



**BEFORE THE BOARD OF ZONING ADJUSTMENT  
AND ZONING COMMISSION OF THE DISTRICT OF COLUMBIA**



**FORM 145 – AFFIDAVIT OF POSTING**

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated.

Hollandt Knisht, Freda Hobar (Name of person posting the property), being first duly sworn, do hereby depose and say that:

On 6-5-19 (date) at 9:10 AM (time) I caused 6 (number of notices)

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:  
First stage PUD and Second Stage PUD SQUARE 620 First St. NW First Place NW L+M ST NW (address of premises)

In plain view of the public on the following street frontages:

I caused to be taken, 6 (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1+2	First & L ST NW
3+4	First Place NW
5+6	L & M ST. NW

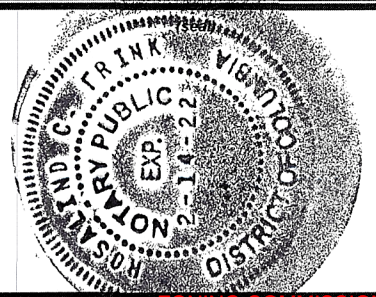
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22 2405)

Date: 6-6-19 Signature: Freda Hobar - Hollandt Knisht

Subscribed and sworn to before me this 6th (date) day of June (month) 2019. (year)

Rosalind Frink (Signature)  
Notary Public, D.C.

My commission expires on: Feb. 14th 2022 (date)



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

CASE NO.

15-20C

TSBC OF  
OWNER I, Inc

THE ZONING COMMISSION OF THE DISTRICT OF  
COLUMBIA WILL HOLD A PUBLIC HEARING IN  
SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup>  
STREET, N.W. ON 7/25/19 AT 6:30 PM  
TO CONSIDER A PROPOSAL FOR

OFFICE OF ZONING  
Zoning Administrator  
441 4<sup>th</sup> Street, N.W., Suite 220-S  
Washington, DC 20001  
(202) 727-6311  
www.dcoz.dc.gov

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>th</sup> STREET, N.W., SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 • (202) 727-6072 • fax  
website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

**THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.**

**LONG FENCE**

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

CASE NO.  
**15-20C**  
**TSBC** OF **Owner 1, Inc**  
*owner*

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON **7/25/19** AT **6:30pm** TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT 441 4<sup>TH</sup> STREET, NW, SUITE 200A, 2100 WASHINGTON, DC 20001 (202) 747-5311 • (202) 747-6972 fax website: www.dco.dc.gov • email: dzon@dc.gov

**THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.**



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

CASE NO.

15-20C

TSBGI, LLC  
OWNER

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 7/25/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT 441 4<sup>TH</sup> STREET, NW, SUITE 200-8/210-S WASHINGTON, DC 20001 (202) 727-8311 • (202) 727-0072 fax website: www.dcoz.dc.gov e-mail: dcoz@dc.gov

**THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW**

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

CASE NO.

15-20C

OF

TSBC, LLC  
owner

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 7/25/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING

**TIME AND PLACE:** Thursday, July 25, 2019, 6:30 p.m.  
Suite 220-S, One Judiciary Square  
441 4<sup>th</sup> Street, N.W., Suite 220-S  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**E.P. 4.006.00 - 15.00 (2016) - Zone S, 11.C. - Four-Story Planned Unit Development (PUD) and Medium-Density Planned Unit Development (M-DPUD)**

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

The Applicant proposes to modify the Ordinance to reduce the density of the North Parcel by approximately 75,000 square feet and 104 units and to increase the density, parking, height, and to change the building height and setbacks and site organization. The Applicant also proposes to move the existing building from S Street to W 4<sup>th</sup> Street, N.W. and to change the building of the foundation of placement equipment from prior to the building, prior to the construction of the building.

The Applicant proposes to modify the Ordinance to reduce the density of the North Parcel by approximately 75,000 square feet and 104 units and to increase the density, parking, height, and to change the building height and setbacks and site organization. The Applicant also proposes to move the existing building from S Street to W 4<sup>th</sup> Street, N.W. and to change the building of the foundation of placement equipment from prior to the building, prior to the construction of the building.

The Applicant proposes to modify the Ordinance to reduce the density of the North Parcel by approximately 75,000 square feet and 104 units and to increase the density, parking, height, and to change the building height and setbacks and site organization. The Applicant also proposes to move the existing building from S Street to W 4<sup>th</sup> Street, N.W. and to change the building of the foundation of placement equipment from prior to the building, prior to the construction of the building.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, NW, SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 • (202) 727-6072 - fax  
website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

# PUBLIC HEARING NOTICE OF A ZONING PROPOSAL

CASE NO.

