

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



OFFICE OF THE SECRETARY
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MEMORANDUM

To: Office of Documents and Administrative Issuance

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

Date: September 15, 2008

Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on September 26, 2008:

1. Z.C. Notice of Filing (Case No. 08-24).

Attachment

ZONING COMMISSION
District of Columbia

CASE NO.

08-24

EXHIBIT NO.

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 08-24
(Consolidated PUD, Related Map Amendment, and Amendment to an Approved
Campus Plan – Squares 3654-3657 and 3831)
September 15, 2008

THIS CASE IS OF INTEREST TO ANCs 5A and 5C

On September 8, 2008, the Office of Zoning received an application from Abdo Development and The Catholic University of America (the “Applicant”) for approval of a consolidated PUD, related map amendment, and amendment to the Catholic University Campus Plan for the above-referenced property.

The property that is the subject of this application consists of Square 3654, Lots 4-6, 10, 12, 15-17, 801-806, and 811; Square 3655, Lot 1; Square 3656, Lot 800; Square 3657, Lots 805, 821, and 826; and Square 3831, Lot 818 in Northeast Washington, D.C. (Ward 5).

The property is currently zoned R-4, R-5-A, and C-M-1. The Applicant seeks to rezone the property to R-5-B, C-2-B, and C-M-1 in order to develop a mixed-use project in several buildings on 8-9 acres of land, with approximately 1, 010,000 square feet for a total density of 2.60 FAR and a maximum height of 90 feet. The project will consist of 75,000-85,000 square feet of retail space, 775-875 residential units, 40-50 townhouses, and a 3,000-square-foot arts flex-space building. The project will provide 70,000 square feet of affordable housing.

The Applicant also seeks flexibility under a PUD to locate parking for all retail uses in one building and to construct more than one building on a record lot, as well as flexibility from requirements pertaining to rooftop structures and side and rear yard setbacks.

In addition, the Applicant is seeking an amendment to the Campus Plan in order to remove the property that is the subject of this application from the jurisdiction of the Campus Plan, thereby increasing the density of the campus from 0.34 to 0.36 FAR.

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