

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

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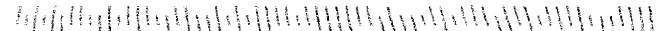
Eric M. Frater  
233 R Street, NE, #A  
Washington, DC 20002-2135

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

**TIME AND PLACE:** **Thursday, December 14, 2017 @ 6:30 p.m.**  
**Jerrily R. Kress Memorial Hearing Room**  
**441 4<sup>th</sup> Street, N.W., Suite 220-South**  
**Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Z.C. CASE NO. 17-09 (FP Eckington Holdings, LLC – Consolidated PUD & Related Map Amendment @ Square 3581, Lot 15)**

**THIS CASE IS OF INTEREST TO ANC 5E**

On April 21, 2017, the Office of Zoning received an application from FP Eckington Holdings, LLC ("Applicant") requesting approval of a consolidated planned unit development ("PUD") and related zoning map amendment from the PDR-2 and PDR-4 zone to the MU-5-A zone for property located at Square 3581, Lot 15 ("Property"). The Office of Planning submitted a report to the Zoning Commission, dated July 14, 2017. At its July 24, 2017, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on August 15, 2017.

The Property is located at the southeast corner of R Street and Harry Thomas Way, directly to the east of the approved Eckington Yards project and to the west of the WMATA Tracks, and contains approximately 77,898 square feet of land area. The Property is located in Ward 5 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 5E.

The PUD will have approximately 312,398 square feet of gross floor area, or 4.0 FAR, with approximately 328 units and landscaped central courtyard with a pool. The maximum height of the building is 81 feet, 6 inches to the top of the roof and 83 feet to the top of the parapet. The PUD includes two small mechanical penthouses on the main roof, each with a maximum height of 12 feet. All portions of the penthouses will be set back 1:1 in accordance with the Zoning Regulations. The PUD will include approximately 124 parking spaces in a below grade parking garage and two 30-foot loading berths. Access to the parking garage and loading will be from R Street, N.E. on the north side of the Property. The PUD includes a new park on the eastern portion of the Property to be used for realignment of the Metropolitan Branch Trail, a neighborhood dog park, and related open space.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission's Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.