

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

**TIME AND PLACE:**            **Thursday, July 7, 2011, @ 6:30 p.m.**  
   **Office of Zoning Hearing Room**  
   **441 4th Street, N.W. Suite 220-S**  
   **Washington, D.C. 20001**

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

**CASE NO. 11-05 (Forest City Washington - Text amendment to permit general office use on the second floor of Building 173 on an interim basis in the Southeast Federal Center – 11 DCMR § 1805)**

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

Forest City Washington, in a petition dated February 18, 2011, petitioned the Zoning Commission (the “Commission”) for a text amendment to 11 DCMR § 1805, which governs the permitted uses within the SEFC/W-0 Zone District. The intent of the amendment is to permit the interim use of the second floor Building 173, a historic building in the Southeast Federal Center, for general office use, which is not currently permitted in the SEFC/W-0 Zone District. Forest City indicated that the office use would facilitate the financing of the restoration and adaptive reuse of Building 173. In its petition, Forest City requested the use be permitted only for an interim period of twenty years.

The Office of Planning (“OP”), in a report dated March 30, 2011, recommended that the Commission set down the petition for a hearing. At its regular public meeting held April 11, 2011, the Commission set down this case for a public hearing. When the Commission set down the case for hearing, it authorized OP, in coordination with the Petitioner, and the Office of the Attorney General, to make technical changes to the language that was suggested by the Petitioner. At set down, the Commission further indicated that it reserved the right to adopt alternative text authorizing a shorter period of time for the interim use.

The proposed amendment to the Zoning Regulations, Title 11 DCMR, is as follows (new text to existing provisions is shown in **bold and underlined text**, deleted text is shown in strikethrough):

Chapter 18, **SOUTHEAST FEDERAL CENTER OVERLAY DISTRICT**, § 1805, SEFC/W-0 ZONE DISTRICT, is amended as follows:

1. Amend § 1805.9 as follows:

1805.9     The gross floor area of existing Building 173 shall not count toward any FAR computation. **The second story of Building 173 may be used for general office purposes on an interim basis of not more than twenty (20) years from the date of the initial Certificate of Occupancy for this use; provided**

**that any such office space is suitably designed for future occupancy by retail uses and to not adversely impact ground floor retail uses.**

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of 11 DCMR § 3021. 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 Sharon S. Schellin, the Secretary of the Zoning Commission, Office of Zoning, Suite 200-S, 441 4<sup>th</sup> 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, KONRAD W. SCHLATER, GREG M. SELFRIDGE, MICHAEL G. TURNBULL, AND PETER G. MAY -- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**