ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE:

Monday, December 5, 2016, @ 6:30 p.m. Jerrily R. Kress Memorial Hearing Room 441 4th Street, N.W., Suite 220-South Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 16-11 (Park View Community Partners & District of Columbia – Consolidated PUD & Related Map Amendment @ Square 2890, Part of Lot 849)

THIS CASE IS OF INTEREST TO ANCs 1A and 1B

On May 13, 2016, the Office of Zoning received an application from Park View Community Partners and the District of Columbia (together, the "Applicant") for approval of a consolidated Planned Unit Development ("PUD") and a PUD-related Zoning Map amendment from the R-4 and C-2-A zones to the R-5-B and C-2-B zones for the above-referenced property. The property was rezoned to the RF-1 and MU-4 zones effective September 6, 2016, as a result of Z.C. Order No. 08-06A. That order also repealed the existing text of Title 11 DCMR (the "1958 Regulations") and replaced it with new substantive and procedural provisions (the "2016 Regulations"). Nevertheless, because this application was set down for hearing prior to September 6, 2016. The merits of the PUD application will be evaluated based upon the provisions of Chapter 24 of the 1958 Regulations and the extent of the zoning flexibility requested will be determined based upon the requirements of the 1958 Regulations. In all other respects, the provisions of the 2016 Regulations shall apply to this proceeding.

The property that is the subject of this application consists of part of Lot 849 in Square 2890 in northwest Washington, D.C., on property bounded by Irving Street, N.W. to the north, Georgia Avenue, N.W. to the east, Columbia Road, N.W. to the south, and private property to the west (the "Subject Property"). The Subject Property consists of approximately 77,531 square feet of land area.

The Office of Planning provided its report on July 15, 2016, and the case was set down for a public hearing on July 25, 2016. The Applicant provided its prehearing statement on August 5, 2016.

The Applicant proposes to redevelop the Subject Property with a mixed-income community with a total of approximately 273 residential units, comprised of 189 apartment units, 76 senior apartment units, and 8 townhomes. The project will also include approximately 4,545 square feet of community service space. The majority of the new residential units will be subsidized housing for low or moderate income households. Overall, the Subject Property will be developed with

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.

approximately 274,333 total square feet of gross floor area (approximately 3.5 floor area ratio ("FAR")) and will have an overall lot occupancy of approximately 53%. The apartment house will have a maximum height of 90 feet; the senior building will have a maximum height of 60 feet; and the townhomes will have a maximum height of 40 feet. The Subject Property and proposed development will serve as the Build-First site for the Park Morton Public Housing Community, a targeted site that is part of the District's New Community's Initiative.

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 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 (<u>donna.hanousek@dc.gov</u>), 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 <u>https://app.dcoz.dc.gov/Login.aspx</u>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to <u>zcsubmissions@dc.gov</u>; 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.