

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

TIME AND PLACE: **Monday, December 3, 2012, @ 6:30 P.M.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 12-19 (Capital Riverfront Hotel LLC - Capitol Gateway Overlay District Review @ Square 701, Lots 818, 821, 825, 826, and 827)

THIS CASE IS OF INTEREST TO ANC 6D

On September 13, 2012, the Office of Zoning received an application from Capital Riverfront Hotel LLC (the "Applicant"), on behalf of the Welch Family Limited Partnership Twelve (owner of Lot 818 in Square 701), the Welch Family Limited Partnership Six (owner of Lots 821, 825, and 827 in Square 701), and the Welch Family Limited Partnership Three (owner of Lot 826 in Square 701). The Applicant is requesting Zoning Commission review and approval of a new hotel pursuant to the Capitol Gateway Overlay District provisions set forth in 11 DCMR §§ 1606 and 1610 of the Zoning Regulations, which apply to new construction on any lot that abuts First Street, S.E. south of M Street, S.E. In addition, pursuant to Subsection 1610.7 of the Zoning Regulations, the Applicant is seeking a special exception from the roof structure requirements and variances from the rear yard and off-street parking requirements.

The subject property includes Lots 818, 821, 825, 826, and 827 in Square 701 and covers approximately 8,964 square feet of land area. The subject property is located within the CR Zone District and also falls within the Capitol Gateway ("CG") Overlay District. Square 701 is bounded by M Street on the north, First Street on the east, N Street on the south, and Half Street on the west in southeast Washington, D.C. The subject property is generally located in the southeast portion of Square 701 and has approximately 58.08 linear feet of frontage along First Street, S.E. and 50.17 feet of frontage along N Street, S.E. National's Park ballpark is to the immediate south of the subject property, across N Street, S.E.

The Applicant intends to construct a hotel on the subject property. The proposed hotel will have a height of 130 feet and an overall density of 9.5 FAR. Ordinarily, a CG/CR property is limited to the maximum 6.0 FAR of the underlying zone (7.2 FAR when Inclusionary Zoning is required). However, § 1602.1(a) of overlay's combined lot development provisions allow the transfer of 2.5 FAR to any CG/CR parcel for which a height of 130 feet is permitted by the Height Act. In addition § 1602.1(e) provides that, "the Zoning Commission may, at its discretion, grant an additional transfer of density of 1.0 FAR maximum to or within Squares 700, 701, and 702, subject to the applicant addressing to the satisfaction of the Zoning Commission the objectives and guidelines of §§ 1601 and 1604-1607, as applicable."¹

The proposed hotel will contain 167 (plus or minus 10%) guestrooms including traditional style guestrooms and suites.

¹ Also, within the CG/CR Zone District, the amount of commercial density transferred from one parcel to another may not exceed the lesser of a density of 3.0 FAR or the amount of residential density being transferred; 11 DCMR § 1602.1

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This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR, § 3022.

Except for the 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, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>.** This form may also be obtained from the Office of Zoning at the address stated below.

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

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 § 3020.3, 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.

Information should be forwarded to the Director, Office of Zoning, Suite 200-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, MARCIE I. COHEN, 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.**