## GOVERNMENT OF THE DISTRICT OF COLUMBIA



June 10, 2016

ANC 6C P.O. Box 77876 Washington, D.C. 20013 Commissioner Tony T. Goodman ANC/SMD 6C06 1152 4th Street, N.E. Washington, D.C. 20002

# Re: Z.C. Case No. 16-13 (JS Congress Holdings, LLC – Consolidated PUD and Related Map Amendment @ Square 748)

Dear ANC Chair & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from JS Congress Holdings, LLC (the "Applicant") for approval of a consolidated planned unit development ("PUD") and related map amendment to property located in the northeast quadrant of the District at 1109 Congress Street, N.E., also known as Square 748, Lots 78 and 819 plus a portion of an alley to be closed. Please note that this case was filed electronically through the Interactive Zoning Information System ("IZIS"). You can access and file your report for this case through IZIS at <u>http://app.dcoz.dc.gov</u>.

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the application.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate as a party, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5. Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience, is the preferred mechanism to complete this Report. In the alternative, you can review § 3012.5, which states the required information for the written report, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given "great weight."

Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that is also identify each issue and concern that led to the recommendation made.

ZONING COMMISSION District of Columbia CASE NO.16-13 EXHIBIT NO.8 If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,

rellin

Sharon S. Schellin Secretary to the Zoning Commission Attachment

## 11 DCMR 3012.5

- 3012.5 If an Advisory Neighborhood Commission (ANC) wishes to participate in a contested case under § 3022, the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. In a rulemaking under § 3021, there shall be no filing deadline as long as the record in that case is open. All written reports shall contain the following:
  - (a) An identification of the application or petition;
  - (b) When the public meeting of the ANC to consider the application or petition was held;
  - (c) Whether proper notice of that meeting was given by the ANC;
  - (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
  - (c) The issues and concerns of the ANC about the application or petition, as related to the standards against which the application or petition shall be judged;
  - (f) The recommendation, if any, of the ANC as to the disposition of the application or petition;
  - (g) The vote on the motion to adopt the report to the Commission;
  - (h) The name of the person who is authorized by the ANC to present the report; and
  - (i) The signature of the ANC chairperson or vice-chairperson.

## ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF FILING Z.C. Case No. 16-13 (JS Congress Holdings, LLC – Consolidated PUD and Related Map Amendment @ Square 748) June 9, 2016

## THIS CASE IS OF INTEREST TO ANC 6C

On June 7, 2016, the Office of Zoning received an application from JS Congress Holdings, LLC (the "Applicant") for approval of a consolidated planned unit development ("PUD") and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 78 and 819 plus a portion of an alley to be closed, in Square 748 in northeast Washington, D.C. (Ward 6), on property located at 1109 Congress Street, N.E. The property is currently zoned C-M-1. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the C-2-B Zone District.

The property is currently partially improved with a vacant warehouse building constructed in the late 1940s and a three-story office building constructed in 2011. The Applicant proposes to replace it with an eight-story building with ground-floor production, distribution, and repair ("PDR") uses and residential. The project will include 60,744 square feet of gross floor area with a density of 6.0 floor area ratio ("FAR"). The maximum height of the building will be 90 feet. The building will be designed to the LEED-Gold standard and contain one level of below-grade parking.

This case was filed electronically through the Interactive Zoning Information System ("IZIS"), which can be accessed through <u>http://dcoz.dc.gov</u>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

