

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 11-03J

As Secretary to the Commission, I hereby certify that on May 19, 2017, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

1. *D.C. Register* (05/19/17)
2. Norman, Glasgow, Jr., Esq.
Shane Dettman
Holland & Knight
3. ANC 6D (05/19/17)
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Washington, DC 20024
4. Commissioner Andy Litsky (05/19/17)
ANC/SMD 6D04
423 N Street, SW
Washington, DC 20024
5. Gottlieb Simon
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6. Councilmember Allen
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Jamie Henson and Anna Chamberlin)
9. Charles Thomas, Esq.
General Counsel
DCRA
10. Office of the Attorney General (Alan Bergstein)
11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

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

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF FILING

Z.C. Case No. 11-03J

**(Wharf Phase 3 REIT Leaseholder, LLC – 1st-Stage PUD Modification of Significance and 2nd-
Stage PUD 2 Square 473 – Southwest Waterfront – Phase 2)**

May 18, 2017

THIS CASE IS OF INTEREST TO ANC 6D

On May 12, 2017, the Office of Zoning received an application from Wharf 3 REIT Leaseholder, LLC (the “Applicant”) for approval of a modification of significance to a first-stage planned unit development (“PUD”), and a second-stage PUD for the above-referenced property.

The property that is the subject of this application consists of Lots 878, 881, 887, 888, and 921* in Square 473 in southwest Washington, D.C. (Ward 6), on property 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. The property is zoned C-3-C, for the purposes of this project, through a previously approved map amendment.

The Applicant is requesting to modify the approved project by changing the mix of uses for Parcel 8 to include residential and hotel uses above ground-floor retail, instead of the previously approved residential or office uses above ground-floor retail.

The Applicant is also requesting second-stage PUD approval for the buildings and structures located on Parcels 6-10; two below-grade parking structures; three principal waterside buildings, known as Water Buildings 1-3; and the completion of the Wharf Marina. The parcels are proposed to be developed generally as follows:

- Parcel 6/7 – a 130-foot tall (plus 20-foot penthouse) mixed-use building containing approximately 523,770 square feet of office and retail/service uses;
- Parcel 8 – a 130-foot tall (plus 20-foot penthouse) mixed-use building containing approximately 370,859 square feet of mixed-income residential, hotel, and retail/service uses;
- Parcel 9 – a 130-foot tall (plus 20-foot penthouse) mixed-used building containing approximately 227,962 square feet of residential and retail/service uses; and
- Parcel 10 – a 60-foot tall (plus 18-foot, six-inch penthouse) containing approximately 76,314 square feet of office and retail/services uses.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

*The creation of Lot 921 is in process; it is currently part of Lot 879.