

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 06-14B

MAY 24 2010

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:

- | | |
|---|--|
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ATTESTED BY:

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. 06-14B
(Modification to a Previously-Approved @ Square 3584, Lots 23 and 811-813)
May 24, 2010

THIS CASE IS OF INTEREST TO ANC 5C, 5B, and 6C

On May 17, 2010, the Office of Zoning received an application from MidAtlantic Realty Partners, LLC (the "Applicant") for approval of a modification to a previously-approved PUD for the above-referenced property.

The property that is the subject of this application is Square 3584, Lots 23 and 811-813 in Northeast Washington, D.C. (Ward 5), east of the intersection of Florida and New York Avenues, N.E. The property is currently zoned C-3-C.

The previously-approved PUD was a mixed-use development that included a 120,443-square-foot hotel, along with approximately 229,690 square feet of residential use, 601,896 square feet of office space, and 7,000 square feet of retail use. The approved project had a maximum building height of 130 feet and a maximum density of 7.06 floor area ratio ("FAR")

The Applicant is seeking to modify the PUD in order to have the option of constructing residential units in lieu of the hotel—replacing approximately 177 hotel rooms with up to 160 dwelling units, for a total of 430 dwelling units. Up to eight percent of the gross floor area of the additional dwelling units would be reserved for persons whose incomes do not exceed 80% of the area median income. Under this option, the height would remain at 130 feet, but that section of the building originally intended for the hotel use would contain one less story.

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