

OFFICE OF ZONING
2009 MAY 11 10:09:30

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



April 20, 2009

✓ Anita Bonds, Chair
ANC 5C
P.O. Box 77761
Washington, DC 20013

Commissioner Silas H. Grant, Jr.
ANC/SMD 5C09
2830 6th Street NE
Washington, DC 20017

Re: Z.C. Case No. 09-08 (Brookland Artspace Lofts, LLC – Consolidated & 1st Stage PUD and Related Map Amendment @ Squares 3831 & 3832)

Dear ANC Chair & ANC/SMD Commissioner:

This is to advise you that an application has been filed with the Zoning Commission for the District of Columbia for:

- ☒ (X) amendments to the Zoning Map
- ☒ (X) approval of a planned unit development (PUD)
- ☐ () modification to a previously approved PUD
- ☐ () use of public space

The application is of interest to Advisory Neighborhood Commission (ANC) and your Advisory Neighborhood Commission Single Member District (ANC/SMD). A copy of the notice of filing is enclosed for your information. A copy of this notice will also appear in the D.C. Register.

If you want information regarding the technical aspects of this case, please contact Ms. Harriet Tregoning, Director, Office of Planning, 801 North Capitol Street, N.E., 4th Floor, Washington, D.C. 20002; (202) 442-7601.

If you want information regarding the procedures which govern the consideration of this case, contact the Office of Zoning, 441 4th Street N.W., Suite 200/210-S, Washington, D.C. 20001; (202) 727-6311. If you wish to forward written comments to the Commission, your comments should be addressed to the Office of Zoning.

ZONING COMMISSION
District of Columbia

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

EXHIBIT NO.

CASE NO.

09-08

F

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 09-008
(Consolidated PUD, First-Stage PUD, and Related Map Amendment
@ Squares 3831 & 3832
April 20, 2009

THIS CASE IS OF INTEREST TO ANC 5C

On April 20, 2009, the Office of Zoning received an application from Brookland Artspace Lofts, LLC (the "Applicant") for approval of a consolidated PUD, first-stage PUD, and related map amendment for the above-referenced property.

The property that is the subject of this application is located at 3225 and 3305-3313 8th Street, N.E. in Northeast Washington (Ward 5). The property is located on the east side of 8th Street, N.E., immediately north and south of Kearny Street, approximately two blocks south of Monroe Street. The property is bisected by Kearny Street, which does not function as a roadway since it dead-ends on this block and does not connect with Kearny Street to its west. Train tracks serving Union Station run along the eastern boundary of the property.

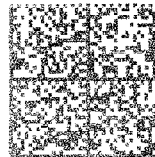
The property is currently zone C-M-1. The Applicant also proposes a related map amendment to rezone the property to C-2-B.

The Applicant proposes to construct 41 affordable (at 60% of the Area Median Income) artist studios and apartments as well as a dance studio. The Applicant will close Kearny Street for use as an outdoor plaza connecting the two buildings and providing outdoor space for performances or community gatherings. The Applicant will provide 22 parking spaces; the building will have a height of 50 feet; lot occupancy of 74%; and density of 2.7 FAR for residential and .8 FAR for commercial.

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 200-S/210-S
WASHINGTON, DC 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



UNITED STATES POSTAGE
02 1M
0004232913
MAILED FROM ZIP CODE 20001
\$ 00.47⁰
APR 21 20
PITNEY BOWES

Chair

BOX
NO. 1
WARDING
ON FILE