

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 14-19

As Secretary to the Commission, I hereby certify that on May 5, 2015, copies of the Z C Notice of Public Hearing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following

- | | | | |
|---|--|-----|--|
| 1 | <i>D C Register</i> (05/05/15) | 7 | Office of Planning (Jennifer Steingasser)
(05/05/15) |
| 2 | Kyrus Freeman, Esq (05/05/15)
Holland & Knight | 8. | DDOT (Jamie Henson) (05/05/15) |
| 3 | ANC 6C*
P O. Box 77876
Washington, D C 20003 | 9 | Charles Thomas, Interim General Counsel
DCRA |
| 4 | Commissioner Tony Goodman*
ANC/SMD 6C06
1152 4 th Street, N.E.
Washington, D C 20002 | 10. | Office of the Attorney General (Alan
Bergstein) (05/05/15) |
| 5 | Gottlieb Simon (05/05/15)
ANC | 11 | DDOE (Jay Wilson) (05/05/15) |
| 6 | Councilmember Charles Allen (05/05/15) | 12 | MLK Library (30 copies) |
| | | 13 | Property Owners w/in 200 Feet (see attached
list provided by the Applicant) |

ATTESTED BY:


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

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF PUBLIC HEARING

**TIME AND PLACE: Thursday, July 9, 2015, @ 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:

Z.C. Case No. 14-19 (M Street Development Group, LLC and Square 772 Development Group, LLC – Consolidated PUD and Related Map Amendment @ Square 772, Lots 1, 2, 6, 7, 19, 801 and 802)

THIS CASE IS OF INTEREST TO ANC 6C

On October 14, 2014, the Office of Zoning received an application from M Street Development Group, LLC and Square 772 Development Group, LLC (together the "Applicant") requesting approval of a consolidated planned unit development ("PUD") and related zoning map amendment from the C-M-1 Zone District to the C-3-C Zone District for property located at 300 M Street, NE (Square 772, Lots 1, 2, 6, 7, 19, 801, and 802) (the "Property"). The Office of Planning submitted a report to the Zoning Commission, dated January 30, 2015. At its February 9, 2015 public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on April 21, 2015.

The Property that is the subject of this application is bounded by a public alley and private property to the north, 4th Street, NE to the east, M Street, NE to the south, and 3rd Street, NE to the west. The Property has a land area of approximately 67,446 square feet. The Property is located in Ward 6 and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 6C.

The Property is currently improved with a non-historic warehouse building, which the Applicant proposes to raze in connection with redevelopment of the Property to construct a mixed-use building composed of retail and residential uses. The building will have a density of 6.14 floor area ratio ("FAR") and will include a total of approximately 414,118 square feet of gross floor area. Approximately 401,218 square feet of gross floor area will be devoted to residential use and approximately 9,000 to 12,900 square feet of gross floor area will be devoted to retail use. The building will include 401 residential units (plus or minus 10%) and a total of 175 off-street parking spaces located in a below-grade garage. The building will be constructed to a maximum height of 110 feet at its highest point, and will step down to approximately 80 feet and 50 feet from west to east.

The 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. 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 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) 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 (i).

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), 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 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, 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.

Marie J Miller
408 M St., NE
Washington, DC 20002-3422

Berhan Dargay
916 8th St., NE
Washington, DC 20002-3619

Lowell Kwilson
400 M St., NE
Washington, DC 20002-3422

Emma M. Johnson
1220 5th St., NE
Washington, DC 20002-3434

Darryl Pounds
c/o Pound Properties
412 H St , NE # 31
Washington, DC 20002-4336

Cristyl Rwatson
1212 5th St , NE
Washington, DC 20002-3434

Jenner M Torrence
1208 5th St., NE
Washington, DC 20002-3434

Helen P. Lester
412 M St , NE
Washington, DC 20002-3422

Lionel Rouse
401 M St , NE
Washington, DC 20002-3421

Jennifer M. Summa
407 M St , NE
Washington, DC 20002-3421

Alecia Williams
406 M St., NE
Washington, DC 20002-3422

Julie Qureshi
PO Box 641
Merrifield, VA 22116-0641

Michael Kavasiliros
1211 4th St , NE
Washington, DC 20002-3431

Michelle R Sadler
c/o Unit 780
8555 16th St
Silver Spring, MD 20910-2816

Thelma L. Matthews
1214 5th St., NE
Washington, DC 20002-3434

David A. Robinson
1210 5th St , NE
Washington, DC 20002-3434

Adama Sankoh
1206 5th St., NE
Washington, DC 20002-3434

Planned Parenthood
1108 16th St NW
Washington, DC 20036-4802

Katherine A Dawes
1129 4th St , NE
Washington, DC 20002-3409

Caroline Hickey
409 M St , NE
Washington DC 20002-3421

Gerald A. Morrissey, III
411 M St., NE
Washington, DC 20002-3421

Nora Properties, LLC
8018 Wingate Dr
Glenn Dale, MD 20769-2025

Central Armature Works Inc.
c/o Allen B. Hirschmann PC
2111 Wilson Blvd - Ste 700
Arlington, VA 22201-3052

