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

TIME AND PLACE: Thursday, January 24, 2019, @ 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. 17-21 (As You Like It, LLC – Consolidated Review and Approval of a Planned Unit Development @ Square 498, Lot 52 [501 I Street, S.W.])

### THIS CASE IS OF INTEREST TO ANC 3E

On November 8, 2017, the Office of Zoning received an application from As You Like It, LLC ("Applicant"). The Applicant is requesting approval of a consolidated planned unit development and related Zoning Map Amendment from the current R-3 zone to the MU-4 zone for property located in Square 498, Lot 52. The Office of Planning provided its report on January 19, 2018 in support of setting down the application for a public hearing, and the case was set down for hearing on February 26, 2018. The Applicant provided its prehearing statement on September 27, 2018.

The property that is the subject of this application consists of approximately 36,476 square feet of land area. The property is located at the intersection of 6<sup>th</sup> Street and I Street, S.W., with an address of 501 I Street, S.W. The property is located in the Institutional land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant proposes to develop the property with (1) a four-story building with a habitable penthouse and (2) a five-story annex behind the main building. The project contains a mix of office, rehearsal, and educational space as well as housing for actors and fellows for use by the Shakespeare Theatre Company and approximately 69 for-sale residential units. The project will have a floor area ratio of 2.88 and a lot occupancy at the first floor of 79%. The requested maximum height of the proposed main building will be approximately 48 feet and approximately 48 feet 2 inches for the proposed annex building. The project will provide approximately 40 onsite and 15 additional off-site parking spaces.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 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 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 Subtitle Z § 404.1.

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 an 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, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <a href="https://app.dcoz.dc.gov/Help/Forms.html">https://app.dcoz.dc.gov/Help/Forms.html</a>. This form may also be obtained from the Office of Zoning at the address stated below.

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, if an ANC wishes to participate in the hearing, it must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at 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:

Applicant and parties in support
Parties in opposition
60 minutes collectively
minutes collectively

3. Organizations4. Individuals5 minutes each3 minutes each

Pursuant to Subtitle Z § 408.4, 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 <a href="https://app.dcoz.dc.gov/Login.aspx">https://app.dcoz.dc.gov/Login.aspx</a>; however, written statements may also be submitted by mail to 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to <a href="mailto:zcsubmissions@dc.gov">zcsubmissions@dc.gov</a>; 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, ROBERT E. MILLER, PETER G. MAY, PETER A. SHAPIRO, 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.

**Do you need assistance to participate?** If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or <a href="mailto:Zelalem.Hill@dc.gov">Zelalem.Hill@dc.gov</a> five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

**Avez-vous besoin d'assistance pour pouvoir participer ?** Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à <u>Zelalem.Hill@dc.gov</u> cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

**참여하시는데 도움이 필요하세요?** 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 <u>Zelalem.Hill@dc.gov</u> 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

**您需要有人帮助参加活动吗?**如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312,电子邮件 <u>Zelalem.Hill@dc.gov</u> 这些是免费提供的服务。

**Quí vị có cần trợ giúp gì để tham gia không?** Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

**ለጮሳተፍ ዕርዳታ ያስፈልማዎታል?** የተለየ እርዳታ ካስፈለንዎት ወይም የቋንቋ እርዳታ አንልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለንዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኤሜል <u>Zelalem.Hill@dc.gov</u> ይንናኙ። እነኝህ አንልግሎቶች የሚሰጡት በነጻ ነው።