

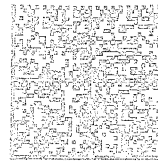
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

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TIME AND PLACE: Thursday, January 31, 2019, @ 6:30 p.m.
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 02-38J (WFS2, LLC – Second-Stage Planned Unit Development for 1000 4th Street, S.W. (Lot 822, Square 542))

THIS CASE IS OF INTEREST TO ANC 6D

On May 15, 2018, the Office of Zoning received an application from WFS2 LLC, an affiliate of P.N. Hoffman & Associates, Inc. (“Applicant”). The Applicant is requesting review and approval of a Second-Stage Planned Unit Development in Zoning Commission Case No. 02-38J pursuant to Subtitle X, Chapter 3 and Subtitle Z, Chapter 3 of Title 11 DCMR (Zoning Regulations of 2016) for the construction of an eleven-story mixed-use building with ground/floor restaurant/retail, arts/cultural, and educational/daycare uses, approximately 456 residential units and approximately 214 below-grade parking spaces located within Waterfront Station. This application is made under the authority of Z.C. Case No. 02-38A, which modified the first-stage PUD approval for the subject property (the “First-Stage PUD”). As part of Z.C. Case 02-38A, the Zoning Commission granted a PUD-related map amendment for the Site from C-3-B to C-3-C.

The property that is the subject of this application consists of approximately 59,044 square feet, and comprises a portion of what was referred to as the “NE Parcel” in the First-Stage PUD approval. The property is currently vacant and fronts on 4th Street, S.W. Immediately to the north of the NE Parcel is a tree-lined alley that separates it from the Christ United Methodist Church property at the corner of 4th Street, S.W., and I Street, S.W. Immediately to the south of the NE Parcel is a mixed-use office and retail building at 1000 4th Street, SW approved as part of the First-Stage PUD. Wesley Place, S.W. borders the subject property immediately to the east. The 1000 4th Street building contains various government offices on the upper levels, ground floor retail, including notably a full-size Safeway grocery store and a CVS Pharmacy, and below-grade parking. On July 20, 2018, the District Office of Planning filed a report recommending that the Zoning Commission set the application down for public hearing. On July 30, 2018, the Zoning Commission voted to set the application down for public hearing.

This public hearing will be conducted in accordance with the contested case provisions of the 2016 Zoning Regulations, Subtitle Z, Chapter 4. The application is vested under the substantive provisions of the 1958 Zoning Regulations.

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