

ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO: **ZC 21-17**

APPLICANT: **Congress Park Community Partners LLC**

CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan
- Planned Unit Development
- Design Review

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

TIME AND PLACE: Monday, February 14, 2022, @ 4:00 p.m.
WebEx or Telephone - Submissions will be provided on the QZ website by Name of the Hearing Date

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. Case No. 21-17 (Congress Park Community Partners, LLC - Zoning Map Amendment at Squares 3914, Portion of Lot 804)

THIS CASE IS OF INTEREST TO ANC IF:
• The Applicant is a member of the ANC.
• The Applicant is a business or organization with a significant presence in the ANC.
• The Applicant is a business or organization that has a significant impact on the ANC.

The Property, which contains approximately 46,000 square feet of land area (approximately 1.06 acres), is generally bounded by Alabama Avenue, S.E. to the north, Sarasota Street, S.E. to the south, Congress Street, S.E. to the east, and the former school building to the west. The Property is located in the Congress Heights neighborhood of Ward 8. The area surrounding the Property consists of a collection of commercial, residential, institutional, and government uses. To the northwest, across Alabama Avenue, is the historic Saint Elizabeths Local Campus, including the Elizabeth Hospital. Directly north of the Property are a nursery and church uses, as well as some multi-family residential use. To the northeast is medium-density residential use. To the east, immediate east are medium-density residential uses. The Congress Heights Memorial station is located only approximately 400 feet west of the Property.

The Property is located within the boundary of the Far Southeast "Southeast Area Elements of the Comprehensive Plan for the National Capital, The Comprehensive Plan Future Land Use Map ("FLUM") and Generalized Policy Map ("GPM") designate the Property as Local Public Facility and Neighborhood Employment Area, respectively.

The Office of Planning submitted its report to the Office of Zoning on December 6, 2021, and the application was set down for a public hearing by the Zoning Commission on December 14, 2021.

The Applicant filed its Preliminary Submissions with the Zoning Commission on December 17, 2021.

The complete record in this case, including the Applicant's filings and the OP report, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS). At <https://www.dcoz.dc.gov/IZIS>.

This virtual public hearing will be conducted in accordance with the continued case provisions Subtitle Z, Chapter 4 of the Zoning Regulations (Title 11, Zoning Regulations of 2016, of the District of Columbia Municipal Regulations), which on 1/1/2022 was the last provision in the Notice of Final Rulemaking adopted by the Zoning Commission in Z.C. Case No. 20-11 (effective October 10, 2020).

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC: **8E/04**

Public Hearing Date/Time: **Monday Feb. 14, 2022 4:00 PM**

Location: **VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)**

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.