Address or Square/Lot(s) of Property:          table /       ANC MEETING INFORMATION         Date of ANC Public Meeting:       /       /       /       No         Description of how notice was given:		BOARD	O OF						COMMISSION AND OF THE DISTRICT OF		BIA	*	* *		
Pursuant to §§ 3012.5 and 3113.4 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhoo         Commission (ANC) shall contain the following information:         IDENTIFICATION OF APPEAL PETITION, OR APPLICATION:         Case No:       Case Name:         Iddress of Square/Loi(s) of Property:       Case Name:         Iddress of Square/Loi(s) of Property:       ANC MEETING INFORMATION         Data of ANC Public Meehing:       /       /       Was proper notice given?:       Yes       No         Data of ANC Public Meehing:       /       /       /       Was proper notice given?:       Yes       No		FORM 129 –	AD	/ISC	DRY I	NEIC	SHB	ORH		N (ANC	C) REP	ORT			
Commission (ANC) shall contain the following information:         IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:         Same Not:         Same Not:       Case Name:         ANC MEETING INFORMATION         Date of ANC Public Meeting:         Jake of ANC Public Meeting:       J         Date of ANC Public Meeting:       J         Vumber of members that constitutes a quorum:       Number of members present at the meeting:         Number of members that constitutes a quorum:       Number of members present at the meeting:         MATERIAL SUBSTANCE       MATERIAL SUBSTANCE         The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):         CONTROL         AUTHORIZATION         AUTHORIZATION <th></th>															
Sare No.       Case Name:         Address of Square/Lot(s) of Property:								ing Re	gulations, the written	report	of the A	dviso	ry N	eighb	orhood
Address or Square/Lot(s) of Property:			IDEN	ITIFIC	CATIO	N OF	APP	EAL, P	ETITION, OR APPLICAT	ION:				3	
relief Requested:       ANC MEETING INFORMATION         Date of ANC Public Meeting:       /       /       Was proper notice given?:       Yes       No         Description of how notice was given:	Case No.:				Case I	Vame								- 0.000 - 0.000	
ANC MEETING INFORMATION Deter of ANC Public Meeting:          Jack of ANC Public Meeting:       /       /       Was proper notice given?:       Yes       No         Description of how notice was given:	Address or Squa	re/Lot(s) of Property:													
Date of ANC Public Meeting:       /       /       /       Was proper holice given?:       Yes       No         Description of how notice was given:	Relief Requeste	d:													
Description of how notice was given:         Number of members that constitutes a quorum:       Number of members present at the meeting:         MATERIAL SUBSTANCE         The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):         The issues and concerns of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         Number of members that constitutes a quorum.         AUTHORIZATION         ANC       Recorded vote on the motion to adopt the report [i.e. 4-1:1]:         Name of the person authorized by the ANC to present the report:       Signature of Chairperson or Vice-Chairperson authorized to sign the report:         Signature of the Chairperson:       Date:         ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO					Þ	ANC I	MEET	ING IN	IFORMATION						
Number of members that constitutes a quorum:       Number of members present at the meeting:         MATERIAL SUBSTANCE         The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):         The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         Number of the person authorized by the ANC to present the report [i.e. 4-1-1]:         Name of the person authorized by the ANC to present the report:         Signature of Chairperson       Date:         Viet-Chairperson:       Date:	Date of ANC Pul	blic Meeting:	1.12	1	1 N.A	λ.	1	, E	Was proper notice (	given?:	Yes		1	No	
MATERIAL SUBSTANCE         The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection for the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         AUTHORIZATION         AUTHORIZATION         AUTHORIZATION         Autorization in the report (i.e. 4-1-1):         Name of the chairperson authorized to sign the report:         Signature of the Chairperson authorized to sign the report:	Description of h	ow notice was given:				anne samme		ala an					and the second sec	54444-5342542747488	
MATERIAL SUBSTANCE         The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection for the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         AUTHORIZATION         AUTHORIZATION         AUTHORIZATION         Autorization in the report (i.e. 4-1-1):         Name of the chairperson authorized to sign the report:         Signature of the Chairperson authorized to sign the report:			L												
MATERIAL SUBSTANCE         The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection must be judged (a separate sheet of paper may be used):         Intersection for the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         AUTHORIZATION         AUTHORIZATION         AUTHORIZATION         Autorization in the report (i.e. 4-1-1):         Name of the chairperson authorized to sign the report:         Signature of the Chairperson authorized to sign the report:								1.04							
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged ( <i>a separate sheet of paper may be used</i> ):  The recommendation, If any, of the ANC as to the disposition of the appeal, petition, or application ( <i>a separate sheet of paper may be used</i> ):    The recommendation, If any, of the ANC as to the disposition of the appeal, petition, or application ( <i>a separate sheet of paper may be used</i> ):    AUTHORIZATION   ANC   Recorded vote on the motion to adopt the report [i.e. 4-1-1]:   Name of the person authorized by the ANC to present the report:   Name of the Chairperson or Vice-Chairperson authorized to sign the report:   Signature of Chairperson,/   Vice-Chairperson;   Date:	Number of men	nbers that constitutes a i	quoru	ım:				N	umber of members prese	nt at the	meeting:				
