

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 12-16**

As Secretary to the Commission, I hereby certify that on September 6, 2012, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(\*), to the following:

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|---|--|
| 1. <i>D.C. Register</i>   | 7. Councilmember Yvette Alexander                      |
| 2. Cynthia Giordano, Esq.   | 8. Office of Planning (Harriet Tregoning)              |
| 3. ANC 7C*<br>4651 Nannie Helen Burroughs Ave., N.E. #2<br>Washington, D.C. 20019                               | 9. DDOT (Jamie Henson)                                 |
| 4. Commissioner Mary L. Gaffney*<br>ANC/SMD 7C05<br>328 62 <sup>nd</sup> Street, N.E.<br>Washington, D.C. 20019 | 10. Melinda Bolling, Acting General<br>Counsel<br>DCRA |
| 5. ANC 7E*<br>5001 Hanna Place, S.E.<br>Washington, D.C. 20019  | 11. Office of the Attorney General (Alan<br>Bergstein) |
| 6. Gottlieb Simon<br>ANC  | 13. DDOE (William Updike)                              |

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

**Sharon S. Schellin**  
**Secretary to the Zoning Commission**  
**Office of Zoning**

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 12-16**  
**(CG Marketplace, LLC – Consolidated Planned Unit Development and Related Map**  
**Amendment for Various Lots @ Squares 5276, 5272, 5277, and 5246)**  
**September 6, 2012**

**THIS CASE IS OF INTEREST TO ANCs 7C and 7E**

On August 30, 2012, the Office of Zoning received an application from CG Marketplace, 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 5276, Lots 812, 813, and 23-121; Square 5272, Lot 51; Square 5273, Lot 67; Square 5277, Lots 22-23 and 805; and Square 5246, Lot 110 in Northeast Washington, D.C. (Ward 7), which comprise a site located along the north frontage of East Capitol Street, N.E., west and east of 58<sup>th</sup> Street. The property is currently split-zoned R-2 and R-5-A. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to C-2-A.

The Applicant proposes to develop two vacant D.C. Housing Authority sites with a Wal-Mart store (130,000 square feet), along with four additional smaller format buildings (totaling 15,900 square feet) on the east parcel and a smaller retail (8,800 square feet) on the west parcel. The maximum height will be 42 feet (for the Wal-Mart store). The development is the commercial component of the previously approved Capitol Gateway Estates PUD. The east parcel will provide 570 parking spaces (with 334 of the 570 locate in the Wal-Mart footprint) and the west parcel will provide 95 parking spaces.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”) , which can be accessed through <http://.dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.