

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

TIME AND PLACE: **Thursday, May 26, 2016, @ 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. 11-03F (Wharf District Master Developer LLC – First-Stage PUD Modification and Second-Stage PUD for Southwest Waterfront Redevelopment, Pier 4)

THIS CASE IS OF INTEREST TO ANC 6D

On December 23, 2015, the Office of Zoning received an application from Wharf District Master Developer, LLC, on behalf of the District of Columbia through the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), the owner of the property described below (collectively the “Applicant”), for review and approval of a first-stage planned unit development (“PUD”) modification and second-stage PUD for Pier 4 of the Southwest Waterfront redevelopment project. The Office of Planning provided its report on January 15, 2016, and the case was set down for hearing on February 8, 2016. The Applicant provided its prehearing statement on March 11, 2016.

The property that is the subject of the application is known as Pier 4 of the Southwest Waterfront redevelopment project, and, in addition to the pier itself, includes the riparian area surrounding the pier (the “Subject Property”). The Subject Property is located at the southeastern extent of the Southwest Waterfront redevelopment project just west of the new Waterfront Park, which was included in the Commission’s second-stage approval of Phase 1 of the redevelopment project and is currently under construction.

The first-stage PUD modification requests a change in the approved use for Pier 4 from residential to commercial. This change is a result of concerns raised by the United States Army Corps of Engineers (“USACE”) regarding the use of Pier 4 for residential purposes. As a result, the Applicant was unable to obtain the USACE permit required to establish the residential use previously approved by the Commission. The Applicant was able to obtain USACE approval to renovate and expand the existing Pier 4 structure for commercial use; and therefore, the Applicant must modify the first-stage PUD to be consistent with the approved USACE permit.

As currently proposed, the design of the Pier 4 Building retains the existing concrete canopy structure that exists on the pier, and will consist of three stories and contain approximately 36,871 square feet of gross floor area (GFA), and a floor area ratio (FAR) of approximately 0.16. The building will be constructed to a maximum height of 45 feet. The exterior of the Pier 4 Building will be clad in a combination of cementitious cast panels and glass storefront with metal detailing and wooden accents. The mechanical penthouse will be clad with a metal louvered screen wall. A portion of the Pier 4 Building will house the offices, support space, and vessel storage of the existing tenant, Entertainment Cruises, which currently maintains its offices

and cruise vessels on Piers 3 and 4. The remainder of the space will be devoted to additional tenanted office 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 § 3022.3.

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.

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) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

Time limits.

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), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 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 responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to 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 COHEN, ROBERT MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA BARDIN, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION