

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



DEPARTMENT OF ZONING  
2012 JAN 10 AM 11:24

December 7, 2011

ANC 6D  
P.O. BOX 71156  
Washington, D.C. 20024

Commissioner Dave Garber  
ANC/SMD 6D07  
1000 1<sup>st</sup> Street, S.E.  
Washington, D.C. 20003

**Re: Notice of Receipt of Z.C. Case No. 04-14B (Florida Rock Properties, Inc., et al. -- PUD Modification @ Square 708, Lot 14)**

Dear ANC Chair & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Florida Rock Properties, Inc., et al. (the "Applicant") for approval of a PUD modification for property located at 25 Potomac Avenue, S.E. and known as Square 708, Lot 14.

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait thirty days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the application.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate as a party, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5. Form 129 Advisory Neighborhood Commission (ANC) Report, which is enclosed for your convenience, is the preferred mechanism to complete this Report. In the alternative, you can review § 3012.5, which states the required information for the written report, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given "great weight".

Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

ZONING COMMISSION  
District of Columbia

04-14B

CASE NO.

15

EXHIBIT NO.

441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcz@dc.gov](mailto:dcz@dc.gov)

If you have any questions please do not hesitate to contact me at (202) 7-6311.

Sincerely,



Sharon S. Schellin  
Secretary to the Zoning Commission  
Attachment

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## 11 DCMR 3012.5

3012.5 If an Advisory Neighborhood Commission (ANC) wishes to participate in a contested case under § 3022, the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. In a rulemaking under § 3021, there shall be no filing deadline as long as the record in that case is open. All written reports shall contain the following:

- (a) An identification of the application or petition;
- (b) When the public meeting of the ANC to consider the application or petition was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the application or petition, as related to the standards against which the application or petition shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application or petition;
- (g) The vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC chairperson or vice-chairperson.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF FILING  
Z.C. Case No. 04-14B  
(PUD Modification @ Square 708, Lot 14)  
December 7, 2011**

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

On December 1, 2011, the Office of Zoning received an application from Florida Rock Properties, Inc., *et al.* (the "Applicant") for approval of a PUD modification for the above-referenced property.

The property that is the subject of this application consists of Square 708, Lot 14 in Southeast Washington, D.C. (Ward 6), which is located at 25 Potomac Avenue, S.E. The underlying zoning of the site is the CGH/W-2 Zone District; the previously approved PUD included a related map amendment to the C-3-C Zone District.

The final previously approved PUD consisted of two office buildings, a residential building, and a hotel, as well as two open civic spaces and a waterfront esplanade, that were to be built in four phases. The first phase was the east office building, the second phase was the residential building, the third phase was the west office building, and the fourth phase was the hotel.

The Applicant now seeks a modification to the second-stage approval of Phase I and a reversion of Phases II, III, and IV from their second-stage approvals to first-stage approvals with modifications, in order to convert one of the office buildings (the former phase one) into a residential building (the new phase one) and to modify the site plan and design for the entire project. The new design will incorporate a series of "green techniques" and have a strong landscape plan intended to create conditions where both urban culture and river ecology can thrive.

The Applicant proposes to construct four phases of development as follows:

- Phase I – a residential building that is approximately 300,000 square feet of gross floor area and 94.85 feet tall, with ground-floor retail, approximately 300-350 units, and 286 below-grade parking spaces;
- Phase II – a residential building that is 262,645 square feet of gross floor area and 130 feet tall, with ground-floor retail and 178 below-grade parking spaces;
- Phase III – a commercial office building that is approximately 326,675 square of gross floor area and 130 feet tall, with 341 below-grade parking spaces; and
- Phase IV – a hotel with approximately 275,760 square feet of gross floor area and 130 feet tall, with ground-floor retail and 339 below-grade parking spaces.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:		/		/		Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:										
Number of members that constitutes a quorum:				Number of members present at the meeting:						

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

**AUTHORIZATION**

Recorded vote on the motion to adopt the report (i.e. 4-1-1):			
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.**

**INSTRUCTIONS**

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give "great weight" to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

- 1 All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
- 2 Present this form and supporting documents to the Office of Zoning at 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.
- 3 Submission deadlines are as follows

**For Zoning Commission:**

- a ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022
- b ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021

**For Board of Zoning Adjustment:**

- a ANCs must file this form at least seven (7) calendar days in advance of the hearing.



**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.**

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

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Commissioner Dave Garber  
ANC/SMD 6D07  
1000 1<sup>st</sup> Street, S.E.  
Washington, D.C. 20003

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