

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

TIME AND PLACE: **Thursday, February 25, 2016, @ 6:30 p.m.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, NW, Suite 220
Washington, DC 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 08-30B (West Half Residential II, LLC and West Half Residential III, LLC - Capitol Gateway Overlay District Review @ Square 700, Lots 33, 802, 840, 841, 850, 864, 865, 868, 871, 872, 873, 874, & 875)

THIS CASE IS OF INTEREST TO ANC 6D

On December 11, 2015, the Office of Zoning received an application from West Half Residential II, LLC and West Half Residential III, LLC (collectively, the "Applicant") requesting modification to portions of previously approved plans in Z.C. Order No. 08-30, as previously amended by Z.C. Order No. 08-30A, for construction of a mixed use building, pursuant to the requirements of the Capitol Gateway (CG) Overlay District set forth in 11 DCMR § 1610. As part of the requested modification, pursuant to 11 DCMR § 1610.7, the Applicant is seeking area variances from the following requirements: (i) percentage of lot occupancy (11 DCMR § 634.1); (ii) closed court (11 DCMR § 638.2); (iii) setback along Half Street, S.E. (11 DCMR § 1607.2); (iv) percentage of compact parking spaces (11 DCMR § 2115.2); (v) grouping of compact parking spaces (11 DCMR § 2115.4); and (vi) loading (11 DCMR § 2201.1).

The subject property consists of Lots 33, 802, 840, 841, 850, 864, 865, 868, 871, 872, 873, 874, and 875 in Square 700, having a land area of approximately 87,991 square feet. Square 700 is bounded by M Street, S.E., on the north, South Capitol Street on the west, Half Street, S.E., on the east, and N Street, S.E., on the south. Van Street bisects the square, running in a north-south orientation. The Property is located in the eastern portion of the square, with frontage on M Street, N Street, Half Street, and Van Street. The subject property is included within the CR District and is located in the CG Overlay District.

Through Z.C. Orders Nos. 08-30 and 08-30A, the Zoning Commission approved redevelopment of the subject property with a mixed-use building measuring 110 feet in height and containing approximately 288,242 square feet of residential use, approximately 369,292 square feet of office use and approximately 51,624 square feet of retail use. The footprint of the approved building occupies the entirety of the subject property and consists of two primary sections: a northern section consisting of office and ground floor retail uses fronting on M Street and a southern section consisting of the residential use as well as office and ground and second floor retail uses. A dedicated 30-foot wide pedestrian right of way running in an east-west orientation separates the two sections of the approved building.

The Applicant acquired all of the lots comprising the subject property with the exception of the northernmost lot, Lot 873. The Applicant's portion of the subject property comprises the land on which the southern portion of the approved building and the pedestrian right of way would be located. The Applicant proposes to modify only that portion of the approved building located on the Applicant's portion of the subject property. No changes are proposed to the design and uses for that portion of the approved building located north of the pedestrian right of way other than the location of the building connection.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR § 3022.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT MILLER, PETER G. MAY, AND
MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF
COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN,
SECRETARY TO THE ZONING COMMISSION.**