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

US POSTAGE PITNEY BOWES
ZIP 20001 $ 000.47⁰
02 4W
0000347839 JUN 01 2019

Jack Spicer Properties LLC
4514 Rhode Island Avenue
N. Brentwood, MD 20722-1224

207 NFE 1 31/10006/01/19
FORWARD TIME EXP RTN TO SEND
JACK SPICER PROPERTIES LLC
7245 HANOVER PKWY STE B
GREENBELT MD 20770-3607

RETURN TO SENDER

20722*1224 C005

ZONING COMMISSION
District of Columbia
CASE NO.08-07C
EXHIBIT NO.16

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, July 26, 2018, @ 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. 08-07C (Four Points, LLC – Second-Stage PUD @ Square 5784)

THIS CASE IS OF INTEREST TO ANC 8A

On March 9, 2018, the Office of Zoning received an application from Four Points, LLC ("Applicant") for approval of a second-stage planned unit development ("PUD") for property located at Square 5784, Lots 899, 900, and 1101 ("Property"). The Office of Planning submitted a report to the Zoning Commission dated May 4, 2018. At its May 14, 2018, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on May 16, 2018.

The Property has approximately 64,783 square feet of land area and was rezoned from the C-2-A to the C-3-A Zone District pursuant to the first-stage PUD in Z.C. Order No. 08-07. Through Z.C. Order No. 08-06A, the underlying C-2-A Zone District was re-designated as MU-4 and the C-3-A Zone District was re-designated as MU-7. However, Z.C. Order No. 08-06A did not modify the PUD-related map amendment for this Property and other properties with valid PUDs. *(See* Z.C. Order No. 08-06A, page 30, point 1.) Therefore, the PUD-related zoning for the Property remains C-3-A.

Because no map amendment is being sought, this application may be decided through a single vote.

The Property is located within the boundaries of Advisory Neighborhood Commission ("ANC") 8A.

The Applicant proposes to develop the Property with a new building containing approximately 287,866 square feet of total gross floor area devoted to office and retail uses ("Building 4"). Building 4 will have a maximum density of 4.44 FAR, a maximum building height of 90 feet, and will contain 324 zoning-compliant parking spaces, and up to 136 tandem parking spaces.

Pursuant to Subtitle A §§ 102.1 and 102.3(a) of the 2016 Zoning Regulations, the second-stage PUD has vested development rights under the 1958 Zoning Regulations. However, the application will follow the procedural requirements of Subtitle X, Chapter 3 and Subtitle Z of the 2016 Zoning Regulations, and the public hearing will be conducted in accordance with the