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

TIME AND PLACE:

**Monday, December 5, 2013, @ 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. 06-40C (Gateway Market Center, Inc. – Modification of Approved Consolidated PUD & Related Map Amendment @ Square 3587, Lot 8) (340 Florida Avenue, N.E.)

THIS CASE IS OF INTEREST TO ANC 5D

On April 18, 2013, the Office of Zoning received an application from Gateway Market Center, Inc. (the "Applicant"). The Applicant is requesting approval of a modification to a previously approved consolidated planned unit development ("PUD") and related map amendment from C-M-1 to C-3-C.

The Office of Planning provided its report on July 19, 2013, which recommended that the Zoning Commission set the case down for public hearing. The Commission set the case down for hearing on July 29, 2013.

The property that is the subject of this application consists of approximately 38,452 square feet of land. The property is bounded generally by Florida Avenue, N.E. on the south; 4th Street, N.E. on the east; Morse Street, N.E. on the north; and adjoining parcels on the west. This property is legally identified as Square 3587, Lot 8 (Previously lots 5, 800, 802, and 809 and Parcels 129/9 and 129/32). The subject property was previously approved for a rezoning from C-M-1 to C-3-C.

The Applicant proposes to develop a new mixed use development on the site, consisting of approximately 27,500 square feet of retail (up from 26,026 square feet) and approximately 155,900 square feet of residential (up from 134,237 square feet), of which 20%, or approximately 31,177 gross square feet (up from 26,847 gross square feet), will be provided as affordable. The Applicant's modification to the PUD results in the elimination of the office component of the previously approved project. Below-grade parking will be provided for approximately 215 cars (up from the previous minimum of 188) and approximately 72 bicycles (up from 44 bicycles). Total project area is approximately 189,763 square feet, for a total floor area ratio (FAR) of 4.9 (down from 7.7 FAR). The building will have a height of eighty feet, one inch (down from 119'-4" feet).

The C-3-C Zone District permits matter-of-right development for major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 100%, a maximum density of 6.5 FAR for residential and for other permitted uses, and a maximum height of 90 feet. Through a PUD process the density may be increased to an 8.0 FAR and a height of 130 feet.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

**Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 06-40C
PAGE NO. 2**

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND
MICHAEL G. TURNBULL ——— ZONING COMMISSION FOR THE DISTRICT OF
COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN,
SECRETARY TO THE ZONING COMMISSION.**

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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Brenda K. Pascal
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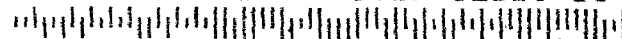
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