

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Z.C. CASE NO.: 08-24

SEP 15 2008

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

- |   |  |
|---|--|
| 1. D.C. Register  | 7. Commissioner Don Padou<br>ANC/SMD 5A07<br>1335 Lawrence St., N.E.<br>Washington, D.C. 20017 |
| 2. Paul Ttummonds, Jr.<br>Pillsbury<br>2300 N St., N.W.<br>Washington, D.C. 20037-1128                  | 8. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004           |
| 3. Anita Bonds, Chair<br>ANC 5C<br>P.O. Box 77761<br>Washington, DC 20013                               | 9. Councilmember Harry Thomas, Jr.   |
| 4. Commissioner Silas Grant, Jr.<br>ANC/SMD 5C09<br>119 Rhode Island Ave., N.E.<br>Washington, DC 20002 | 10. Office of Planning (Harriet Tregoning)   |
| 5. Commissioner Timothy Day<br>ANC/SMD 5C10<br>3205 7 <sup>th</sup> St., N.E.<br>Washington, D.C. 20017 | 11. DDOT (Karina Ricks)  |
| 6. Angel, Alston, Chair<br>ANC 5A<br>1322 Irving St., N.E.<br>Washington, D.C. 20017                    | 12. Zoning Administrator (Matthew LeGrant)   |
|   | 13. General Counsel<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002  |
|   | 14. Office of the Attorney General<br>(Alan Bergstein)   |
|   | 15. DDOE (Corey Bufo)  |

ATTESTED BY:

A handwritten signature in dark ink, appearing to read "Sharon S. Schellin", is written over a horizontal line.

Sharon S. Schellin

Secretary to the Zoning Commission  
Office of Zoning

ZONING COMMISSION  
District of Columbia

**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.