

*Government of the District of Columbia*  
**OFFICE OF ZONING**



**Z.C. CASE NO.: 06-14**

As Secretary to the Commission, I hereby certify that on MAR - 8 2006 copies of this Z.C. Notice of Filing Zoning were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- |                                                                                                           |                                                                                                            |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1. <i>D.C. Register</i>                                                                                   | 6. Councilmember Vincent Orange, Jr.                                                                       |
| 2. Leila Batties, Esq.<br>Holland & Knight, LLP<br>2099 Pennsylvania Ave., N.W.<br>Washington, D.C. 20006 | 7. Office of Planning (Ellen<br>McCarthy)                                                                  |
| 3. James D. Berry, Jr., Chair<br>ANC 5C<br>140 Bates Street, NW<br>Washington, DC 20001                   | 8. Ken Laden, DDOT                                                                                         |
| 4. Commissioner Bertha Johnson<br>ANC/SMD 5C05<br>306 Seaton Place, NE<br>Washington, DC 20002            | 9. Bill Crews, Zoning Administrator                                                                        |
| 5. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004                      | 10. Julie Lee<br>General Counsel<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
|                                                                                                           | 11. Office of the Attorney General<br>(Alan Bergstein)                                                     |

ATTESTED BY:



**Sharon S. Schellin**

**Acting Secretary to the Zoning Commission  
Office of Zoning**

**ZONING COMMISSION**  
CASE No. 06-14  
EXHIBIT No. 10

**ZONING COMMISSION NOTICE OF FILING**  
**Case No. 06-14**  
**(Consolidated PUD – Square 3584, Lots 23 & 811-813)**  
**March 8, 2006**

**THIS CASE IS OF INTEREST TO ANC 5C**

On March 3, 2006, the Office of Zoning received an application from MidAtlantic Realty Partners (the “applicant”) for approval of a consolidated PUD for the above-referenced property.

The property that is the subject of this application consists of Square 3584, Lots 23, 811, 812, and 813 in Northeast Washington, D.C. (Ward 5) and is located east of the intersection of New York and Florida Avenues, N.E., adjacent to the WMATA and railroad rights-of-way in the Eckington Yards section of the District. The property is currently zoned C-3-C.

The applicant proposes a mixed-use project of residential, hotel, and office uses housed in two buildings. The residential/hotel building, totaling approximately 318,670 square feet of gross floor area, will contain between 218 and 250 dwelling units, a portion of which will be devoted to affordable housing, and approximately 170 hotel rooms. The office building will consist of approximately 561,528 square feet of gross floor area within two wings attached by an above-grade connection. Overall, the PUD will have a gross floor area of approximately 901,656 square feet of gross floor area with a density of 6.7 FAR. There will be approximately 681 below-grade parking spaces and the maximum height of the buildings will be 130 feet. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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