

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

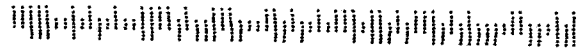


Washington Terminal Company Treasury Service  
400 N. Capitol Street NW  
Washington DC 20001-1511

RETURN TO SENDER  
NOT NGA'S MAIL

210

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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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

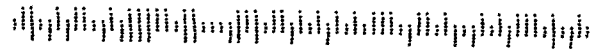


UNITED STATES POSTAGE  
  
DITNEY BOWLES  
02 1M \$ 00.46<sup>5</sup>  
0004290253 AUG 25 2016  
MAILED FROM ZIP CODE 20001

Baltimore & Ohio Railroad Company Treasury  
Services  
400 N. Capitol Street NW  
Washington DC 20001-1511

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NOT NGA'S MAIL

20001-1500 C012



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  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE



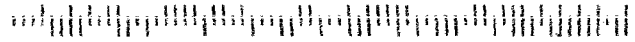
320 Florida Owner LLC  
1875 Connecticut Avenue NW, Floor 10  
Washington DC 20009-5728

NIXIE 287 FE 1 0009/02/16

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ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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200012714

BC: 20001271441 \*0231-03882-25-41



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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

*WTF*



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MAILED FROM ZIP CODE 20001

National Railroad Passenger Corp Treasury Service  
400 N. Capitol Street NW  
Washington DC 20001-1511

MIXIE 207 FE 1 0000/01/15

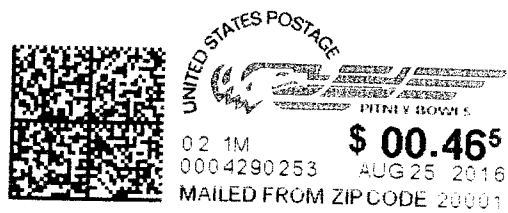
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NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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20001-1511  
20001-2714

BC: 20001271441 \*0231-03859-25-41  
[Barcode]

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Jordan Gipple  
314 E. Raymond Avenue  
Alexandria VA 22301-1038

NIXIE 207 NFE 1 1610008/26/16

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

22301-1038-0007  
20001>2714

BC: 20001271441 \*0231-03866-25-41



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D.C. OFFICE OF ZONING

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

2016 SEP -9 AM 11: 58

**TIME AND PLACE:** Thursday, November 3, 2016, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 16-09 (1200 3<sup>rd</sup> Street, LLC – Consolidated PUD & Related Map Amendment @ Square 747, Lot 8)**

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

On April 19, 2016, the Office of Zoning received an application from 1200 3<sup>rd</sup> Street, LLC (the “Applicant”). The Applicant is requesting approval of a consolidated planned unit development and PUD-related map amendment. The Office of Planning provided its report on June 2, 2016 in support of setting the application down for a public hearing. The Zoning Commission set the case down for a hearing at its public meeting June 13, 2016. The Applicant provided its prehearing statement on July 27, 2016.

The property that is the subject of this application consists of approximately 106,139 square feet of land area and is located at 1200 3<sup>rd</sup> Street, N.E. (Square 747, Lot 8). The subject property is zoned C-M-3 (effective September 6<sup>th</sup>, this zone will be (PDR-3).

The Applicant proposes to rezone the property to the C-3-C Zone District (effective September 6<sup>th</sup>, this zone will be MU-9) in order to construct a mixed-use development including retail, hotel and residential uses. The proposed PUD includes approximately 50,000 square feet of retail, 200 hotel rooms, and 650 residential units, including approximately 50 affordable units. The project will have a floor area ratio (“FAR”) of 6.99, a maximum height of 120 feet and a lot occupancy of approximately 96% at grade and 64% above the podium. Approximately 353 parking spaces, including 60 hotel valet spaces, will be provided on-site.

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](mailto: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: <https://app.dcoz.dc.gov/Help/Forms.html>.** 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](mailto: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:

- |    |                                  |                         |
|----|----------------------------------|-------------------------|
| 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.

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 <http://app.dcoz.dc.gov/Login.aspx>; 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 [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov); 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, 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.**