

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

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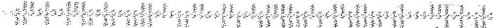
District of Columbia  
2000 14<sup>th</sup> Street NW, Fl 8  
Washington, DC 2009-4487

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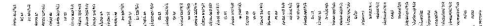
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:** **Thursday, January 23, 2025, @ 4:00 p.m.**  
**Via WebEx:** <https://dcoz.dc.gov/04-14H> (to participate & watch)  
**Via Telephone:** 1-650-479-3208 Access code: 2304 181 3558 (audio participation & listen)  
**Via YouTube:** <https://www.youtube.com/c/DCOfficeofZoning> (to watch)  
**Instructions :** <https://dcoz.dc.gov/release/virtual-public-hearings>  
**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

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

**CASE NO. 04-14H (Florida Rock Properties, Inc. – Modification with Hearing to 1st-Stage PUD and 2nd-Stage PUD @ Potomac Avenue, S.E. (Square 708, Lot 16)**

**THIS CASE IS IN THE INTEREST TO ANCs 6D and 8F**

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements. On the day of the hearing – by 3:00 p.m.*, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must** be submitted to the record at **least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

On August 9, 2024, the Office of Zoning received an application from Florida Rock Properties, Inc. (the “Applicant”) for review and approval of a Modification with Hearing of a First-Stage Planned Unit Development (“PUD”) and a Second-Stage PUD. The Applicant simultaneously filed a request that the application be set down and heard at a public hearing.

The property that is the subject of this application consists of approximately 97,978 square feet and includes Lot 16 in Square 708 (the “Property”). The Property is located in the Southeast quadrant of the District of Columbia and is bounded by Potomac Avenue, S.E. to the north, Phase Two of the PUD to the east, which is improved with a mixed-use building known as Maren, the Anacostia River (“River”) to the south, and the South Capitol Street Oval to the west. Nationals Park is located directly to the north of the Property across Potomac Avenue, SE. Pursuant to Z.C. Order No. 04-14, the Property is zoned C-3-C under the 1958 Zoning Regulations, which is now designated as the MU-9B zone under the 2016 Zoning Regulations.<sup>1</sup>

The Applicant requests a Modification with Hearing to the First-Stage PUD to modify the use for Phases Three and Four from office and hotel use to residential use with ground floor retail (the “Project”) and related modifications to the approved site plan, including parking and loading. The

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<sup>1</sup> A PUD Covenant was recorded in the land records on September 4, 2008, as document number 2008093980, memorializing a map amendment for the Property to the C-3-C zone.