

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

TIME AND PLACE: **Thursday, March 31, 2016, @ 6:30 p.m.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 08-30C (25 M Street Holdings, LLC – Modification of Capitol Gateway Overlay Review @ Square 700, Lots 33, 802, 840, 841, 850, 864, 865, 868, and 871-875)

THIS CASE IS OF INTEREST TO ANC 6D

On January 11, 2016, the Office of Zoning received an application from 25 M Street Holdings, LLC (the “Applicant”) requesting modification of a portion of the previously approved plans in Z.C. Order No. 08-30, as previously amended by Z.C. Order No. 08-30A, in order to modify the office building portion of the project located along M Street, S.E., pursuant to the requirements of the Capitol Gateway (CG) Overlay District set forth in 11 DCMR § 1610.

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 bound 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 subject property is located in the eastern portion of the Square, with frontage on M Street, Half Street, N Street, and Van Street. The subject property is located in the CG Overlay District.

Through Z.C. Order 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 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, the Via, runs in an east-west orientation and separates the northern and southern sections of the approved building.

This application only applies to a portion of the building located on Lot 873, the northern section of the subject property which includes the office building located along M Street, S.E. The Applicant is requesting this modification in order to better respond to the demands of the current office market. As part of the requested modification, the Applicant is seeking to maintain the area variances from the following requirements (which were previously approved in Z.C. Order Nos. 08-30 and 08-30A): setback along M Street (11 DCMR § 1604.3); setback along Half Street (11 DCMR § 1607.2); and ground floor retail requirements (11 DCMR § 1607.3).

An application to modify the southern section of the approved building is the subject of Z.C. Case No. 08-30B and is a separate and distinct application from this application.

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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 E. 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.**