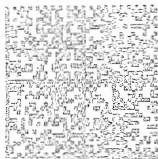


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE



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Victor H. Holt
4500 Connecticut Avenue NW
Washington DC 20008-4326

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

2019 MAR -8 PM 12:09

TIME AND PLACE:

**Thursday, April 4, 2019, @ 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. 06-10D (The Morris and Gwendolyn Cafritz Foundation – First-Stage PUD Modification and Second Stage-PUD @ Square 3765, Lots 1-4 & 7-9 and Square 3767, Lots 2-4 [generally bound by Kennedy Street, N.E., South Dakota Avenue, N.E., a 20-foot public alley running parallel to South Dakota Avenue, N.E., and Ingraham Street, N.E.]

THIS CASE IS OF INTEREST TO ANCs 5A AND 4B

On September 4, 2018, the Office of Zoning received an application from The Morris and Gwendolyn Cafritz Foundation (the “Applicant”). The Applicant is requesting review and approval of a second-stage planned unit development and modification of the first-stage order in Z.C. Case No. 06-10D pursuant to Subtitle X, Chapter 3 and Subtitle Z, Chapter 3 for the construction of a mixed use approximately 270 residential units (30 residential units will be reserved for development containing artists) with amenity space and artist studio space, and a cultural, arts, retail and entertainment building known as the “Family Entertainment Zone.”

The property that is the subject of this application consists of a lot area of approximately 214,269 square feet and is formally designated as Square 3765, Lots 1-4 and 7-9, Square 3767, Lots 2-4, 4th Street, N.E. between Ingraham Street, N.E. and Kennedy Street, N.E. to be closed and a parallel 16-foot alley running between Kennedy Street, N.E. and Ingraham Street, N.E. to be closed (collectively, “Block B”). Block B is currently occupied by multi-family residential apartment buildings that are part of the Riggs Plaza Apartments complex. The subject property is generally bound by Kennedy Street, N.E., South Dakota Avenue, N.E., a 20-foot public alley running parallel to South Dakota Avenue, N.E., and Ingraham Street, N.E. The Applicant is requested zoning flexibility from the rear yard requirement of Subtitle G § 405 for a portion of the west residential building.

This application proposes to redevelop Block B with (i) a west residential building consisting of two residential towers of 80 feet in height and containing a total of approximately 180 units, connecting by an amenity terrace at the second level of the building, (ii) an east residential building of approximately five stories in height and containing approximately 90 residential units, including 30 artist units, and (iii) a mixed use Family Entertainment Zone building, which will contain approximately 77,000 square feet of gross floor area for the Meow Wolf arts collective, approximately 30,000 square feet of gross floor area for Explore! Children’s Museum, approximately 95,000 square feet for cultural uses and gala space, approximately 24,500 square feet for grocery store use, and approximately 87,000 square feet of retail uses. The west residential building will have a maximum height of 80 feet. The east residential building B will have a maximum height of 72 feet. The Family Entertainment Zone building will have a maximum height of 77.5 feet. The overall FAR for Block B is 2.73 and Block B will include approximately 930 parking spaces.