



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP

* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

Before completing this form, please review the instructions on the reverse side.

Print or type all information unless otherwise indicated.

In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
See Attached List			W-1 or unzoned	W-1 and C-3-C

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties:

Address or boundary description of the premises:

The Southwest Waterfront, which is generally bounded by the Washington Channel on the Potomac River and Maine Ave., S.W., between 6th and 12th Sts., S.W., and the adjacent riparian areas to the pier lines in the Washington Channel

Total Area of the Site in Square Feet:

991,143 s.f.

Total Area of the Site in Acres:

22.7+ acres

Single-Member Advisory Neighborhood Commission District(s):

6D01 and 6D04

If applicable, Historic District(s) in which site is located:

Not applicable

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22 2405)

Signature:

Susan Longstreet

Date:

2/10/11

February 4, 2011

Name:

Susan Longstreet, Interim Deputy Mayor for Planning & Economic Development

Owner:



Applicant/
Petitioner:



Person(s) to be notified of all actions:

Name:

Norman M. Glasgow, Jr. and Mary Carolyn Brown

Address:

Holland & Knight LLP, 2099 Pennsylvania Ave., N.W., #100, Washington, D.C.

Zip Code:

20006

Phone No(s):

202-419-2460 or 202-862-5990

E-Mail:

carolyn.brown@hklaw.com

ANY APPLICATION/PETITION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

CASE NO. 11-03

EXHIBIT NO. 3



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



**FORM 103A – APPLICATION FOR FIRST-STAGE APPROVAL OF A TWO-STAGE
PLANNED UNIT DEVELOPMENT (PUD)**

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for a
First-Stage Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
See Attached List			W-1 or unzoned	C-3-C and W-1

Address or boundary description of the premises: The Southwest Waterfront, which is generally bounded by the Washington Channel on the Potomac River and Maine Ave., S.W., between 6th and 12th Sts., S.W., and the adjacent riparian areas to the pier lines in the Washington Channel

Total Area of the Site in Square Feet:	991,133 s.f.	Total Area of the Site in Acres:	22.7+ acres
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Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of _____ acres or 15,000 s.f. square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: Major new mixed-use redevelopment consisting of office, retail, housing, cultural, institutional, recreational and maritime uses at the Southwest Waterfront

Concurrent change of zoning (choose one): Yes (If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 6D01 and 6D04

If applicable, Historic District(s) in which site is located: not applicable

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature:		Date:	February 4, 2011
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Owner's Name:	Susan Longstreet, Interim Deputy Mayor for Planning and Economic Development
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Person(s) to be notified of all actions:

Name: Norman M. Glasgow, Jr. and Mary Carolyn Brown

Address: Holland & Knight LLP, 2099 Pennsylvania Ave., N.W., #100, Washington, D.C.

Zip Code:	20006	Phone No(s):	202-419-2460 or 202-862-5990	E-Mail:	carolyn.brown@hklaw.com
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(Revised 1/1/11)

Case No. _____



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



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In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
473	83	34,355	R-3	C-3-C
473	814	1,403	R-3	C-3-C
(part of larger site; see attached list)				

Previous zoning (ZC and/or BZA) actions, including Order No(s)., affecting the above properties:

Address or boundary description of the premises: 600 M St., S.W.; part of the Southwest Waterfront project, which is generally bounded by the Washington Channel on the Potomac River and Maine Ave., S.W., between 6th and 12th Sts., S.W., and the adjacent riparian areas to the pier lines in the Washington Channel

Total Area of the Site in Square Feet: 991,133 s.f. Total Area of the Site in Acres: 22.7+ acres

Single-Member Advisory Neighborhood Commission District(s): 6D01 and 6D04

If applicable, Historic District(s) in which site is located: Not applicable

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22 2405)

Signature:		Date:	2/9/2011 February 4, 2011
Name:	<small>Please Print</small> Vestry of St. Augustine's Church	Owner:	<input checked="" type="checkbox"/> Applicant/ Petitioner: <input type="checkbox"/>

