

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Monday, July 1, 2024, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC03-05A> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2307 877 5960 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 03-05A (NRP Properties, LLC – Modification of Significance to an Approved Planned Unit Development @ Square 770, Lot 804)

THIS CASE IS OF INTEREST TO ANC 8F

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On September 27, 2023, NRP Properties, LLC (the “Applicant”) filed an application (the “Application”) with the Zoning Commission for the District of Columbia (“Commission”) for a Modification of Significance to an approved Planned Unit Development and related Zoning Map amendment (the “Approved PUD”) for the property known as Lot 804 in Square 770 on Tingey Street, S.E. (the “Property”) under ZC Case No. 03-05. The Approved PUD was primarily for construction of the U.S. Department of Transportation’s headquarters on the neighboring lot to the north of the Property. The Applicant is requesting approval by the Commission pursuant to Subtitle X, Chapter 3 and Subtitle Z, Chapters 3 and 7 of the Zoning Regulations (Title 11, Zoning Regulations of 2016 in the D.C. Municipal Regulations).

The Property consists of approximately 22,096 sq. ft. of land area and is located in “The Yards” neighborhood at the corner of Tingey Street SE and New Jersey Avenue SE. The Approved PUD included proposed construction of an open plaza with a one-story plaza retail structure on the Property; however, the plaza retail structure was not constructed, and this portion of the Property is currently unimproved. As part of the Approved PUD, the Commission approved a zoning map amendment for the Property to the MU-9 zone (C-3-C zone district under the prior version of the Zoning Regulations). The Comprehensive Plan’s Future Land Use Map designates the Property for High Density Residential and High Density Commercial uses. The Comprehensive Plan’s Generalized Policy Map designates the Property as a Regional Center and within a Resilience Focus Area.

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.