

RECEIVED
OFFICE OF ZONING
2015 MAR 16 PM 12:59

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

TIME AND PLACE: **Thursday, March 26, 2015, @ 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 – First-Stage and Consolidated PUD Approval & Related Map Amendment @ Square 3587, Parcels 129/77, 129/95, and 129/96) (1270 4th Street, NE)

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 requested approval of a consolidated planned unit development (“PUD”) and related map amendment from C-M-1 to C-3-C for Parcels 129/95 and 129/96

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 on June 30, 2014 The Applicant filed its pre-hearing statement on August 6, 2014 and August 27, 2014 The public hearing was originally scheduled for December 18, 2014, and notice of public hearing was published in the *D C Register* on September 26, 2014

On November 26, 2014, the Applicant requested a postponement of the public hearing, and the Commission postponed the hearing to February 19, 2015 Notice of the rescheduled public hearing was published in the *D C Register* on December 12, 2015

On January 21, 2015, the Applicant requested a second postponement of the public hearing, and the Commission postponed the hearing to March 26, 2015

On January 27, 2015, the Office of Zoning received a request from the Applicant to modify the PUD to incorporate Parcel 129/77 as a first-stage PUD and related map amendment from C-M-1 to C-3-C The Office of Planning provided its report on January 30, 2015, which recommended that the modification be set down by the Zoning Commission The modification was set down for hearing on February 9, 2015, at that time, the Commission waived the requirement under § 3013.7 for the Applicant to submit an initial pre-hearing statement on the first-stage component The Commission directed the Office of Zoning to issue a revised notice of public hearing pursuant to § 3014.1 of the Zoning Regulations advertising a public hearing on the combined first-stage and consolidated PUD for March 26, 2015, and the Commission authorized an abbreviated timeframe for the publication of such notice

The property that is the subject of this application consists of approximately 67,200 square feet of land The property is bounded by industrial buildings to the north and south, 4th Street NE to the east, and an alley to the west This property is legally identified as Square 3587, Parcels 129/77, 129/95, and 129/96

The Applicant proposes to develop a new mixed-use development on the site, consisting of approximately 41,042 square feet of retail and approximately 496,558 square feet of residential The project will contain a total of approximately 537,600 gross square feet, for a floor area ratio (“FAR”) of 8.0 It will have a height of 110 feet The project will also include an underground parking garage with approximately 450-570 parking spaces The consolidated portion of the PUD will permit the construction of a mixed-use

