### BOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S WASHINGTON, D.C. 20001

> OFFICIAL BUSINESS PENALTY FOR MISUSE

US POSTAGE > PITNEY BOWES

Kim S. Fuller 16514 Bobster Court Woodbridge, VA 22191-6317

NIXIE

0009/17/17

BC: 20001271441

\*0231-05727-07-00 

STREET, N.W. SUITE 200-S/210-WASHINGTON, D.C. 20001

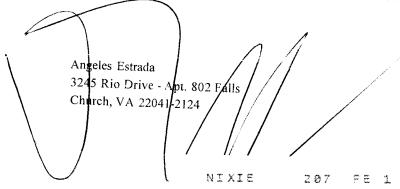
> OFFICIAL BUSINESS PENALTY FOR MISUSE



U.S. POSTAGE SA PITNEY ROWES

The second of th

ZIP 20001 \$ 000.46<sup>0</sup> 02.4W 0000347716 SEP 07 2017



207 FE 1 0009/16/17

RETURN TO SENDER FOR DELIVERABLE AS ADDRESSED UNABLE TO FURWARD

2204192166152774

5C: 20001271441 \*0231-08540-07-45

OFFICIAL BUSINESS
PENALTY FOR MISUSE

Joshua M. Steinman 3299 K Street, NW Washington, DC 20007-4415



J.S. POSTAGE >> PITNEY BOWES

Section of the sectio

ZIP 20001 \$ 000.46<sup>0</sup> 02 4W 0000347716 SEP 07 2017

0000347716 SEP 07 20

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

BC: 2000:27:1441 \*023:-06684-07-45
դակինակինակինակինակինակինին ^-

2000738966 JBM

OFFICIAL BUSINESS
PENALTY FOR MISUSE

Nicholas R. Perez 1288 Beverly Road McLean, VA 22101-2834 49

MSM

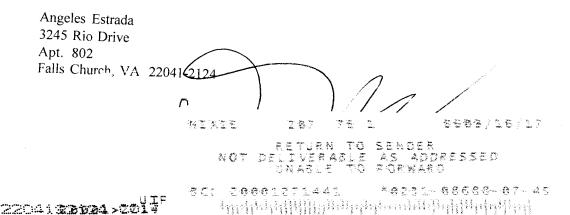
ray day ray

688/17/17

RETURN OF WRUTER OF STANK ON STANK OF STANK OF STANK

20001>2714

OFFICIAL BUSINESS PENALTY FOR MISUSE



OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEW YORK NY 100 .11 SEP '17 FM 3 L



ZIP 20001 \$ 000.46° 02 4W 0000347716 SEP 07 2017

WRONG ADDRESS

RETURN TO SENDER

NIXIE

188 00 1

0009/15/17

RETURN TO SENDER VOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

UTF

222132714

WRONG ADDRESS

RETURN TO SENDER

5C: 20001271441 \*0231-00145-07-46

# ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA 2017 SEP 21 PH 12: 38

Thursday, November 30, 2017 @ 6:30 P.M.

Jerrily R. Kress Memorial Hearing Room 441 4th Street, N.W., Suite 220

Washington, D.C. 20001

#### FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 02-38I (Waterfront 375 M Street, LLC and 425 M Street, LLC – Second-Stage PUD & Modification of Significance to First-Stage PUD @ Square 542)

#### THIS CASE IS OF INTEREST TO ANC 6D

TIME AND PLACE:

On April 5, 2017, the Office of Zoning received an application from Waterfront 375 M Street, LLC and 425 M Street, LLC (together, the "Applicant") for approval of a second-stage planned unit development ("PUD") and a modification of significance to a previously approved first-stage PUD for the above-referenced property. The Office of Planning submitted a report to the Zoning Commission, dated June 2, 2017. At its June 12, 2017, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on August 15, 2017.

The property that is the subject of this application consists of Lot 825 ("West M") and Lot 826 ("East M") in Square 542, which have approximately 46,768 square feet and 61,065 square feet of land area, respectively. The subject property is currently zoned C-3-C (MU-9 under the 2016 Zoning Regulations) for the purposes of this project, through a previously approved PUD-related Zoning Map amendment. The property is located within the boundaries of Advisory Neighborhood Commission ("ANC") 6D.

The Applicant proposes to modify the approved first-stage PUD and undertake a second-stage PUD for the East M and West M sites by converting the primary use of both buildings from office use to residential use, with retail on the ground floor and neighborhood-serving office use on the second floor. The approximate density, building height, lot occupancy, and setbacks will not change as a result of this application. The East M and West M sites will collectively contain approximately 604 total residential units and approximately 78,880 square feet of commercial space (an average of almost 40,000 square feet per building). Both buildings will also include on-site parking and loading.

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.