

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

TIME AND PLACE: **Monday, December 16, 2019, @ 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. 17-05B (2100 2nd Street, SW, LLC – Capitol Gateway Design Review Modification of Significance @ 2121 First Street, S.W. [Square 613, Lot 10])

THIS CASE IS OF INTEREST TO ANC 6D

On October 4, 2019, 2100 2nd Street, SW, LLC (the “Applicant”) filed an application with the Office of Zoning for Modification of Significance (the “Application”) to the plans approved by the Zoning Commission (the “Commission”) for an approved Capital Gateway Design Review in Z.C. Case Nos. 17-05 and 17-05A for the redevelopment of a building located on Square 613, Lot 10 (the “Property”) in the CG-5 zone.

The Commission approved an adaptive re-use of the Property in Z.C. Order Nos. 17-05 and 17-05A for residential and retail uses. The Property consists of approximately 115,479 square feet of land area bounded by 1st, 2nd, and V Streets, SW, and the Anacostia River.

The Application requests approval for:

- a temporary lodging use at the Property for 150 of the 480 apartments for a period of two years; and
- variance relief to permit temporary lodging use in the 100-year flood plain.

If granted, the temporary lodging use would be managed by WhyHotel, a hospitality management company that makes more efficient use of otherwise vacant apartments by operating "turn-key, pop-up hotels" out of the vacancy of newly built, large scale apartment buildings during the lease-up phase.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4 of the Zoning Regulations (Title 11 of the DCMR, to which all references are made unless otherwise specified).

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the public hearing. All individuals, organizations, or associations wishing to testify in this case are encouraged to inform OZ of 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), or by calling (202) 727-0789.

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 following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 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.

How to participate as a witness – written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System

