

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

TIME AND PLACE: **Thursday, July 24, 2008, @ 6:30 p.m.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 08-05 – (Office of Planning - Text Amendments to DD Regulations to Facilitate Construction of Convention Center Hotel)

THIS CASE IS OF INTEREST TO ANC 2F

On March 14, 2008, the Office of Zoning received a report serving as a petition from the District of Columbia Office of Planning. The report requested a text amendment to the Zoning Regulations to facilitate construction of the District funded convention center headquarters hotel on Square 370 by removing the residential use requirements of the DD Overlay, and by allowing additional density for the project through the Planned Unit Development process.

At its regular public meeting held April 14, 2008, the Zoning Commission setdown this case for a public hearing.

The proposed amendments to the Zoning Regulations are as follows, with addition to existing provisions shown in **bold and underlined** text and deletions shown in ~~strikethrough~~ text:

A. Chapter 17, DOWNTOWN DEVELOPMENT OVERLAY DISTRICT, is amended as follows:

1. By amending § 1700, General Provisions, § 1700.7, to read as follows:

1700.7 A Planned Unit Development (PUD) in the DD Overlay District shall be subject to the following provisions in addition to those of chapter 24 of this title:

...

(d) Notwithstanding paragraphs (b) and (c) of this subsection, if a PUD is proposed to govern **the following, the PUD shall be guided by the applicable policies of the Comprehensive Plan:** ~~development of the University of the District of Columbia campus and other uses in Squares 401, 402, 425, and~~

~~426, the PUD shall be guided by the applicable policies of the Comprehensive Plan.~~

- 1) development of the University of the District of Columbia campus and other uses in Squares 401, 402, 425, and 426,**
- 2) development of a new convention center hotel on Square 370.**

2. By amending § 1706, Residential and Mixed Use Development, § 1706.11 to read as follows:

1706.11 No minimum residential use requirement shall apply to the following: in Square 485 nor to any lot or lots in Square 455 or the southern part of Square 454 improved with a sports arena.

- (a) Square 485;**
- (b) Any lot or lots in Square 455 or the southern part of Square 454 improved with a sports arena; and**
- (c) Any portion of Square 370 improved with a new convention center hotel.**

- B. Chapter 24, PLANNED UNIT DEVELOPMENT PROCEDURES, § 2405 PUD Standards, § 2405.3, is amended to read as follows:

2405.3 The Commission may authorize **the following** ~~an increase~~ **increases;** **provided, that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of this chapter;** ~~of not more than five percent (5%) in the maximum height or floor area ratio provided, that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of this chapter.~~

- (a) not more than five percent (5%) in the maximum height; or**
- (b) not more than five percent (5%) in the maximum floor area ratio except that in Square 370 where the Commission may grant in excess of five percent (5%) for the purposes of a new convention center hotel.**

Proposed amendments to the Zoning Regulations of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797); D.C. Official Code § 6-641.01.

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The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, ZONING. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 200/210-S, 441 4th Street, N.W., Washington, D.C., 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR., PETER G. MAY, AND MICHAEL G. TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.