

**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.

The Phase 2 PUD also includes various landside and waterside accessory structures and kiosks; public areas and open spaces, and several improvements to public and private streets and alleys. The landside portion of the Phase 2 PUD is located in Record Lot 89 of Square 473, and includes Assessment & Taxation (“A&T”) Lots 878, 881, and 921, which collectively comprise approximately 322,738 square feet of land area. The waterside portion of the Phase 2 PUD includes A&T Lots 887 and 888, which collectively comprise approximately 666,683 square feet of riparian area.

The proposed modification to the First-Stage PUD includes a change in the approved mix of uses for the building proposed on Parcel 8. Under the First-Stage PUD, Parcel 8 is approved for residential or office use above ground-floor retail. The Applicant proposes to change the approved mix of uses on Parcel 8 to include residential and hotel uses above ground-floor retail. In addition, the Applicant is proposing to modify the First-Stage PUD to make changes to the size and location of the waterside buildings, and to the configuration of the docks and piers within Wharf Marina.

For the landside portion of the Second-Stage PUD, the Applicant proposes a mixed-use building on Parcels 6 and 7 (the “Parcel 6/7 Building”) containing approximately 523,770 square feet of gross floor area (“GFA”) of office and retail/service uses. The Parcel 6/7 Building will have a maximum height of approximately 130 feet and a penthouse with a maximum height of 20 feet. On Parcel 8, the Applicant proposes a mixed-use building containing approximately 370,859 GFA of mixed-income residential, hotel, and retail/service uses (the “Parcel 8 Building”). The Parcel 8 Building will have a maximum height of approximately 130 feet and a penthouse with a maximum height of 20 feet. On Parcel 9, the Applicant proposes a mixed-use building containing approximately 227,962 GFA of residential and retail/service uses (the “Parcel 9 Building”). The Parcel 9 Building will have a maximum height of approximately 130 feet and a penthouse with a maximum height of 20 feet. On Parcel 10, the Applicant proposes a mixed-use building containing approximately 76,314 GFA of office and retail/service uses (the “Parcel 10 Building”). The Parcel 10 Building will have a maximum height of approximately 60 feet, and a penthouse with a maximum height of approximately 18’-6”. The Applicant will also construct two parking garages below Parcels 6 - 10 that will collectively contain approximately 846 vehicle parking spaces and approximately 610 long-term bicycle parking spaces. In addition, approximately 129 short-term bicycle parking spaces will be provided on the surface and within the parking garages.

For the waterside portion of the Phase 2 PUD, the Applicant will construct three principal water buildings and complete the Wharf Marina. The first water building, WB1, will contain approximately 11,886 GFA of maritime service/retail uses and be constructed to a maximum height of approximately 35 feet, not including penthouse. The second water building, WB2, will contain approximately 16,150 GFA of maritime service/retail uses and will be constructed on a fixed pier to a maximum height of approximately 35 feet, not including penthouse. Finally, the third water building, WB3, will contain approximately 5,175 GFA of marina services and support for use primarily by the liveaboard slip license holders and non-profit groups located within Wharf Marina. The WB3 will be constructed on a floating platform to a maximum height of approximately 38 feet.

The Phase 2 PUD application also includes the development of various accessory structures and kiosks; public areas and open spaces including M Street Landing, the Grove, and Café Terrace; and several improvements to public and private streets and alleys.

At its public meeting of July 24, 2017, the Commission decided to schedule multiple public hearings on the Phase 2 PUD because of the number of buildings and other development components contained in the subject application, and the breadth of information contained in the case record. The Commission determined that the scope of the hearings would generally follow the organization of the separate volumes of plans that were submitted by the Applicant, as follows:

Hearing Date	Topics
November 2, 2017 6:30 p.m.	Overall Plan Elements / Volume C (Master Plan, Parcel 10, Water Building 3, M Street Landing, The Terrace, and Wharf Marina)
November 6, 2017 6:30 p.m.	Volume B (Parcel 8, Parcel 9, Water Building 2, The Grove, and Marina Way)
November 9, 2017 6:30 p.m.	Volume A (Parcel 6, Parcel 7, Water Building 1, and The Oculus)

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearings. 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. Witnesses are also requested to identify the date of the hearing in which they wish to give testimony. If the testimony would be limited to the development described in a single volume, it is requested that the witness make its best efforts to testify on the date. In other words, a witness whose testimony would be limited to Volume B is encouraged to testify on November 6. If the witness wishes to testify concerning development described in more than one volume, that witness is encouraged to testify on the earliest date.

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 Subtitle Z § 404.1.

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. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Except for an 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, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, 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. The deadlines for filing a request for party status are as follows:

Hearing Date	Topics	Party Status Deadline
November 2, 2017 6:30 p.m.	Overall Plan Elements / Volume C (Master Plan, Parcel 10, Water Building 3, M Street Landing, The Terrace, and Wharf Marina)	October 19, 2017
November 6, 2017 6:30 p.m.	Volume B (Parcel 8, Parcel 9, Water Building 2, The Grove, and Marina Way)	October 23, 2017
November 9, 2017 6:30 p.m.	Volume A (Parcel 6, Parcel 7, Water Building 1, and The Oculus)	October 26, 2017

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, if an ANC wishes to participate in the hearing, it must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

Time limits.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning of 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), 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

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| 2. Parties in opposition | 60 minutes collectively |
| 3. Organizations | 5 minutes each |
| 4. Individuals | 3 minutes each |

Pursuant to Subtitle Z § 408.4, 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 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to 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, ROBERT E. MILLER, PETER A. SHAPIRO, 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.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗?如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312, 电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለሙሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ከስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ከስፈለገዎት እንክዳን ከስተባባሪው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እንኳ አገልግሎቶች የሚሰጡት በነጻ ነው።