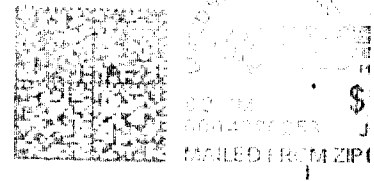


441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Commissioner Hannah Powell \*  
ANC/SMD 5E03  
1930 4<sup>th</sup> Street, NE  
Washington, DC 20002

*NS*

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RETURN TO SENDER  
NO SUCH NUMBER  
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ZONING COMMISSION

BC: 20001271441 0054N021004-03901  
District of Columbia  
CASE NO. 15-15  
EXHIBIT NO. 65

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

2017 JUN 26 PM 3:46



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
ZONING COMMISSION ORDER NO. 15-15

Z.C. Case No. 15-15

JBG/Boundary 1500 Harry Thomas Way, LLC and  
JBG/Boundary Eckington Place, LLC

(Consolidated PUD & Related Map Amendment

@ Square 3576, Lot 814 and Square 3576, Lots 2001-2008)

August 8, 2016

Pursuant to notice, the Zoning Commission for the District of Columbia (“Commission”) held a public hearing on May 12, 2016 to consider an application from JBG/Boundary 1500 Harry Thomas Way, LLC and JBG/Boundary Eckington Place, LLC (collectively, “Applicant”) for review and approval of a consolidated planned unit development (“PUD”) for 1500 Harry Thomas Way, N.E. (Square 3576, Lot 814) and 1611-1625 Eckington Place, N.E. (Square 3576, Lots 2001-2008) (“Property”) and a related Zoning Map amendment to rezone the Property from the M Zone District to the CR Zone District. The application proposes a mixed-use development incorporating retail and residential uses (“Project”). The Commission considered the application pursuant to Chapters 24 and 30 and § 102 of the D.C. Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“DCMR”)¹. The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission hereby approves the application with conditions.

**FINDINGS OF FACT**

**Application, Parties, Hearing, and Post-Hearing Submissions**

1. The Property consists of 1500 Harry Thomas Way, N.E. (Square 3576, Lot 814) (“West Parcel”) and 1611-1625 Eckington Place, N.E. (Square 3576, Lots 2001-2008) (“East Parcel”).
2. On June 17, 2015, the Applicant submitted an application to the Commission for the review and approval of a consolidated PUD and a related Zoning Map Amendment to rezone the Property from the M Zone District to the CR Zone District. The application submission proposed a mixed-use building with residential, commercial/retail, and parking uses. (Exhibits [“Ex.”] 2-3A5.) On November 13, 2015, the Office of Planning (“OP”) submitted a setdown report. (Ex. 10.)

¹ Chapter 24 and all other provisions of Title 11 DCMR were repealed on September 6, 2016, and replaced with Chapter 3 of Title 11-X DCMR. However, because this application was set down for hearing prior to that date, the Commission’s approval was based upon the standards set forth in Chapter 24.