

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

TIME AND PLACE: **Monday, December 9, 2024, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC24-07> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2301 964 4993 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions : <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 24-07 (Skyland Place, LLC – Zoning Map Amendment @ Square 5734, Lots 4-8, 10-20, 811, 813, and 815, and Square 5735, Lots 1-4)

THIS CASE IS OF INTEREST TO ANCs 8B AND 8A

**Oral and Written
Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ’s website at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

On April 16, 2024, the Office of Zoning received an application from Skyland Place, LLC (the “Applicant”) requesting review and approval for a Zoning Map amendment from the RA-1 zone and the R-3 zone to the RA-2 zone for the property identified as Square 5734, Lots 4-8, 10-20, 811, 813, and 815, and Square 5735, Lots 1-4 (collectively, the “Property”).

The Property consists of approximately 380,280 square feet of land area (approx. 8.70 acres), located within the southeast quadrant of Washington, DC and situated in the Skyland neighborhood. The Property is comprised of the majority of the lots located in Square 5734 and Square 5735, and is generally bounded by Marion Barry Avenue to the north, Wagner Steet to the south, 25th Street to the east, and low- to mid-rise apartments to the west. The Property is developed with a mix of low to mid-rise apartments, townhouses and is within the Skyland neighborhood.

The Skyland neighborhood is generally bounded by Marion Barry Avenue to the northeast, Alabama Avenue to the southeast, and Fort Stanton Park to the south and to the west. The Skyland neighborhood is within Ward 8, and the Property is within the boundaries of Advisory Neighborhood Commission (“ANC”) 8B. ANC 8A is an affected ANC because the Property is located on a street (Marion Barry Avenue, S.E.) which serves as a boundary line between ANC 8B and ANC 8A. 11-Z DCMR § 101.8. Additionally, the Property is within 0.25 miles of several WMATA bus routes, specifically the W4, W8, V7, 92, and 32 route.

*This meeting is governed by the Open Meetings Act. Please address any questions or ~~complaints~~ **COMMISSION** arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.*

District of Columbia
CASE NO.24-07
EXHIBIT NO.16

The area surrounding the Property is comprised of a mix of low- to mid-rise residential uses, neighborhood-serving retail uses, and commercial uses. Specifically, the area north of the Property, and south of Marion Barry Avenue, consists of retail uses, whereas the area north of the Property, and north of Marion Barry Avenue, consists of mid-rise apartment buildings. The area south of the Property consists of single-family homes and the Capitol City Rehabilitation and Healthcare Center. The area to the east of the Property consists of retail, commercial, and educational uses such as the Stanton Elementary School, a McDonald's restaurant, and the Skyland Workforce Center. The area to the west of the Property consists of low- to mid-rise apartments and the Fort Stanton Park. The Property is located in close proximity to the Skyland Town Center development.

The Property is located within the boundaries of the Far Southeast/Southwest Area Element of the Comprehensive Plan. The Comprehensive Plan Future Land Use Map ("FLUM") and Generalized Policy Map ("GPM") designate the Property as Moderate Density Residential and Neighborhood Conservation Area, respectively.

The Office of Planning submitted its setdown report to the Office of Zoning on September 3, 2024. The setdown report recommended the application be set down for a public hearing. The setdown report stated that the proposed rezoning would not be inconsistent with the Comprehensive Plan; and that IZ Plus would not be appropriate for the Property due to the amount of existing affordable housing in the Far Southeast/Southwest Planning Area and the fact the Planning Area has exceeded the Mayor's 2025 affordable housing target for the area. The application was set down for a public hearing by the Zoning Commission on September 12, 2024.

The Applicant filed its Prehearing Submission with the Commission on September 20, 2024.

The complete record in the case, including the Applicant's filings and the OP report, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS), at <https://app.dcoz.dc.gov/Content/Search/Search.aspx>.

This virtual public hearing will be conducted in accordance with the contested case provisions of Subtitle Z § 400, which include the text provided in the Notice of Final Rulemaking adopted by the Zoning Commission in Z.C. Case No. 20-11 (effective October 30, 2020).

How to participate as a witness - oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

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 Commission must base its decision on the record before them. Therefore, it is highly recommended that all written comments and/or testimony be submitted to the record at least 24 hours prior to the start of the hearing. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 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 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.

How to participate as a witness – written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

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 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 OZ 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 OZ's website at: <https://app.dcoz.dc.gov/Help/Forms.html>. This form may also be obtained from OZ at the address stated below.

“Great weight” to written report of ANC

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, an ANC that wishes to participate in the hearing 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.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, JOSEPH S. IMAMURA, GWEN MARCUS WRIGHT, AND TAMMY M. STIDHAM 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 Zelalem.Hill@dc.gov 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 Zelalem.Hill@dc.gov 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 Zelalem.Hill@dc.gov 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 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý 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.

ለመሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ እንኳ አገልግሎቶች የሚሰጡት በነጻ ነው።