

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

TIME AND PLACE: **Monday, July 31, 2017, @ 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 NOS. 05-28R and 05-28S (Parkside Residential, LLC – First-Stage PUD Modifications of Significance and Second-Stage PUDs @ Square 5041, Lot 807 [Parkside Block F, Parcel 8] and Square 5056, Lot 810 [Parkside Block F, Parcel 10])

THIS CASE IS OF INTEREST TO ANC 7D

On February 7, 2017, the Office of Zoning received applications from Parkside Residential, LLC (“Applicant”) for second-stage PUD review of two separate parcels within Block F, known as Parcel 8 and Parcel 10. The two parcels are not contiguous and as such, were filed as separate applications (Z.C. Case Nos. 05-28R and 05-28S, respectively). The Applicant simultaneously filed a request that the applications be set down and subsequently heard together at a single hearing. The Zoning Commission set both applications down for a public hearing at its public meeting on May 22, 2017, and granted the Applicant’s request that the applications be heard in a single hearing.

The Applicant is requesting review and approval of second-stage PUDs and modifications of significance of the first-stage order in Z.C. Case Nos. 05-28R and 05-28S pursuant to Subtitle X, Chapter 3 and Subtitle Z, Chapter 3 of the Administrative Regulations¹ contained in Title 11 DCMR for the construction of a multifamily residential building with potential ground floor retail on both Parcels 8 and 10. Parcels 8 and 10 will also include a total of 25 townhomes, as described in more detail below.

The property that is the subject of these applications consists of two separate parcels comprising a total of approximately 79,687 square feet. The property is currently vacant and is generally bounded by Kenilworth Terrace, N.E. to the southeast, Parkside Place, N.E. to the northwest, Cassell Place, N.E. to the northeast, and Roosevelt Place, N.E. to the southwest.² The subject property is in the underlying R-5-B zone district, and a Zoning Map amendment to the C-3-A zone district was approved for the property as part of the first-stage order in Z.C. Case No. 05-28.

The applications propose to develop a multi-family building with below grade parking on each parcel. The multifamily buildings will each have a maximum height of approximately 85 feet and consist of approximately 106,500 square feet and 112,000 square feet of residential gross

¹ The Administrative Regulations consist of Titles A, X, Y, and Z. See 11-A DCMR § 200.3.

² The applications do not include the property known as “Parcel 9”, which is the subject of Z.C. Case No. 05-28Q.

floor area on Parcels 8 and 10, respectively. The Applicant seeks flexibility to convert approximately 7,409 square feet of gross floor area of the multifamily building to retail use on Parcel 8 and 7,155 square feet on Parcel 10 in the event a retail market is established in this location. A total of 25 townhome units will be located on the parcels (12 townhomes will be located on Parcel 8 and 13 townhomes will be located on Parcel 10).

Parcel 8 will have a floor area ratio (“FAR”) of 3.82, a lot occupancy of 61.5%, and include 70 parking spaces for the multifamily building, plus individual garage parking spaces for each townhouse. Parcel 10 will have an FAR of 3.75, a lot occupancy of 57.8%, and include 71 parking spaces for the multifamily building, plus individual garage parking spaces for each townhouse. The applications simultaneously seek modifications of significance of the first-stage order with respect to the building footprint, gross floor area, lot occupancy, use, and parking.

On May 12, 2017, the District Office of Planning filed a report requesting certain modifications to the project and recommending that the Zoning Commission set the applications down for public hearing. On May 22, 2017, at a regular public meeting, the Zoning Commission set the applications down for public hearing. As noted above, it granted the Applicant’s request to have both applications heard at the same time and stated that all filings for these cases shall be made in Z.C. Case No. 05-28R. The Applicant filed a pre-hearing statement on May 26, 2017.

This public hearing will be conducted in accordance with the contested case provisions of the Subtitle Z, Chapter 4 of the Administrative Regulations.

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 Subtitle Z § 404.1.

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 Administrative 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 or at (202) 727-6311.

Except for an 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, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, 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.

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, if an ANC wishes to participate in the hearing, it must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at 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), 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 Subtitle Z § 408.4, 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. 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, ROBERT E. MILLER, PETER G. MAY, PETER A. SHAPIRO 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.

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