

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, January 16, 2020, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 19-16 (MCF WALP Phase 1, LLC – Consolidated PUD Application @ 1200 5th Street, N.W. [Square 481, Lot 23])

THIS CASE IS OF INTEREST TO ANC 6E

On August 2, 2019, MCF WALP Phase 1, LLC (the “Applicant”) filed an application requesting the Zoning Commission for the District of Columbia (the “Commission”) review and approve a consolidated planned unit development (“PUD”) pursuant to Subtitle X, Chapter 3, and Subtitle Z, Chapter 3, of the Zoning Regulations (Title 11 of the DCMR, to which all references are made unless otherwise specified) for premises located at 1200 5th Street, N.W. Square 481, Lot 23 (the “Property”) in the RA-2 zone (the “Application”).

The Property consists of approximately 92,394 square feet of lot area on a single contiguous lot of record comprising the entire block bounded by N Street, N.W., to the north, 5th Street, N.W., to the east, M Street, N.W., to the south, and 6th Street, N.W., to the west. The Property is located approximately one block east of the Mount Vernon Square/7th Street/Convention Center Metrorail station stop. The Property currently contains 63 garden apartment-style rental units, currently vacant, constructed in the late 1960’s and early 1970’s, plus nearly an acre of surface parking spaces.

The Application proposes to construct a new multifamily residential building (the “Building”) housing 363 units divided into a north wing of three stories and a south wing of four stories. The Building provides approximately 103 vehicle parking spaces in a below-grade garage as well as the required amount of bicycle parking and loading. The Building remains within the 50-foot height limit of the RA-2 zone (and below the 60-foot height limit allowed pursuant to a PUD). The Building includes approximately 246,792 square feet of gross floor area with an overall FAR of the Project is approximately 2.67. The Building is designed entirely in accordance with the development standards set forth in the Zoning Regulations, excepting only that the Project’s lot occupancy (78 percent of the theoretical lot) is greater than the 60% maximum allowed in the RA-2 zone.

The Application does not seek to amend the zone designation for the Property.

The Office of Planning filed a report on September 13, 2019 recommending that the Commission set down the Application for a public hearing. At its September 23, 2019 public meeting, the