

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

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PENALTY FOR MISUSE

CAP DISTRICT

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George Crandall

~~GEORGE R CRANDALL~~

~~1200 LINDEN PL NE~~

~~WASHINGTON, DC 20002-4455~~

CMR 489 Box 708

APO AE 09751

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

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2020 FEB 11 PM 2:44

TIME AND PLACE: **Thursday, February 20, 2020, @ 6:30 p.m.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, NW, Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 19-25 - Airdome, LLC – Map Amendment @ Square 982 (Lots 57, 65, 68, 70 & 823 [1101-1125 H Street, N.E.]

THIS CASE IS OF INTEREST TO ANC 6A

On October 30, 2019, Airdome, LLC (the “Applicant”) filed an application (the “Application”) requesting that the Zoning Commission (the “Commission”) approve a Zoning Map amendment from the NC-16 and MU-4 zones to the NC-17 zone for Lots 57, 65, 68, 70, and 823 in Square 982 with an address of 1101-1125 H Street, N.E. (collectively, the “Properties”). The Properties occupy the entire block between 11th and 12th Streets, N.E. on the southern side of H Street, N.E., and include 32,667 square feet in total. Lots 57, 65, 68, and 823 are completely located in the NC-16 zone, as is the majority of Lot 70 except for the rear portion that is located in the MU-4 zone.

The NC-16 zone, which currently includes the majority of the Properties (all of Lots 57, 65, 68, and 823 and the majority of Lot 70) is intended to permit mixed-use development at a moderate-density with an emphasis on the provision of retail uses; it allows for development with a maximum Floor Area Ratio (“FAR”) of 2.5 (3.0 for developments subject to Inclusionary Zoning (“IZ”)) of which no more than 1.5 FAR may be non-residential, a maximum height of 50 feet, and a maximum lot occupancy of 70% for residential uses (75% for IZ developments) and no limit on non-residential lot occupancy.

The MU-4 zone, which currently covers the rear portion of Lot 70, is intended to permit moderate-density mixed-use development including office employment, shopping, and moderate bulk mixed-use centers located in low- and moderate-density residential areas with access to main roadways or rapid transit stop. The MU-4 zone allows for development with a FAR of 2.5 (3.0 for IZ developments), of which no more than 1.5 FAR may be non-residential, a maximum height of 60 feet (70 ft. for IZ developments), and a maximum lot occupancy of 60% (74% for IZ developments).

The proposed NC-17 zone, which shares the H Street Northeast Neighborhood Mixed-Use Retail sub-district with the NC-16 zone, is intended to permit mixed-use development at a moderate- to medium-density with an emphasis on the provision of retail uses. The NC-17 zone allows for development with a maximum FAR of 3.5 (4.2 for IZ developments) of which no more than 1.5 FAR may be non-residential, a maximum height of 60 feet (70 ft. for IZ developments), and a maximum lot occupancy of 70% for residential uses (80% for IZ developments) and no limit on non-residential lot occupancy.