

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 8, 2006

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on March 17, 2006:

1. Z.C. Notice of Filing (Case No. 06-14);
2. Z.C. Notice of Emergency and Proposed Rulemaking (Case No. 06-06);
3. Z.C. Notice of Public Hearing (Case No. 06-06); and
4. Z.C. Notice of Public Hearing (Case No. 06-03).

Attachments

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Office of Documents and Administrative Issuance

ZONING COMMISSION
CASE No. 06-14
EXHIBIT No. 11

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.