15-200

OF

TSBC OWNER I, LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 7/25/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING

**TIME AND PLACE:** Thursday, July 25, 2019, 6:30 p.m.  
Arlene B. Kates Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-S  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

Z.C. CASE NO. 15-200 (TSBC Owner I, LLC) - Final-Stage Planned Unit Development Modification and Second-Stage Planned Unit Development Approval (See Case File)

**THIS CASE IS OF INTEREST TO YOU BECAUSE:**

On November 19, 2018, TSBC Owner I, LLC ("Applicant") filed an application (the "Application") seeking (1) modification to the design-stage planned unit development ("PUD") and (2) approval to proceed to the final-stage planned unit development ("FUD") for the development of a 17-story, 170-unit residential building (the "Building") at the intersection of 4<sup>th</sup> Street, N.W. and Judiciary Square, N.W. The Building is located on a portion of the property described as Lot 220, 201, 202, 203, 204, 205, 206, 207, and 208, and 209 in Square 525 (collectively, the "Property"). The majority of the Property was formerly the Verizon Center's ("Verizon") site.

The Applicant proposes to modify the Order to reduce the density of the North Parcel to approximately 74,000 square feet and the south parcel to increase the density to the South Parcel and to change the building height and setbacks and other specifications. The Applicant also proposes to increase the building height from 17 to 20 stories, the setbacks from 10 to 15 feet, and to change the height of the structure of playground equipment. This will be the building permit to the certificate of occupancy.

In the second-stage PUD, the Applicant proposes to divide the South Parcel into two residential lots: Lot 15 and Lot 16, which will be approved with two apartment houses totaling 222,443 square feet of gross floor area generating approximately 120 units. The maximum building height for the Phase 2 development will be 135 feet, and the density will be approximately 1,227 P.U.F. Phase 1 will include the construction of up to 300 bicycle grade parking spaces.

The Office of Planning submitted its report to the Office of Zoning on February 5, 2019. The Zoning Commission set aside the Application for a public hearing on February 25, 2019. The Applicant filed its prehearing statement with the Commission on May 15, 2019.

The public hearing will be conducted in accordance with the current zoning provisions of the Zoning Regulations (D.C. Code Title 22, Chapter 4).

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, NW, SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 • (202) 727-6072 - fax  
website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) • e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

**THIS SIGN SHALL NOT BE REMOVED, DEFACTED, OR DESTROYED UNDER PENALTY OF THE LAW.**

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

CASE NO.

15-20C

TSBC I, LLC  
owner OF

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 7/25/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING

TIME AND PLACE:

Thursday, July 25, 2019, @ 6:30 p.m.  
Jerry R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 15-20C (TSBC Owner I, LLC - First-Stage Planned Unit Development Modifications and Second-Stage Planned Unit Development Approval @ Square 620)

THIS CASE IS OF INTEREST TO ANCHOR

On November 19, 2018, TSBC Owner I, LLC (the "Applicant") filed an application (the "Application") seeking (1) modifications to the first-stage planned unit development ("PUD") approved pursuant to Zoning Commission Order No. 15-20 (as extended by Z.C. Order No. 15-20A and modified by Z.C. Order No. 15-20B); all three collectively, the "Order" and (2) Second-Stage PUD approval for Phase 1, the South Parcel, that certain 6.7+/- acres that is more particularly described as Lots 250, 893, 894, 895, 898, 900, and 904, and 905 in Square 620 (collectively, the "Property"). The majority of the Property was formerly the Sursan Condo Cooperative

The Application proposes to modify the Order to reduce the density of the North Parcel by approximately 74,000 square feet and 104 units and to allocate this density to the South Parcel and to change the building height and massing and site organization. The Application also proposes to move the loading facilities from 1<sup>st</sup> Street, N.W. to 1<sup>st</sup> Place, N.W. and to change the timing of the installation of playground equipment from prior to the building permit to the certificate of occupancy.

In the second-stage PUD, the Application proposes to divide the South Parcel into two theoretical lots - Lot 1A and Lot 1B, which will be improved with two apartment houses totaling 555,143 square feet of gross floor area generating approximately 531 units. The maximum building height for the Phase 1 development will be 110 feet, and the density will be approximately 5.22 FAR. Phase 1 will include the construction of up to 300 below grade parking spaces.

The Office of Planning submitted its report to the Office of Zoning on February 5, 2019. The Zoning Commission set down the Application for a public hearing on February 25, 2019. The Applicant filed its prehearing statement with the Commission on May 15, 2019.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, NW, SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 ♦ (202) 727-6072 - fax  
website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) ♦ e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.