

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

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TIME AND PLACE: **Thursday, December 18, 2014, @ 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. 14-07 (1250 4th ST EDENS, LLC - Consolidated PUD & Related Map Amendment @ Square 3587, Parcels 129/95 and 129/96 - 1270 4th Street, N.E.)

THIS CASE IS OF INTEREST TO ANC 5D

On May 5, 2014, the Office of Zoning received an application from 1250 4th ST EDENS, LLC (the "Applicant") The Applicant is requesting approval of 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 June 20, 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 June 30, 2014.

The property that is the subject of this application consists of approximately 51,000 square feet of land. The property is bounded by a vacant parking lot to the north, an industrial building to the south, 4th Street N.E. to the east, and an alley to the west. This property is legally identified as Square 3587, Parcels 129/95 and 129/96.

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 of 8.0 for residential and for other permitted uses, and a maximum PUD height of 130 feet

The Applicant proposes to develop a new mixed-use development on the site, consisting of approximately 39,600 square feet of retail and approximately 368,400 square feet of residential. The project will contain a total of approximately 408,000 gross square feet, for a density of 8.0 FAR and a building height of approximately 110 feet. The project will also include an underground parking garage with approximately 400-550 parking spaces

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 - Party Status Application, a copy of which may be downloaded from the Office of Zoning's website

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at: <http://dcoz.dc.gov/services/app.shtm> This form may also be obtained from the Office of Zoning at the address stated below

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020 3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>, however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001, by e-mail to zcsubmissions@dc.gov, or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

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



Country Choice LLC
2450 Burnt Hill Road
Clarksburg MD 20871

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