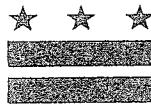


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance
From: Sharon S. Schellin *SS*
Secretary to the Zoning Commission
Date: August 24, 2006
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on September 1, 2006:

- ✓ 1. Z.C. Notice of Filing (Case No. 04-24A); and
2. Z.C. Notice of Public Hearing (Case No. 06-21).

Attachments

ZONING COMMISSION
District of Columbia

CASE NO. 04-24A

EXHIBIT NO. 9

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001
Telephone: (202) 727-6311 Facsimile: (202) 727-6072 E-Mail: dcocz@dc.gov

ZONING COMMISSION
District of Columbia

CASE NO.04-24A
EXHIBIT NO.9

ZONING COMMISSION NOTICE OF FILING
Case No. 04-24A
(Second Stage PUD – Parcel 131, Lots 220 & 221)
August 15, 2006

THIS CASE IS OF INTEREST TO ANC 5B

On July 20, 2006, the Office of Zoning received an application from A&R Development Corp. & Mid-City Urban, LLC (the “applicant”) for approval of a second stage PUD for the above-referenced property. The application was completed on August 11, 2006.

The property that is the subject of this application consists of Parcel 131, Lots 220 & 221 in Northeast Washington, D.C. (Ward 5) and is generally bounded by Rhode Island Avenue, N.E. on the north, the access roadway to the Metrorail Station on the east and south, and the Metrorail and railroad tracks on the west. The property is currently zoned M.

The applicant proposes a mixed-use center with approximately 70,000 square feet of ground floor retail uses with 3-4 stories of rental apartments above (approximately 274 units) in two buildings. The height for building one is 60 feet, 7 inches and 60 feet, 1 inch for building two. The aggregate density is 1.86 FAR, which is comprised of 1.07 FAR for residential uses and .79 FAR for commercial/non-residential uses. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.