

# ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

## NOTICE OF PUBLIC HEARING

**TIME AND PLACE:** Thursday, January 21, 2016, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 11-03C (Wharf District Master Developer, LLC - Second-Stage PUD for Southwest Waterfront, Parcel 1, Market Square, and Market Shed)**

**THIS CASE IS OF INTEREST TO ANC 6D**

On August 17, 2015, the Office of Zoning received an application from Wharf District Master Developer, LLC, on behalf of the District of Columbia through the Deputy Mayor for Planning and Economic Development, the owner of the property, for review and approval of a second-stage planned unit development (“PUD”) for the Southwest Waterfront for the portion of the approved first-stage PUD known as Parcel 1, Market Square, and Market Shed. The Office of Planning provided its report on October 9, 2015, and the case was set down for hearing on October 19, 2015. The Applicant provided its prehearing statement on November 5, 2015.

The Parcel 1, Market Square, Market Shed property that is the subject of this application consists of approximately 57,549 square feet of land area (the “Subject Property”), and is part of the 22.75 acre Southwest Waterfront redevelopment project that received first-stage approval from the Commission in Z.C. Case No. 11-03 (Z.C. Order No. 11-03, effective December 16, 2011). The Subject Property is located at the northern end of the Southwest Waterfront project area, and is bounded by the Maine Avenue Municipal Fish Market to the northwest; Maine Avenue, S.W. and Banneker Park to the northeast, the Washington Channel to the southwest, and Parcel 2 of the Southwest Waterfront redevelopment project to the southeast.

The Parcel 1 portion of the Subject Property will be improved with a mixed-use building containing office and retail and service uses. The building will consist of 10 stories and contain approximately 245,712 GFA and an FAR of 7.6. The building will be constructed to a maximum height of 130 feet. Approximately 232,787 GFA will be devoted to office use, and approximately 12,925 GFA devoted to retail and service uses. In the alternative, approximately 9,409 GFA on the northern portion of the second floor may be devoted to retail rather than office. An additional 11,292 GFA of habitable space is proposed within the penthouse level of the building. Vehicle and bicycle parking for the building will be located within the two-level below-grade garage that has already received second-stage approval from the Commission, and is currently under construction. Loading facilities will be located at the ground floor along the mews street between Parcel 1 and Parcel 2.

The Market Square and Market Shed portion of the Subject Property will be improved as an open-air plaza located to the northwest of Parcel 1, and include Market Shed, a one-story building containing retail uses.

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

## How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

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](mailto: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:

- |    |                                  |                         |
|----|----------------------------------|-------------------------|
| 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 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to [zcsubmissions@dc.gov](mailto: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.**