AUTHORIZATION         ANC       If any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):         AUTHORIZATION         ANC       Recorded vote on the motion to adopt the report (i.e. 4-1-1):         Name of the person authorized by the ANC to present the report:       Name of the Chairperson or Vice-Chairperson authorized to sign the report:         Signature of Chairperson;       Date:         ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO						M	ATER	IAL SU	JBSTANCE						
ANC       Recorded vote on the motion to adopt the report (i.e. 4-1-1):         Name of the person authorized by the ANC to present the report:         Name of the Chairperson or Vice-Chairperson authorized to sign the report:         Signature of Chairperson/         Vice-Chairperson:         Date:         ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO												1117 <u>8</u> (* 1 * * *			
ANC Recorded vote on the motion to adopt the report (i.e. 4-1-1): Name of the person authorized by the ANC to present the report: Name of the Chairperson or Vice-Chairperson authorized to sign the report: Signature of Chairperson/ Vice-Chairperson: Date: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO															
ANC Recorded vote on the motion to adopt the report (i.e. 4-1-1): Name of the person authorized by the ANC to present the report: Name of the Chairperson or Vice-Chairperson authorized to sign the report: Signature of Chairperson/ Vice-Chairperson: Date: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	The recomment	dation, if any, of the ANG	Casto	o the	dispos	sition	of the	eappe	al, petition, or application	(a sepan	ate sheet	ofpaj	Der m	ay be i	used):
ANC Recorded vote on the motion to adopt the report (i.e. 4-1-1): Name of the person authorized by the ANC to present the report: Name of the Chairperson or Vice-Chairperson authorized to sign the report: Signature of Chairperson/ Vice-Chairperson: Date: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	The recommend	dation, if any, of the ANG	Cast	o the	dispos	sition	of the	e appe	al, petition, or application	ı (a sepan	ate sheet	of pai	Der m	ay be	used):
ANC Recorded vote on the motion to adopt the report (i.e. 4-1-1): Name of the person authorized by the ANC to present the report: Name of the Chairperson or Vice-Chairperson authorized to sign the report: Signature of Chairperson/ Vice-Chairperson: Date: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	The recomment	dation, if any, of the ANG	C as to	o the	dispos	sition	ofth	e appe	al, petition, or applicatior	(a separ	ate sheet	ofpaj	oer m	ay be	used):
ANC Recorded vote on the motion to adopt the report (i.e. 4-1-1): Name of the person authorized by the ANC to present the report: Name of the Chairperson or Vice-Chairperson authorized to sign the report: Signature of Chairperson/ Vice-Chairperson: Date: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	The recommend	dation, if any, of the ANG	Cast	o the	dispos	sition	ofth	e appe	al, petition, or application	ı (a separ	ate sheet	ofpaj	per m	ay be	used):
ANC Recorded vote on the motion to adopt the report (i.e. 4-1-1): Name of the person authorized by the ANC to present the report: Name of the Chairperson or Vice-Chairperson authorized to sign the report: Signature of Chairperson/ Vice-Chairperson: Date: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	The recomment	dation, if any, of the ANG	Das to	othe	dispos	sition	of th	e appe	al, petition, or application	ı (a separ	ate sheet	of pai	per m	ay be	used):
Name of the person authorized by the ANC to present the report:         Name of the Chairperson or Vice-Chairperson authorized to sign the report:         Signature of Chairperson/         Vice-Chairperson:         Date:         ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	The recomment	dation, if any, of the ANG	Cast	o the	dispos	sition	of th	2 2 D P C	al, petition, or application	<b>\(a sepan</b>	ate sheet	ofpaj	oer m	ay be	used):
Name of the Chairperson or Vice-Chairperson authorized to sign the report: Signature of Chairperson/ Vice-Chairperson: Date: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	The recommen	dation, If any, of the ANG	Cast	o the	dispos	ition				(a sepan	ate sheet	of par	Der m	ay be	used):
Signature of Chairperson/ Date: Vice-Chairperson: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO							AUT	THORI	ZATION	(a separ	ate sheet	ofpa	oer m	ay be	used):
Vice-Chairperson: ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO	ANC	Recorded vote on th	emoi	tion t	oadoj	ot the	AUT	THORI	ZATION	(a separ	ate sheet	ofpaj		ay be	used):
	ANC	Recorded vote on th	e moi	tion t	o adoj sent ti	ot the	AUT Prepo port:	rHORI; rt (i.e.	ZATION 4-1-1):	(a sepan	ate sheet	ofpaj	per m	ay be	used):
	ANC Name of the pe Name of the Ch Signature of Ch	Recorded vote on the erson authorized by the A mairperson or Vice-Chairp airperson/	e moi	tion t	o adoj sent ti	ot the	AUT Prepo port:	rHORI; rt (i.e.	ZATION 4-1-1):			ofpar		ay be	used):

Revised 06/26/11

#### **INSTRUCTIONS**

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give "great weight" to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

- 1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
- Present this form and supporting documents to the Office of Zoning at 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.
- 3. Submission deadlines are as follows:

#### For Zoning Commission:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

#### For Board of Zoning Adjustment:

a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning 441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001 (202) 727-6311 \* (202) 727-6072 fax \* www.dcoz.dc.gov \* dcoz@dc.gov