



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 103A – APPLICATION FOR FIRST-STAGE APPROVAL OF A TWO-STAGE
PLANNED UNIT DEVELOPMENT (PUD)

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for a
First-Stage Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
744S	part of 805	134,081	CG/W-2	CR/CR
744SS	part of 801	62,566	CG/W-2	CR/CG
		38,483	CG/W-2	CG/W-1

Address or boundary description of the premises: Property bounded by N Place, SE on the north,
First Street, SE on the west, Diamond Teague Park on the south, and D.C. Water's Main and
O Street pumping stations on the east

Total Area of the Site in Square Feet:	235,130	Total Area of the Site in Acres:	5.4
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Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of
_____ acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: Redevelopment of former D.C. Water site into four parcels with a new
16-screen movie theater, two apartment buildings with ground-floor retail uses, and an expansion of
the Diamond Teague Park along the Anacostia River

Concurrent change of zoning (choose one): Yes (if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): ANC 6D07

If applicable, Historic District(s) in which site is located: None

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any
person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of
D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature: Date: 2/25/2013

Owner's Name: District of Columbia (Please Print Victor Hoskins)

Person(s) to be notified of all actions:

Name: Phil Feola

Address: Goulston & Storrs, PC, 1999 K Street NW, 5th Floor, Washington DC

Zip Code: 20006 Phone No(s): 202-721-0011 E-Mail: pfeola@goulstonstorrs.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS
FORM WILL NOT BE ACCEPTED.



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP

* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
744S	part of 805	134,081	CG/W-2	CG/CR
744SS	part of 801	62,566	CG/W-2	CG/CR
		38,483	CG/W-2	CG/W-1

Previous zoning (ZC and/or BZA) actions, including Order No(s)_, affecting the above properties: none;

concurrent request for PUD approval

Address or boundary description of the premises: Property bounded by N Place, SE on the north, First Street, SE on the west, Diamond Teague Park on the south, and D.C. Water's Main and O Street pumping stations on the west

Total Area of the Site in Square Feet: 235,130 s.f. Total Area of the Site in Acres: 5.4 acres

Single-Member Advisory Neighborhood Commission District(s): ANC 6D07

If applicable, Historic District(s) in which site is located: none

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Signature:		Date:	2/25/2013
Name:	District of Columbia <small>Please Print</small> (Victor Hoskins)	Owner:	<input checked="" type="checkbox"/> Applicant/ Petitioner: <input type="checkbox"/>

Person(s) to be notified of all actions:

Name:	Phil Feola				
Address:	Goulston & Storrs, PC, 1999 K Street NW, 5th Floor, Washington DC				
Zip Code:	20006	Phone No(s):	202-721-0011	E-Mail:	pfeola@goulstonstorr.com

ANY APPLICATION/PETITION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 103B – APPLICATION FOR SECOND-STAGE APPROVAL OF A
TWO-STAGE PLANNED UNIT DEVELOPMENT (PUD)

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for Final Approval of a PUD, details of which are as follows:			Total Area of the Site in Square Feet:	44,689 s.f.
			Total Area of the Site in Acres:	1.03 ac.
Square No.	Lot No.	Square Feet	Date of Preliminary Approval:	concurrent
744S	part of Lot 805	44,689 s.f.	ZC Case/Order No.:	
			Concurrent change of zoning (circle one): <i>(If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)</i>	Yes
			Single-Member Advisory Neighborhood Commission District(s):	
			ANC 6D07	
			If applicable, Historic District(s) in which site is located:	
			none	

Address or boundary description of the premises:	Property bounded by N Place, SE on the north, D.C. Water's Main Street pumping station on the east,
	D.C. Water's O Street pumping station on the south, and proposed 1 1/2 Street SE on the west

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties:	First-stage PUD and related zoning map amendment requested
	concurrent with this application

Brief description of proposal:	Construction of a new 16-screen movie theater with approximately 337 above-grade structured parking spaces.
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I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature:		Date:	2/25/2013
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Owner's Name:	District of Columbia <i>(Victor Hoskins)</i>
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Person(s) to be notified of all actions:

Name:	Phil Feola
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Address:	Goulston & Storrs, PC, 1999 K Street NW, 5th Floor, Washington DC
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Zip Code:	20006	Phone No(s):	202-721-0011	E-Mail:	pfeola@goulstonstorrs.com
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