

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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

TIME AND PLACE: **Thursday, November 2, 2017 @ 6:30 p.m.**
 Monday, November 6, 2017 @ 6:30 p.m.
 Thursday, November 9, 2017 @ 6:30 p.m.

**Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 11-03J (Wharf Phase 3 REIT Leaseholder LLC – Second-Stage Planned Unit Development and Modification of Significance to First-Stage Planned Unit Development @ Square Map Amendment @ Square 473, Lots 878, 881, 887, 888, and 921)

THIS CASE IS OF INTEREST TO ANC 6D

On May 12, 2017, the Office of Zoning received an application from Wharf Phase 3 REIT Leaseholder LLC (“Applicant”) for a second-stage planned unit development (“Second-Stage PUD”) and a modification of significance to an approved first-stage planned unit development (“First-Stage PUD”) for Phase 2 of the Southwest Waterfront redevelopment / the Wharf project, collectively referred to herein as the “Phase 2 PUD.” The application was submitted in accordance with Subtitle X, Chapter 3 and Subtitle Z of the 2016 Zoning Regulations of the District of Columbia, 11 DCMR, and in accordance with the Zoning Commission's approval of the First-Stage PUD as promulgated in Zoning Commission Order No. 11-03 (“Order No. 11-03”). The Office of Planning provided its report on July 14, 2017, and the case was setdown for hearing on July 24, 2017. The Applicant provided its prehearing statement on August 4, 2017.

The Wharf project is generally bounded by the pier head line of the Washington Channel of the Potomac River on the southwest and Maine Avenue on the northeast between 6th and 11th Streets, S.W. (“PUD Site”). The Maine Avenue Municipal Fish Market is located immediately northwest of the PUD Site. Overall, the Wharf project contains approximately 991,113 square feet (22.75 acres) of land area, and approximately 167,393 square feet (3.8 acres) of piers and docks located within in the adjacent riparian area. The First-Stage PUD divides the landside portion of the Wharf project into 11 principal building parcels, a number of smaller landside and waterside structures, four major plazas, one large park, a waterfront promenade/shared space, as well as public and private piers. The waterside portion of the project includes club buildings for the marinas, buildings on existing Piers 3 & 4, and other minor waterside buildings and facilities. In addition, the parks included in the Wharf project include smaller retail structures and pavilions.

The area comprising the Phase 2 PUD contains the principal landside buildings and structures located on Parcels 6–10 of the Wharf project, two below-grade parking structures, three principal waterside buildings known as WB1, WB2, and WB3, and the completion of the Wharf Marina.