

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

vacant



James Mankins
1125 Sursum Corda Court
Washington, DC 20001-1339

NIXIE 207 DE 1 0001/06/16

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 20001271441 *0131-02071-19-00

20001@2714

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

RECEIVED
D.C. OFFICE OF ZONING

TIME AND PLACE:

Thursday, February 11, 2016 @ 6:30 P.M. 2016 JAN 11 PM 12:07
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. 15-20 (Sursum Corda Cooperative Association, Inc. – First-Stage PUD & Related Map Amendment @ Square 620, Lots 248-250 and 893-895, and Including Portions of First Terrace, L Place, and First Place to be Closed)

THIS CASE IS OF INTEREST TO ANC 6E

On August 17, 2015, the Office of Zoning received an application from Sursum Corda Cooperative Association, Inc. (“Applicant”) requesting approval of a first-stage planned unit development (“PUD”) and related zoning map amendment from the R-4 Zone District to the C-3-C Zone District for Square 620, Lots 248, 249, 250, 893, 894, and 895, and portions of First Terrace, L Place, and First Place to be closed (“Property”). The Office of Planning submitted a report to the Zoning Commission, dated October 30, 2015. At its public meeting on November 9, 2015, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on November 24, 2015.

The Property bounded by M Street to the north, L Street to the south, First Street to the west, and First Place to the east. The Property consists of approximately 7.18 acres. It is located in Ward 6 and is within the boundaries of Advisory Neighborhood Commission (“ANC”) 6E.

The proposed development includes five buildings on five theoretical lots, which is proposed to be constructed in phases. Overall, the Property will be redeveloped with approximately 1,279,845 square feet of residential use, generating approximately 1,142 dwelling units, and approximately 49,420 square feet of non-residential uses. The building heights will range from 65.8 feet to 110 feet. The overall density for the PUD will be 4.63 floor area ratio (“FAR”) where a density of 8.0 FAR is permitted. The PUD proposes off-street parking at a ratio of .6 parking spaces per residential unit; the off-street parking for the non-residential uses complies with the Zoning Regulations. The Applicant seeks flexibility from the Zoning Regulations for loading, side yard, multiple buildings on a single record lot, and parking for Building 1C.

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.

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), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

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 zsubmissions@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.