Person(s) to be notified of all actions:

Name:	Norman M. Glasgow, Jr. and Mary Carolyn Brown		
Address:	Holland & Knight LLP, 2099 Pennsylvania Ave., N.W., #100, Washington, D.C.		
Zip Code:	20006	Phone No(s):	202-419-2460 or 202-862-5990
E-Mail:	carolyn.brown@hklaw.com		

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(Revised 1/1/11)

Case No. _____



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



**FORM 103A – APPLICATION FOR FIRST-STAGE APPROVAL OF A TWO-STAGE
PLANNED UNIT DEVELOPMENT (PUD)**

Before completing this form, please review the instructions on the reverse side.
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In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for a
First-Stage Approval of a PUD, details of which are as follows:

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473	83	34,355	R-3	C-3-C
473	814	1,403	R-3	C-3-C
(part of larger site; see attached list)				

Address or boundary description of the premises: 600 M St., S.W.; part of Southwest Waterfront project,
which is generally bounded by the Washington Channel on the Potomac River and Maine Ave., S.W.,
between 6th and 12th Sts., S.W., and the adjacent riparian areas to the pier lines in the Channel

Total Area of the Site in Square Feet:	991,133 s.f.	Total Area of the Site in Acres:	22.7+ acres
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Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of _____ acres or 15,000 s.f. square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: Major new mixed-use redevelopment consisting of office, retail, housing,
cultural, institutional, recreational and maritime uses at the Southwest Waterfront

Concurrent change of zoning (choose one): ☒ Yes (if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 6D01 and 6D04

If applicable, Historic District(s) in which site is located: not applicable

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature: Marilyn K. Clark Date: 2/9/2011

Owner's Name: Vestry of St. Augustine's Church

Person(s) to be notified of all actions:

Name: Norman M. Glasgow, Jr. and Mary Carolyn Brown

Address: Holland & Knight LLP, 2099 Pennsylvania Ave., N.W., #100, Washington, D.C.

Zip Code:	20006	Phone No(s):	202-419-2460 or 202-862-5990	E-Mail:	carolyn.brown@hklaw.com
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**LIST OF PROPERTY INCLUDED IN PUD AND RELATED MAP AMENDMENT APPLICATIONS
SOUTHWEST WATERFRONT**

