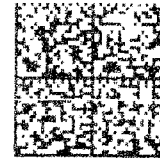


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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23 NOV '16
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DISTRICT OF COLUMBIA
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WASHINGTON, DC 20002-4232

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

2016 DEC -2 PM 12: 53

TIME AND PLACE: Thursday, January 19, 2017, @ 6:30 P.M.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 06-14D (MidAtlantic Realty Partners, LLC – PUD Modification @ Square 3584)

THIS CASE IS OF INTEREST TO ANCs 5E, 5D, and 6C

On July 18, 2016, the Office of Zoning received an application from MidAtlantic Realty Partners, LLC ("Applicant") requesting approval of a modification to a previously approved planned unit development ("PUD") for property located at Square 3584, Lots 814, 815, 820, 821, and 822 ("Property"). The Office of Planning submitted a report to the Zoning Commission, dated October 7, 2016. At its October 17, 2016, public meeting, the Zoning Commission voted to set down the application for a public hearing as a modification of significance pursuant to 11-Z DCMR § 704. The Applicant provided its prehearing statement on October 27, 2016.

The Property consists of approximately 134,665 square feet of land area and is located within the boundaries of Advisory Neighborhood Commission ("ANC") 5E. Also, the Property is directly across the street from ANCs 5D and 6C. The Property is within the MU-9 Zone and is partially improved with an apartment house - the Elevation at Washington Gateway - and related amenities. The Property and the said improvements are the subject of Z.C. Order No. 06-14,¹ which originally granted approval of a consolidated PUD that included two buildings. One building originally contained a mix of residential and hotel uses; the other was an office building divided into a North Tower and South Tower. Pursuant to Z.C. Order No. 06-14B, the Applicant was granted the option of constructing residential units in lieu of the hotel use. The Applicant now proposes to modify the PUD in order to (i) convert the North Tower of the office building to residential use, (ii) reconfigure and redesign the South Tower of the office building, and (iii) have the option of changing the office use to residential use.

The public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4 of the 2016 Zoning Regulations.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most

¹ Z.C. Order No. 06-14 was amended by Z.C. Order Nos. 06-14A, 06-14B, and 06-14C.