. 03-11.

Received By

5/23/03
Date

Attachments

ZONING COMMISSION
District of Columbia
Case 03-11
Exhibit 19

441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
Tel: (202) 727-6311 • Fax: (202) 727-6072
E-Mail: zoning info@dcoz.dcgov.org • Web Site: http://dcoz.dcgov.org/

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.19

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, July 10, 2003 @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W. – Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 03-11 (Consolidated Planned Unit Development & Map Amendment – 2425 L Street, N.W. – former Columbia Hospital for Women)

THIS CASE IS OF INTEREST TO ANC 2A:

On February 28, 2001, the Office of Zoning received an application from High Street Columbia LLC, requesting a map amendment from R-5-D to C-2-C for Lot 806 in Square 25 under Chapter 30 of the District of Columbia Municipal Regulations, 11 DCMR (February, 2003, as amended). This matter was referred to the Office of Planning (OP), which provided its report on April 4, 2003. The OP report recommended that the application be set for hearing as a planned unit development (PUD) and related map amendment, rather than as just a map amendment. The Applicant, by letter dated April 8, 2003, concurred with OP's recommendation. The case was set down for hearing on April 24, 2003, as recommended by OP, to be considered as a PUD and map amendment.

The property that is the subject of this application is located at 2425 L Street, N.W., on the north side of L Street between 24th and 25th Streets, N.W. The property consists of Lot 806 in Square 25 and comprises the southern portion of the square. The property has a land area of 99,879 square feet. The property is improved with a building, now vacant, which formerly housed the Columbia Hospital for Women.

The proposed PUD will consist of a condominium apartment house with a range of 150 to 200 units with a gross floor area of approximately 330,000 square feet, including approximately 28,000 square feet of retail floor area on the ground floor fronting on and accessed from 24th and 25th Streets. Approximately 285 parking spaces will be provided in a two level, below-grade parking garage. Access to the parking garage as well as the loading docks will be from both 24th and 25th Streets. The architect for the PUD is Shalom Baranes Associates, PC and the land use counsel is Holland & Knight LLP.

The proposed PUD related Zoning Map amendment is to change Lot 806 in Square 25 from R-5-D to C-2-C.

The R-5-D District permits matter-of-right high density development of general residential uses, including single family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum floor area ratio (FAR) of 6.0 for apartment houses and hotels and 5.0 for other structures and a maximum height of ninety (90) feet.

The C-2-C District is designed to provide facilities for shopping and business needs, housing and mixed uses for large segments of the District of Columbia outside the central core. The C-2-C District permits higher density residential and mixed uses in compact areas located in or near the Central Employment Area. The C-2-C District permits a maximum height of ninety feet and a maximum FAR of 6.0, of which no more than 2.0 may be used for nonresidential purposes.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to Section 1 the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01 (2001), *et seq.* PUDs are authorized under Chapter 24 of the District of Columbia Municipal Regulations (DCMR) Title 11. Zoning.

The public hearing on this case will be conducted in accordance with the provisions of 11 DCMR 3022 (Contested Case Hearings).

Interested persons or representatives of organizations will be heard at the public hearing. **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 Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person shall file with the Commission, no later than June 27, 2003, a written statement containing the following information:**

(a) The person's name and address;

(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; and

(f) 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 such person, or in which the person has an interest, that will be affected by the action requested of the Commission;

(2) The legal interest such person has in such 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 environmental, 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 Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significant, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.

2. 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 of qualifications of the proposed experts.

3. The total amount of time that will be required to present the case.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission required by 11 DCMR § 3013.1, the information shall be filed no later than June 27, 2003.

If an affected Advisory Neighborhood Commission (ANC), pursuant to DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. However, the written report of the ANC shall be filed no later than July 3, 2003.

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

1.	Applicant	60 minutes
2.	Other Parties	15 minutes
3.	Organizations	5 minutes
4.	Individuals	3 minutes

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. The Commission also 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.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, JAMES H. HANNAHAM AND PETER G. MAY ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.