

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

**TIME AND PLACE: Monday, June 16, 2014 @ 6:30 p.m.**  
**Jerrily R. Kress Memorial Hearing Room**  
**441 4th Street, N.W., Suite 220-S**  
**Washington, D.C. 20001**

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

**Case No. 14-02 (The District of Columbia, the District of Columbia Housing Authority, A&R Development Corporation, and Preservation of Affordable Housing, Inc. - First Stage PUD & Related Map Amendment @ Squares 5862, 5865, 5866, and 5867)**

**THIS CASE IS OF INTEREST TO ANC 8C**

On February 20, 2014, the Office of Zoning received an application from the District of Columbia, the District of Columbia Housing Authority ("DCHA"), A&R Development Corporation, and Preservation of Affordable Housing, Inc. (collectively, the "Applicant"). The Applicant is requesting approval of a first-stage planned unit development and related zoning map amendment from the R-5-A Zone District to the R-5-B and C-2-A Zone Districts for Square 5862, Lots 137-143; Square 5865, Lots 243, 249, 254, 259, 260-280, 893, 963-978, and 992; Square 5866, Lots 130, 133-136, 141-144, 147-150, 152, 831-835; and Square 5867, Lots 143, 172-174, 890-891, and 898 (the "Subject Property").

The Office of Planning provided a report on March 21, 2014. At its public meeting on March 31, 2014, the Zoning Commission voted to set the application down for a public hearing. The Applicant provided its prehearing statement on April 10, 2014.

The Subject Property has a total land area of approximately 1,106,850 square feet (25.4 acres) and consists of Barry Farm and Wade Apartments which are owned and managed by DCHA, and vacant properties owned by the District. The proposed redevelopment includes the following: (a) approximately 1,540,000 to 1,981,000 square feet of gross floor area devoted to new housing units; (b) approximately 1,324 to 1,879 residential units, with a range of housing options, including public housing units; (c) a variety of housing types, including multi-family units, row dwellings, and flats; (d) retail space, educational/office uses, and community service uses; (e) new public infrastructure, including multiple new public roads; underground utility upgrades throughout the Subject Property; and (f) approximately 86,087 square feet of open space.

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

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. 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 applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3106.2.

**Z.C. NOTICE OF PUBLIC HEARING  
Z.C. CASE NO. 14-02  
PAGE 2**

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at [dcoz@dc.gov](mailto:dcoz@dc.gov) or at (202) 727-6311.

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.

**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.**

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning 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](mailto:donna.hanousek@dc.gov)), or by calling (202) 727-0789.

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.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. Written statements may be submitted by mail to 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov); or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, 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.**