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

OFFICIAL BUSINESS
PENALTY FOR MISUSE



ANC 8A\*
2100-D MLK, Jr. Avenue, SE
Washington, DC 20020

ATTEMPTED - NOT KNOWN ATTEMPTED - NOT KNOWN BAABLE TO FORWARD

20020357197Coos Ec: 20001271441 \*2731-07820-09-43

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

TIME AND PLACE: Thursday, October 26, 2017, @ 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. 16-29 (Poplar Point RBBR, LLC – First-Stage Planned Unit Development & Related Map Amendment @ Squares 5860 and 5861)

## THIS CASE IS OF INTEREST TO ANC 8A AND 8C

On December 13, 2016, the Office of Zoning received an application from Poplar Point RBBR, LLC (the "Applicant"). The Applicant is requesting approval of a First-Stage Planned Unit Development and related Zoning Map Amendment Lots 97, 1025-1031, 1036, and 1037 in Square 5860, Lot 91 in Square 5861, and a portion of an alley to be closed. The Office of Planning provided its report on February 17, 2017, and the case was set down for hearing on February 27, 2017. The Applicant provided its prehearing statement on July 5, 2017.

The property that is the subject of this application consists of approximately 271,219 square feet of land area. The property is located on either side of Howard Road, S.E. and in between Interstate 295 and South Capitol Street, S.E. The property is located in the MU-14 zone. The property is located in the Mixed-Use High Density Residential/High Density Commercial, as well as Institutional, Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant proposes to rezone the Property to the MU-9 zone and to develop the property with a mixed use project of multiple buildings including approximately 680-700 residential units, 49,980 square feet of retail use, and 1,608,190 square feet of office development. The project will have a floor area ratio of 9.00 and a lot occupancy of approximately 74.9%. The maximum height of the proposed buildings will be 130 feet, with approximately 921 parking spaces and loading facilities on the property.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission's Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

### 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