

Government of the District of Columbia
OFFICE OF ZONING



MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Sharon S. Schellin *SS*
Acting Secretary to the Zoning Commission

DATE: March 2, 2006

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on March 10, 2006:

1. Z.C. Notice of Filing (Case No. 06-04);
2. Z.C. Notice of Filing (Case No. 06-08);
3. Z.C. Notice of Filing (Case No. 06-10);
4. Z.C. Notice of Filing (Case No. 06-12);
5. Z.C. Notice of Filing (Case No. 06-13);
6. Z.C. Notice of Public Hearing (Case No. 06-07);
7. Z.C. Notice of Public Hearing (Case No. 06-09);
8. Z.C. Notice of Public Hearing (Case No. 06-05);
9. Z.C. Notice of Emergency and Proposed Rulemaking (Case No. 06-05); and
10. Z.C. Notice of Proposed Rulemaking (Case No. 04-33); and
11. Z.C. Notice of Final Rulemaking (Case No. 04-27) – two copies provided and also on the attached diskette.

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Attachments

ZONING COMMISSION NOTICE OF FILING
Case No. 06-08
(Consolidated PUD – Square 4325, Parcel 173/145)
February 21, 2006

THIS CASE IS OF INTEREST TO ANC 5A

On February 15, 2006, the Office of Zoning received an application from Fort Lincoln/Gateway Village, LLC (“applicant”) for approval of a consolidated PUD for the above-referenced property.

The property that is the subject of this application consists of Square 4325, Parcel 173/145 in Northeast Washington, D.C. (Ward 5) and is located between Fort Lincoln Drive, N.E. and Commodore Joshua Barney Drive, N.E. The property is currently zoned R-5-D.

The applicant proposes to construct a residential community of 370 townhomes and townhome condominiums. The applicant’s project, called the Village at Washington Gateway, will offer three sizes of single-family townhomes (a total of 198 townhomes) and 172 “2 over 2” townhome condominiums. The 2 over 2 townhome condominiums will have a height of 54 feet, and the single-family townhomes will measure 45 feet high. A total of 936 parking spaces will be provided on-site. The proposed development offers approximately 333,729 square feet of open space, including a Community Green, two sizeable pocket parks, and a dedicated children’s play area/tot lot. The project has an overall lot occupancy of 55%; total gross floor area of 609,650 square feet; and FAR of 0.6. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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