

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 11-03

FEB 24 2011

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

1. ANC 6D
1101 4th Street, S.W.
Suite W130
Washington, D.C. 20024

ATTESTED BY:

A handwritten signature in dark ink, appearing to read "S. S. Schellin", is written over a horizontal line.

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 11-03
EXHIBIT NO. 13

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



February 23, 2011

ANC 6D
1101 4th Street, S.W.
Suite W130
Washington, D.C. 20024

Re: Notice of Receipt of Z.C. Case No. 11-03 (Hoffman-Struever Waterfront, LLC – 1st-Stage PUD & Related Map Amendment @ Squares 390, 391, 471W, 472, 473, and 503)

Dear ANC Chair:

Pursuant to D.C. Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Hoffman-Struever Waterfront, LLC (the "Applicant") for approval of a first-stage planned unit development and related map amendment from W-1, R-3, and unzoned to W-1 and C-3-C for various lots in Squares 390, 391, 471W, 472, 473, and 503 for property located in the southwest and generally bounded by the Maine Avenue Fish Market and Case Bridge, which is part of the 14th Street Bridge (northwest); Maine Avenue (northeast); the Washington Channel (southwest); and N Street, S.W. (southeast).

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait thirty days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the application.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate as a party, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given "great weight".

Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Schellin", is written over the typed name.

Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 11-03

(1st-Stage PUD and Related Map Amendment

@ Squares 390, 391, 471W, 472, 473, and 503

February 14, 2011

THIS CASE IS OF INTEREST TO ANC 6D

On February 10, 2011, the Office of Zoning received an application from Hoffman-Struever-Waterfront, LLC (the "Applicant") for approval of a first-stage and a related map amendment for the above-referenced property.

The property that is the subject of this application consists of various lots in Squares 390, 391, 471W, 463, and 503 in Southwest Washington, D.C. (Ward 6) on a site located along the Washington Channel. Lots 83 and 814 in Square 473 are currently zoned R-3, and the Applicant proposes a related map amendment to rezone to the C-3-C Zone District. The remaining portion of the property is either zoned W-1 or is unzoned, and the Applicant proposes a map amendment to rezone to the W-1 and C-3-C Zone Districts.

The Applicant proposes a new mixed-use redevelopment consisting of office, retail, housing, cultural, institutional, recreational, and maritime uses at the Southwest Waterfront. The project will include approximately 3,165,000 square feet of gross floor area, for a density of 3.19 floor area ratio ("FAR"). The project will include approximately 1,200 mixed-income residential units; at least 400,000 square feet of office space, 200,000 square feet of retail space, approximately 625 hotel rooms, approximately 100,000 square feet devoted to cultural activities, approximately 25,000 square feet devoted to maritime activities and approximately 12 acres of parks and open space. The maximum height of the project will be 130 feet. It is anticipated that approximately 1,900-3,050 parking spaces will be constructed in six separate garages.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.