

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-28

As Secretary to the Commission, I hereby certify that on November 2, 2015, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature is written over a horizontal line.

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 15-28
(Foulger-Pratt Development, LLC – Consolidated PUD & Related Map Amendment
@ Square 772, Lots 20-23 & 800)
November 2, 2015

THIS CASE IS OF INTEREST TO ANCs 6C & 5D

On October 30, 2015, the Office of Zoning received an application from Foulger-Pratt Development, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 20-23 and 800 in Square 772 in northeast Washington, D.C. (Ward 5), also known as 301-331 N Street, N.E. The property contains approximately 69,240 square feet of land area and is partially improved with a one-story industrial supply retail store and accompanying surface parking lot as well as a three-story self-storage building. The property is zoned C-M-1. The Applicant is requesting a PUD-related map amendment to rezone the property, for the purposes of this project, to C-3-C.

The Applicant proposes to construct a mixed-use residential and commercial project with underground parking and ground floor retail. The project will contain two residential components, a hotel, office/retail space, and ground floor retail. The project will have heights of approximately 110 and 120 feet and a density of 6.68 floor area ratio (“FAR”). The property will have approximately 250 parking spaces and 230 secure bike parking spaces.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.