Property Name	Owner	Address	Square	Lot	Sq Ft Area	Exist Zn	Proposed Zn	ANC
LAND SIDE AREAS								
Phillip's Restaurant Parking Lot	District of Columbia	900 Water St. SW	390	54	21,158	W-1	C-3-C	6D01
H20 Parking - East	District of Columbia	800 Water St. SW	391	804	15,360	W-1	C-3-C	6D01
H20 Parking - Center	District of Columbia	800 Water St. SW	391	805	12,620	W-1	C-3-C	6D01
H20 Parking - West	District of Columbia	800 Water St. SW	391	806	15,360	W-1	C-3-C	6D01
Lot btw. Maine Ave. and Water St.	District of Columbia		472	827	7,026	W-1	C-3-C	6D04
H20 Building Lot	District of Columbia	800 Water St SW	473	825	29,725	W-1	C-3-C	6D01
H20 Building Lot	District of Columbia	800 Water St. SW	473	826	28,599	W-1	C-3-C	6D01
Gangplank Parking Lot	District of Columbia	600 Water St. SW	473	834	91,824	W-1	C-3-C	6D04
WBL - Promenade/West Parking	District of Columbia	6th St. and Water St. SW	473	820	6,350	W-1	C-3-C	6D04
WBL - Promenade/West Parking	District of Columbia	6th St. and Water St. SW	473	842	15,011	W-1	C-3-C	6D04
WBL - East Parking Lot	District of Columbia	6th St. and Water St. SW	473	844	36,101	W-1	C-3-C	6D04
Phillip's Restaurant Building Lot	District of Columbia	900 Water St. SW	473	823	23,615	W-1	C-3-C	6D01
Phillip's Restaurant Building Lot	District of Columbia	900 Water St. SW	473	824	29,725	W-1	C-3-C	6D01
Zanzibar Building Lot	District of Columbia	700 Water St. SW	473	84	19,817	W-1	C-3-C	6D01
Capital Yacht Club Building Lot	District of Columbia	1000 Water St. SW	473	822	9,744	W-1	C-3-C	6D01
Surface Parking west of Zanzibar	District of Columbia	700 Water St. SW	473	827	6,672	W-1	C-3-C	6D01
Surface Parking west of Zanzibar	District of Columbia	700 Water St. SW	473	828	12,501	W-1	C-3-C	6D01
Surface Parking east of Zanzibar	District of Columbia	700 Water St. SW	473	831	14,532	W-1	C-3-C	6D01
Channel Inn West Parking Lot	District of Columbia	650 Water St. SW	473	837	17,835	W-1	C-3-C	6D01
Channel Inn Building Lot	District of Columbia	650 Water St. SW	473	851	51,524	W-1	C-3-C	6D01
Parks & Promenade	District of Columbia		473	839	135,791	W-1	C-3-C	6D01
CYC Surface Parking	District of Columbia	1000 Water St. SW	473	849	3,890	W-1	C-3-C	6D01
Park bw Channel Inn & Gangplank Pk'g	District of Columbia		473	845	8,139	W-1	C-3-C	6D01
Lot btw. Maine Ave. and Water St.	District of Columbia		473	815	153	W-1	C-3-C	6D04
Portion of Bulkhead at Gangplank	District of Columbia		473	841	1,620	W-1	C-3-C	6D04
Portion of Bulkhead at Gangplank	District of Columbia		473	840	5,856	W-1	C-3-C	6D04
Park btw. Gangplank and WBL	District of Columbia		473	819	9,400	W-1	C-3-C	6D04
Lot btw. Tiber Island and WBL Parking	District of Columbia		473	843	11,579	W-1	C-3-C	6D04
Lot btw. Tiber Island & Water St Circle	District of Columbia		503	883	630	W-1	C-3-C	6D04
Lot btw. Tiber Island & Water St Circle	District of Columbia		503	884	3,870	W-1	C-3-C	6D04
Lot btw. Tiber Island & Water St Circle	District of Columbia		503	885	2,033	W-1	C-3-C	6D04
St Augustines Church	Vestry of St. Augustine's	600 M St SW	473	83	34,355	R-3	C-3-C	6D04
St Augustines Church	Vestry of St. Augustine's	600 M St SW	473	814	1,403	R-3	C-3-C	6D04
Channel Inn East Parking Lot	District of Columbia	650 Water St. SW	471W	810	32,895	W-1	C-3-C	6D01
Subtotal					716,713 sf			
Streets to be Closed								
Water Street			unassigned		274,420		C-3-C	6D01 and 04
9th Street Driveway			unassigned		incl. above		C-3-C	6D01
7th Street Driveway			unassigned		incl. above		C-3-C	6D01
L Street Driveway			unassigned		incl. above		C-3-C	6D01
Subtotal					274,420 sf			

**LIST OF PROPERTY INCLUDED IN PUD AND RELATED MAP AMENDMENT APPLICATIONS
SOUTHWEST WATERFRONT**

WATER SIDE AREAS

Piers

Gangplank Pier	unassigne	Pier #3	7,773	unzoned/W-1	W-1	6D04
WBL- Pier	unassigne	Pier #4	25,303	unzoned/W-1	W-1	6D04
Subtotal			33,076	sf		

Riparian Area

Capital Yacht Club Marina	riparian		188,224	unzoned/W-1	W-1	6D01
Glangplank Marina	riparian		506,774	unzoned/W-1	W-1	6D01
Pier #4 Riparian Area	riparian		125,311	unzoned/W-1	W-1	6D01
Subtotal			820,309	sf		

Total PUD Land Area	991,133	sf	22.75	acres
Total PUD Riparian Area	853,385	sf	19.59	acres
TOTAL LAND AND RIPARIAN*	1,844,518	sf	42.34	acres