

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 14-12

As Secretary to the Commission, I hereby certify that on September 18, 2014, copies of this Z C Notice of Public Hearing were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(*), to the following.

- | | | | |
|---|--|-----|--|
| 1 | <i>D C Register</i> (09/17/14) | 7 | Office of Planning (Jennifer Steingasser)
(09/17/14) |
| 2 | Maureen Dwyer, Esq (09/17/14)
Jeff Utz, Esq | 8 | DDOT (Jamie Henson) (09/17/14) |
| 3 | ANC 5D*
c/o Kathy Henderson, Chair
1807 L Street, N E
Washington, D.C 20002 | 9 | Melinda Bolling, Acting General Counsel
DCRA (09/17/14) |
| 4 | Commissioner Peta-Gay Lewis*
ANC/SMD 5D01
1868 Corcoran Street, N E.
Washington, D.C. 20002 | 10. | Office of the Attorney General (Alan
Bergstein) (09/17/14) |
| 5 | Gottlieb Simon (09/17/14)
ANC | 11 | Property Owners Within 200 Feet (see
attached list provided by Applicant) * |
| 6 | Councilmember Kenyan McDuffie (09/17/14) | 12 | MLK Library (30 Copies) * |
| | | 13 | Jay Wilson (DDOE) (09/17/14) |

ATTESTED BY:

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

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

TIME AND PLACE: **Monday, January 5, 2015, @ 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. 14-12 (EAJ 1309 5th Street, LLC – First-Stage and Consolidated PUD & Related Map Amendment @ Square 3591, Lot 800 - 1309-1329 5th Street, N.E.)

THIS CASE IS OF INTEREST TO ANC 5D

On July 10, 2014, the Office of Zoning received an application from EAJ 1309 5th Street, LLC (the "Applicant") The Applicant is requesting approval of a first-stage and a 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 18, 2014, which recommended that the case be set down by the Zoning Commission The case was set down for hearing by the Zoning Commission on July 28, 2014

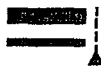
The property that is the subject of this application consists of approximately 85,820 square feet of land The property is bounded by a surface lot to the south, a vacant lot used for maintenance storage to the north, 6th Street, NE to the east, and 5th Street, NE to the west This property is legally identified as Square 3591, Lot 800

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 PUD floor area ratio ("FAR") of 8.0 for residential and for other permitted uses, and a maximum PUD height of 130 feet.

The Applicant proposes a development that is comprised of two buildings on the property that will be constructed in two phases if approved by the Zoning Commission In total, up to approximately 541,400 gross square feet, or up to approximately 6.30 FAR, is proposed for the entire project

For the first phase, the consolidated PUD, the Applicant proposes to construct a new structure above The Market building at Union Market, an existing two-story building on the south portion of the property The new structure will include an approximately 38,000-42,000 gross square foot theater above the existing Market building, and an approximately 104,000-112,000 gross square foot, four-story office component atop the theater Once complete, this building will have a total floor area of approximately 204,400-216,400 gross square feet and a building height of approximately 120 feet.

For the second phase, the first-stage PUD, the Applicant proposes to construct a new building containing between approximately 25,000-35,000 gross square feet of retail use and approximately 260,000-290,000 gross square feet of office or residential use on the north portion of the property This building will have a total floor area of approximately 285,000-325,000 gross square feet and a building height of approximately 120 feet This building will contain approximately 300-475 parking spaces below grade.



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