

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

TIME AND PLACE: **Monday, October 1, 2018, @ 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. 18-05 (Washington Metropolitan Area Transit Authority – Map Amendment and Text Amendment @ Square 487, Lot 17)

THIS CASE IS OF INTEREST TO ANC 2C

On April 12, 2018, the Office of Zoning received a petition from Washington Metropolitan Area Transit Authority (“WMATA”) (the "Petitioner") requesting approval of a Zoning Map amendment to rezone the property consisting of Lot 17 in Square 487 (the “Property”). The Petitioner also requested a related text amendment to make residential density on the Property subject to Inclusionary Zoning (“IZ”). On June 1, 2018, the Office of Planning (“OP”) submitted a report in support of setting the petition down for a public hearing, and the Commission voted to set down the petition for a public hearing on June 11, 2018, including alternative language offered by OP. The Petitioner submitted its prehearing statement on July 30, 2018 and on that same day the Zoning Commission eliminated the alternative language at OP’s request.

The Property, which consists of approximately 48,041 square feet (approximately 1.1 acres) of land area, encompasses the entirety of Square 487 and is currently improved with the WMATA headquarters building (Jackson Graham Building). The Property is currently zoned D-2, a high-density residential zone. The Property is located in the High-density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Petitioner seeks a map amendment to rezone the Property from D-2 to D-5-R which is not inconsistent with the High-Density Commercial land use designation of the Comprehensive Plan. The purpose of the D-5-R zone is to promote high-density residential development through housing requirements and incentives in areas near Mount Vernon Square and in the Mount Vernon Triangle while accommodating high-density commercial and mixed-use development. (11-I DCMR § 546.1.) Pursuant to 11-I DCMR § 547.1, the maximum permitted FAR for a building in the D-5-R zone is the density achievable within the height and bulk permitted within the D-5-R zone, and any applicable sub-area regulations, under the following circumstances: (i) if all of the building’s FAR is devoted to residential use; (ii) if all of the FAR exceeding the maximum permitted non-residential density is devoted to residential use; or (iii) through the use of credits provided for under Subtitle I, Chapters 8 and 9. A building on a lot in the D-5-R zone must provide a minimum residential density of 3.5 FAR, unless otherwise reduced, eliminated, or relieved under the circumstances enumerated in 11-I DCMR § 547.2(a)–(d). As it relates to the Property, the maximum permitted height under D-5-R zoning would be 120 feet, not including the penthouse. The maximum permitted penthouse height is 20 feet for both penthouse

habitable space and penthouse mechanical space. (11-I DCMR § 548.4.) Except as limited by regulations governing courts, side or rear yards, front setback or build-to lines, easements or historic preservation, the maximum permitted lot occupancy in the D-5-R zone is 100%. (11-I DCMR § 202.1.)

While typically residential density within the D-5-R zone is not subject to the IZ requirements or bonuses of Subtitle C, Chapter 10, the Petitioner is submitting a text amendment in conjunction with the requested map amendment that will make future residential density on the Property subject to IZ, as applicable. Specifically, the requested text amendment would amend Subtitle I, § 547.3, as follows (**bold** and underline text reflects text to be added; deleted text is shown in ~~strikethrough~~ text):

547.3 **Except for Square 487**, ~~Residential~~ residential density in the D-5-R zone is not subject to the Inclusionary Zoning requirements or bonuses of Subtitle C, Chapter 10.

The Zoning Commission has determined that this public hearing will be conducted in accordance with the rulemaking case provisions of the Zoning Commission's Rules of Practice and Procedure, 11-Z DCMR Chapter 5.

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.

Time limits.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning of 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:

- | | | |
|----|---------------|----------------|
| 1. | Organizations | 5 minutes each |
| 2. | Individuals | 3 minutes each |

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 <https://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, ROBERT E. MILLER, PETER A. SHAPIRO, 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.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗? 如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312, 电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለመሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለግዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለግዎት እባክዎን ከስተባባሪው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እነኚህ አገልግሎቶች የሚሰጡት በነጻ ነው።