

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Graham R. Grossman  
334 Adams Street NE  
Washington DC 20002-1126

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

200021126

20001@2714

BC: 20001271441 \*0131-02281-24-42



ZONING COMMISSION  
District of Columbia  
CASE NO.15-16  
EXHIBIT NO.25

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



210

Marcy A. Chell  
318 Rhode Island Avenue NE, Unit 203  
Washington DC 20002-6816

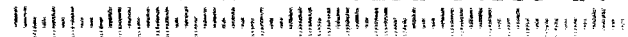
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UNABLE TO FORWARD

200026816

20001@2714

BC: 20001271441 \*0131-04289-24-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA

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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

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OFFICIAL BUSINESS  
PENALTY FOR MISUSE



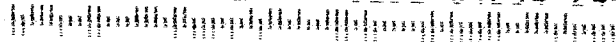
Jonathan D. Power  
329 Rhode Island Avenue NE, Unit 104  
Washington DC 20002-6815

NIXIE 207 FE 1 0003/30/16

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UNABLE TO FORWARD

2000268152  
20001@2714

BC: 20001271441 \*0131-04294-24-42



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WASHINGTON, D.C. 20001

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Mark Kaldas  
332 Bryant Street NE  
Washington DC 20002-1122

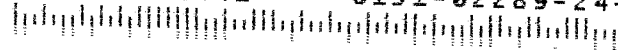
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2000231122

20001@2714

BC: 20001271441 \*0131-02289-24-42



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WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

*RTS*



Stephanie R. Whitmore  
401 Douglas Street NE, Unit F  
Washington DC 20017-1200

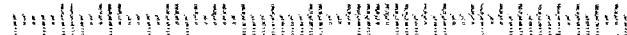
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20001 @2714

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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



President/Director  
Condominium Association  
330 Rhode Island Avenue NE  
Washington DC 20002-6849

A handwritten signature in black ink, appearing to be "JA".

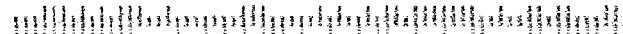
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2000102714

RC: 20001271441 \*0131-04290-24-42



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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
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OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Aaron Riskin  
Unknown  
Washington DC 20002

NIXIE 207 DE 1 0003/30/16

RETURN TO SENDER  
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2000249999

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DC: 20001271441 0101-62721-24-42

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Gertrude L. Reed  
Unknown  
Washington DC 20002

NIXIE 207 DE 1 0003/30/16

RETURN TO SENDER  
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UNABLE TO FORWARD

2000249999

2000102714

BC: 200012/1441 0131-02050-24-42



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



Rosa M. Hundson  
317 W Street NE  
Washington DC 20002-6804

NIXIE 207 DE 1 0003/30/16

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

2000236804  
20001@2714

DC 20001271441 0131-04303-24-14

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



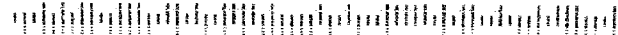
Jennifer K. Henderson  
305 Adams Street NE  
Washington DC 20002-1125

NIXIE 207 DE 1 8603/28/16

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UNABLE TO FORWARD

20002@1125  
20001@2714

BC: 20001271441 \*0131-02432-24-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Ijeoma Arungwa  
2433 3<sup>rd</sup> Street NE  
Washington DC 20002-1133

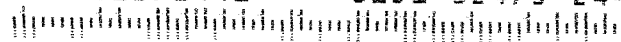
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UNABLE TO FORWARD

2000281113

20001@2714

BC: 20001271441 \*0131-02473-24-42





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



District of Columbia Housing Authority  
Edgewood Management Corp.  
20316 Seneca Meadows Parkway  
Germantown MD 20876-7004

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

20876-7004  
20001@2714

BC: 20001271441 \*0131-02608-24-42

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



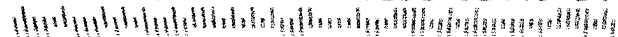
Kiel A. Tilley  
310 Bryant Street NE  
Washington DC 20002-1122

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
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UNABLE TO FORWARD

20002#1122  
20001@2714

BC: 20001271441 \*0131-02449-24-42



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

Negesti Tekle  
3054 Vista Street NE  
Washington DC 20018-4010

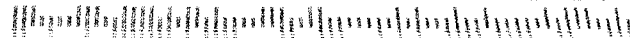


NIXIE 207 DE 1 8603/28/16

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20018\$4010 ( )  
20001@2714

BC: 20001271441 \*0131-02396-24-42



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



Justin H. Chow  
401 Douglas Street NE, Unit A  
Washington DC 20017-1200

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

20017312  
20001@2714

BC: 20001271441 \*0131-02611-24-42  
|||||



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

Francis Montet  
2430 4<sup>th</sup> Street NE  
Washington DC 20002-1202



NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
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UNABLE TO FORWARD

2000281202  
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BC: 20001271441 \*0131-02545-24-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



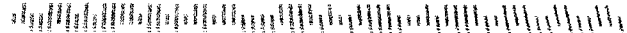
Joseph W. White  
300 Channing Street NE  
Washington DC 20002-1028

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

2000281028 ( )  
20001@2714

BC: 20001271441 \*0131-02618-24-42



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OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE



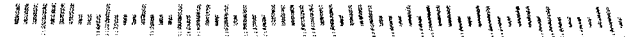
Benjamin Persett  
329 Rhode Island Avenue NE, Unit 301  
Washington DC 20002-6815

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

200026823  
20001@2714

BC: 20001271441 \*0131-02620-24-42



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING**

**441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001**

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Lot 849 LLC  
673 Jefferson Street NE  
Washington DC 20011-2642

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

200112642  
20001@2714

BC: 20001271441 \*0131-02663-24-42



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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

Leroy Forgy  
1177 46<sup>th</sup> Place SE  
Washington DC 20019-4939

VACANT 25  
B-20

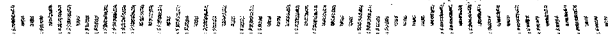


NIXIE 207 DE 1 0003/28/16

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

200194939  
20001@2714

BC: 20001271441 \*0131-02519-24-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



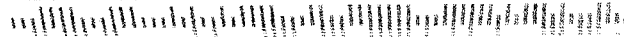
Katherine E. Flanagan  
326 Bryant Street NE  
Washington DC 20002-1122

NIXIE 207 DE 1 8603/28/16

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UNABLE TO FORWARD

20002#1122  
20001@2714

BC: 20001271441 \*0131-02286-24-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Craig B. McCullough  
329 Rhode Island Avenue NE, Unit 100  
Washington DC 20002-6815

NIXIE 207 DE 1 8603/28/16

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

200026815  
20001@2714

BC: 20001271441 \*0131-04291-24-42

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

Daniela R. Fairchild Frydryk  
2517 3<sup>rd</sup> Street NE  
Washington DC 20002-1021



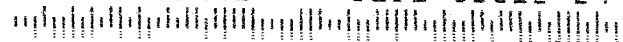
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RECEIVED  
D.C. OFFICE OF ZONING  
2016 APR -5 AM 9:23

**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**