ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, October 12, 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 NO. 06-11O (George Washington University – Campus Plan Amendment Foggy Bottom Campus @ Square 75, Lot 51 – 2121 I Street, N.W.)

CASE NO. 06-12O (George Washington University & Boston Properties – Modification of Significance of the First-Stage PUD; Second-Stage PUD; and Related Zoning Map Amendment @ Square 75, Lots 50 & 51 – 2100 Pennsylvania Avenue, N.W. & 2121 I Street, N.W.)

THIS CASE IS OF INTEREST TO ANC 2A

On April 13, 2017, the Office of Zoning received two applications from The George Washington University (the "University") and Boston Properties, Inc. (together, "Applicant"). Pursuant to Subtitle X, Chapters 1 and 3 and Subtitle Z, Chapter 3 of the Administrative Regulations, the Applicant is requesting review and approval of an amendment to a Campus Plan, a modification of a first-stage planned unit development ("PUD"), a second-stage PUD, and a related Zoning Map amendment to allow the construction of a new office building with ground floor retail. The Applicant requested, and the Zoning Commission agreed, that the applications be heard and considered together.

The property that is the subject of this application consists of approximately 50,780 square feet of land area and is comprised of two record lots: Lots 50 and 51. Lot 51 is part of Development Site 75B in the George Washington University 2007 Foggy Bottom Campus Plan ("Campus Plan") in Z.C. Case No. 06-11 and in the first-stage PUD in Z.C. Case No. 06-12. The Campus Plan designated Development Site 75B for academic/administrative/medical use for the University. The first-stage PUD approved height and massing for Development Site 75B.

Lot 50 is located at the east end of Square 75, and it is bounded by Pennsylvania Avenue on the north, 21st Street on the east, I Street on the south, and a public alley on the west. It is improved with an eight-story commercial office building with ground-floor retail uses. Lot 51 is located immediately west of Lot 50 along I Street and is improved with an eight-story office building for the University. Lot 50 is zoned MU-9. Lot 51 was rezoned to C-3-C (now MU-9) as part of the first-stage PUD.

This application proposes to redevelop the subject property for commercial use as an 11-story office building with ground-floor retail and office-supporting uses. The building will have a maximum height of approximately 130 feet, stepping down to a height of approximately 110 feet along I Street. The total gross floor area included in the building will be approximately 453,562 square feet, for a floor area ratio ("FAR") of approximately 8.93 and a lot occupancy of

approximately 98%. The building will include approximately 335 below-grade parking spaces as well as a loading and service area in the interior of the block, both accessed from I Street.

In order to allow the construction of the proposed building, the Applicant requests the following approvals:

- An amendment to the Campus Plan to change the use designation for Lot 51 to commercial/investment use;
- Modification of the first-stage PUD to divide Development Site 75B into Development Sites 75B1 and 75B2; Development Site 75B1 will include Lots 50 and 51 and will be designated for commercial/investment use with the height and density proposed;
- Second-stage PUD for the proposed building on Development Site 75B1; and
- Zoning Map Amendment for Lot 50 from the MU-9 to the MU-30 zone, which was established by Z.C. Order 17-04, effective July 28, 2017.

On June 16, 2017, the Office of Planning filed a report recommending that the Zoning Commission set the application down for public hearing with requests for additional information. On June 26, 2017 at a regular public meeting, the Zoning Commission set the application down for public hearing and requested additional information about the project. The Applicant filed a pre-hearing statement on July 31, 2017.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission's Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

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 $Z \S 404.1$.

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:

Applicant and parties in support
Parties in opposition
Organizations
Individuals
Applicant and parties in support
60 minutes collectively
5 minutes each
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 <u>Zelalem.Hill@dc.gov</u> 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 <u>Zelalem.Hill@dc.gov</u> 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 <u>Zelalem.Hill@dc.gov</u> 这些是免费提供的服务。

Quí vị có cần trợ giúp gì để tham gia không? Nếu quí 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.

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