

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
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WASHINGTON, D.C. 20001

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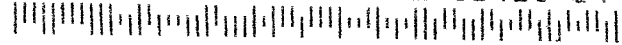
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5045 Colburn Terrace  
Hyattsville MD 20782-2349

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

**TIME AND PLACE:** **Thursday, May 19, 2016, @ 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:**

**CASE NO. 15-16 (MRP 600 RI LLC and B&R Associates – First-Stage & Consolidated Planned Unit Developments @ Square 3629, Lots 7, 813 and 814 (“Property”))**

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

On July 14, 2015, the Office of Zoning received an application from MRP Rhode Island Avenue Investors, LLC and B&R Associates, LP<sup>1</sup> (the “Applicant”) requesting approval of a first-stage planned unit development (“PUD”) for a portion of the Property and review and approval of a consolidated PUD for the remaining portion of the Property. The Office of Planning submitted its report in support of setting the application down for a public hearing on November 13, 2015. On November 23, 2015, the Commission set down the application for a public hearing. The Applicant provided its prehearing statement on February 29, 2016.

The property that is the subject of this application consists of approximately 579,835 square feet of land area and is located on the north side of Rhode Island Avenue, between 4<sup>th</sup> Street, N.E. and the Metropolitan Branch Trail. It is located in the C-3-A Zone District. No map amendment is proposed in connection with this application.

The site has been divided into nine building blocks: Blocks 1a, 1b, 2a, 2b, 3, 4, 5a, 5b, and 6. Blocks 1a, 1b, and 5b are proceeding as a consolidated application; Blocks 2a, 2b, 3, 4, 5a, and 6 are proceeding as a first-stage PUD.<sup>2</sup>

The Applicant proposes to develop the Property with nine buildings, each with ground floor retail and residential units above. Once completed, the Property will include approximately 1,500 residential units; 275,000 square feet of retail space; and 1,750 parking spaces. The project will have a lot occupancy of 66% and each building will be 90 feet tall.

Blocks 1a, 1b, and 5b will proceed as a consolidated PUD. Blocks 1a and 1b will be mixed-use buildings with ground floor retail and residential units above. They are located on the eastern end of the site and abut the Metropolitan Branch Trail. Block 1a will have a maximum height of 90 feet, a FAR of 3.63 and a lot occupancy of 36%. Block 1b will have a maximum height of 90 feet, a FAR of 3.56 and a lot occupancy of 70%. Approximately 500 parking spaces will be provided on both blocks. Block 5b, which is located along Rhode Island Avenue, will be improved with a 90-foot-tall building with a 3.51 FAR and a lot occupancy of 77%. Approximately 150 parking spaces will be provided on Block 5b. The building will be dedicated to ground floor retail, one story of office use and the remainder of the building will be

<sup>1</sup> The initial application included Sandrock LP as an applicant; however, Sandrock, has since sold its interest to MRP 600 RI, LLC.

<sup>2</sup> The initial application included Block 5b as a part of the first-stage PUD; however, the Applicant subsequently modified its application and is proceeding with a consolidated PUD for Block 5b.

reserved for residential use. The Applicant seeks first-stage approval for the remaining parcels on the Property.

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

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

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 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) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).**

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](mailto: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.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001.

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 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to [zcsubmissions@dc.gov](mailto: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 COHEN, ROBERT MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA BARDIN, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION**