

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-23

As Secretary to the Commission, I hereby certify that on **AUG 12 2008** copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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ATTESTED BY: *Sharon S. Schellin*
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia
CASE NO. *08-23*
EXHIBIT NO. *4*

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

TIME AND PLACE: **Thursday, October 2, 2008, @ 6:30 P.M. – 2nd Case**
 Office of Zoning Hearing Room
 441 4th Street, N.W. Suite 220-S
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 08-23 (Text Amendments to 11 DCMR §§ 1706.2 and 1706.8(b), to Remove Square 384, Lot 44 from Downtown Development District Housing Priority Area B)

THIS CASE IS OF INTEREST TO ANC 2

The Office of Planning (“OP”), in a report dated July 3, 2008, petitioned the Zoning Commission for a text amendment to the Downtown Development District (DD) to remove the Housing Priority Area B (HPA-B) designation from Square 374, Lot 44 (the “subject area”) in Ward 2. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting on July 14, 2008. The OP report serves as the pre-hearing submittal for the case.

The subject area is part of the former site of the Washington Convention Center, which was located on approximately 10 acres bounded by New York Avenue, and H, 9th, and 11th Streets, N.W. Under the proposal, the entire former convention center site would retain its existing DD/C-3-C zoning and all but Lot 44, the subject area, would remain in HPA-B. The subject area is located on what will again become the northeast corner of the intersection of 10th and I Streets, N.W., after the City Council re-opens the streets that were closed for the construction of the former convention center. As a result of the amendment, Lot 44 lot will not have to provide on-site or account for off-site in a combined lot development at least 3.5 FAR of residential uses, but its matter of right development will be reduced to 6.5 FAR.

The proposed text amendments follow. Deletions are ~~struck through~~ and additions are underlined.

- 1706.2 The housing requirements and incentives of this section shall be applicable only in the Housing Priority Area that is depicted in Map B included as information supplemental to the Office of Planning memorandum dated ~~June 7, 2006~~ July 3, 2008 filed in Zoning Commission Case No. ~~05-43~~ 08-23, which may be viewed in the Office of Zoning, and that is described by squares in § 1706.8, provided that the transferable development rights provisions of § 1706.3 shall be applicable throughout the DD Overlay District. Map B is incorporated by reference.
- 1706.8 For the purposes of permitting and governing combined lot developments as provided by § 708, the Housing Priority Area is divided into three (3) subareas as follows:

- (a) Housing Priority Area A, the Mounted Vernon Square North area, is located ...;
- (b) Housing Priority Area B, the Mount Vernon Square South area, comprises the DD/C-2-C and DD/C-3-C zoned properties that are located south of Massachusetts Avenue, including squares and parts of squares numbered 247, 283, 284, 316, 317, 342, 343, 344, 371, 372, ~~373~~, 374, 427, 428, 452, 453, 485, 486, 517, and 529, National Park Service Reservation 174, and the commercial and underdeveloped properties in square 247 with an approved plan unit development on or before January 18, 1991, for so long as the planned unit development approval remains valid;

This advertisement is accompanied by a proposed revision to the Map B referenced in § 1706.2. Map B is not part of the official Zoning Map. It illustrates the designated Housing Priority Areas in the DD, with the proposed deletion of Square 374, Lot 44 from HPA-B, and with the omission of the portions of I and 10th Streets that have not yet been re-opened by the City Council.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01, *et seq.*

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to Sharon Schellin, the Secretary of the Zoning Commission, Office of Zoning, Suite 200-S, 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.

ANTHONY J. HOOD, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR, MICHAEL G. TURNBULL, AND PETER G. MAY, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

