

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

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TIME AND PLACE:

Monday, November 17, 2014, @ 6:30 P.M.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 14-09 (QC 369, LLC – Consolidated PUD and Related Map Amendment @ 9th and L Street, N.W., Square 369, Lots 40, 62, 65, 66, 67, 801, 802, 803, 804, 805, 838, 839, 842, 848, 859, and 878)

THIS CASE IS OF INTEREST TO ANC 2F

On June 17, 2014, the Office of Zoning received an application from QC 369 LLC ("Applicant"), the contract purchaser of Lots 40, 62, 65, 66, 67, 801, 802, 803, 804, 805, 838, 839, 842, 848, 859, and 878 in Square 369 (the "Property"), requesting approval of a planned unit development ("PUD") and related map amendment to rezone a majority of the Property from the DD/C-2-A and DD/C-2-C Zone Districts to the DD/C-3-C Zone District. A portion of the Property fronting on 9th Street will remain in the DD/C-2-A Zone District. The Office of Planning provided its report on July 18, 2014, and the case was set down for a public hearing on July 28, 2014. The Applicant provided its prehearing statement on August 7, 2014.

The Property consists of approximately 70,787 square feet of land area. The Property is currently improved with a surface parking lot and nine vacant historic buildings, seven of which will be incorporated into the new redevelopment project. The Applicant proposes to construct a mixed-use building on the Property comprised of residential uses and two hotels, a Courtyard by Marriott and a Residence Inn by Marriott. The new building will be constructed to an overall maximum height of 110 feet and will contain approximately 568,921 square feet of gross floor area. Proposed uses will include approximately 222,027 square feet of gross floor area devoted to residential uses and approximately 346,894 square feet of gross floor area devoted to the hotel uses. The overall floor area ratio for the site will be 8.04.

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

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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 hearing, a Form 140 – Party Status Application. This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov. Any documents filed in this case must be submitted through the Interactive Zoning Information System (IZIS) found on the Office of Zoning website.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (1).

Time limits.

For each segment of the hearing conducted on the dates listed above, 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 section 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.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001.

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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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