

Government of the District of Columbia
OFFICE OF ZONING



Z.C. CASE NO.: 06-15

As Secretary to the Commission, I hereby certify that on **MAR 28 2006** copies of this Z.C. Notice of Filing Zoning were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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

Sharon S. Schellin

**Acting Secretary to the Zoning Commission
Office of Zoning**

ZONING COMMISSION

CASE No. 06-15

EXHIBIT No. 11

ZONING COMMISSION NOTICE OF FILING

Case No. 06-15

**(Consolidated PUD & Related Map Amendment –
Square 4268, Various Lots & Parcels)**

March 28, 2006

THIS CASE IS OF INTEREST TO ANC 5B

On March 22, 2006, the Office of Zoning received an application from Abdo New York, LLC (the “applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 4268, Lots 2, 5, 6, 8, 10-12, 14, 800, 801, 804, 811, and 815 and Parcels 153/26, 153/83, 153/105, 153/113, 153/123, 153/150, 153/152, and 153/153 in Northeast Washington, D.C. (Ward 5) and is located at 2001 New York Avenue, N.E. The property is currently zoned C-M-1.

The applicant proposes to develop a mixed-use neighborhood on the subject property featuring eight new buildings. In total, the project will include approximately 3,000-4,000 new residential units, including approximately 250,000 gross square feet of affordable housing. The project will also include approximately 140,000 net square feet of ground floor retail space and approximately 5.3 acres of open space. The total gross floor area for the PUD is approximately 3,729,000 square feet for a total floor area ratio of 5.3; building heights of 100 and 130 feet; lot occupancy of 50%; and below-grade parking structure. In addition, the applicant seeks a related map amendment to the C-3-C District. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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