M Street Development Group LLC
c/o The Wilkes Company
5101 Wisconsin Ave , NW - Ste 200
Washington, DC 20016-4136

M. Street Development Group LLC
c/o The Wilkes Company
5101 Wisconsin Ave , NW - Ste. 200
Washington, DC 20016-4136

Square 772 Development Group Ltd. Ptr
c/o Wilkes Co
5101 Wisconsin Ave , NW - Ste 200
Washington, DC 20016-4136

United LLC
1232 4th St., NE
Washington, DC 20002-3432

301 N. Street Ltd Partnership
c/o Wilkes Co
5101 Wisconsin Ave., NW - Ste 200
Washington, DC 20016-4136

301 N Street Ltd Partnership
c/o The Wilkes Company
5101 Wisconsin Ave , NW - Ste 200
Washington, DC 20016-4136

301 N Street Ltd Partnership
c/o The Wilkes Company
5101 Wisconsin Ave , NW - Ste 200
Washington, DC 20016-4136

Peter E. Vink
413 M St , NE
Washington, DC 20002-3421

Courtney Shaw
1159 4th St., NE
Washington, DC 20002-3409

Jemal's Uline LLC
c/o Douglas Development
702 H St , NW
Washington, DC

Square 772 Development Group Ltd Ptr
c/o Wilkes Co
5101 Wisconsin Ave., NW - Ste 200
Washington, DC 20016-4136

Two Rivers Public Charter School
1227 4th St , NE
Washington, DC 20002-3431

M. Street Development Group LLC
c/o The Wilkes Company
5101 Wisconsin Ave., NW - Ste 200
Washington, DC 20016-4136

301 N Street Ltd. Partnership
c/o Wilkes Co
5101 Wisconsin Ave., NW - Ste. 200
Washington, DC 20016-4136

331 N. Just LLC
2001w Main St - Ste 244
Stamford, CT 06902-4544

M Street Development Group LLC
c/o The Wilkes Company
5101 Wisconsin Ave., NW - Ste. 200
Washington, DC 20016-4136

M Street Development Group LLC
c/o The Wilkes Company
5101 Wisconsin Ave , NW - Ste 200
Washington, DC 20016-4136

Adalynn C Joyner
1162 4th St., NE
Washington, DC 20002-3410

Geraldine A Callahan
24 50th St , NE
Washington, DC 20019-5305

Eric P Sivak
1158 4th St., NE
Washington, DC 20002-3410

D. S Robinson
1160 4th St , NE
Washington, DC 20002-3410

Blanche D. Heard
1154 4th St , NE
Washington, DC 20002-3410

Levance Dickey
1156 4th St , NE
Washington, DC 20002-3410

Cynthia L. Goodwin
4305 13th St., NE
Washington, DC 20017-3828

Karen L. Freudenberg
40 Elm St.
Foxborough, MA 02035-2512

Steven Cummings
3417 Northampton St , NW
Washington, DC 20015-2549

Cullen F. McDonald
1167 Abbey Pl., NE
Washington, DC 20002-3415

Rosaly P. Holmes
1173 Abbey Pl , NE
Washington, DC 20002-3415

Wilhel E. Dawkins
1171 Abbey Pl , NE
Washington, DC 20002-3415

Vicki L Stewart
1170 Abbey Pl., NE
Washington, DC 20002-3416

Susanne L. Quist
4312 Ravine Ridge Trl
Austin, TX 78746-1283

1166 Abbey Place LLC
1750 K St., NW - Ste 200
Washington, DC 20006-2322

James C. Brown
4224 Hildreth St , SE
Washington, DC 20019-4936

Shad A. Gohn
1162 Abbey Pl , NE
Washington, DC 20002-3416

Michael J Gilles
1164 Abbey Pl , NE
Washington, DC 20002-3416

Salim Bhabhrawala
1160 Abbey Pl , NE
Washington, DC 20002-3416

Charles Levine Preston Trustee
1158 Abbey Pl , NE
Washington, DC



Mary O'Neill
1167 3rd St , NE
Washington, DC 20002-3405

Matthew S Pickner
4715 Brandywine St NW
Washington, DC 20016-4468

James A. Mayo
1171 3rd St., NE
Washington, DC 20002-3405

Helen B Darden
1169 3rd St , NE
Washington, DC 20002-3405

Gwendolyn Y Bateman
1910 Maemoore Ct.
Forestville, MD 20747-2573

Lawrence T White
1173 3rd St , NE
Washington, DC 20002-3405

Eun H. Park
1179 3rd St , NE
Washington, DC 20002-3405

MRC Investors LLC
14900 Switzer Ln
Laurel, MD 20707-2915

Two Rivers Public Charter School Inc
1227 4th St., NE
Washington, DC 20002-3431

Jeremy S Gusafson
405 M Street, NE
Washington, DC 20002-3421

Advisory Neighborhood Commission 6C
P.O Box 77876
Washington, DC 20013-7787

#29965748

