

ZONING COMMISSION

NOTICE OF PUBLIC HEARING

APPLICANT:

APPLICATION NO:

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 22-04 (Hanover R.S. Limited Partnership - Consolidated PUD & Related Map Amendment from the PDR-2 Zones to the MU-4 & MU-6 Zanes, Reed & Franklin Streets, N.E. (Sq. 3541, Lots 38, 825, 829, & 832-834; & Sq. 3846, Lots 82, 846, 856, & 859)

CASE SUMMARY:

Air Rights Campus Plan Planned Unit Development Development Development

Public Hearing

Date/Time:

Location:

+ All who wish to tratify in this case are strongly measuraged to sign up to do so at least 26 hours prior to the stort of the knowing on OK's website at https://dom.dx.anwhermice/sign.tenil/y - non below: How to participate at a

actions - and statements. On the day of the hearing, call 283-727-8789 to sign up to testify. · All written comments and/or trationary gard he substituted to the record at least 14 hours prior to the start of the hearing - an below: Here to perticipate as a sellense - verifies assesses,

Elanover R.S. Limited Partnership (the "Applicate") filed an application (the "Application") on Inmary 21, 2022, requesting that the Zoning Commission for the District of Columbia (the "Commission") approve a consolidated planned unit development ("FUD") and a related Zoning Map amendment from the PDR-2 to the MU-4 and MU-6A access.

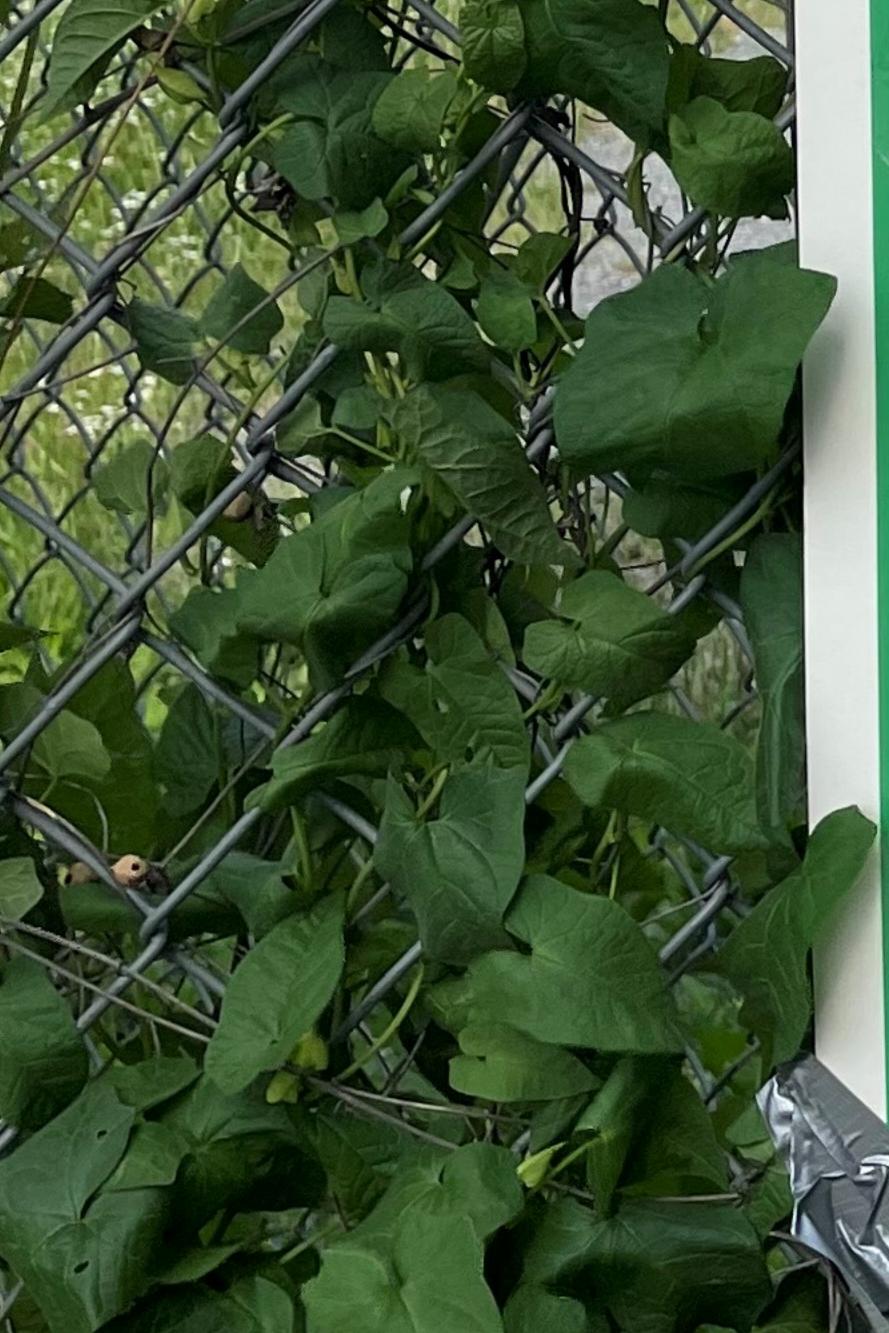
PROPERTY

The property that is the subject of this application includes Lot \$2, \$46, \$56, and \$59 in Square 3846, and Lons 38, 825, 829, 832, 833, and 834 in Square 3841 (collectively, the "FUD Site"). The

Modification Map Amendment

The CP's Future Land Use Map (the "FLUM") designates the west portion of the FUD Site as Mond Use (High Density Residential / PDR) and the cast portion of the FUD Site as Mixed Use (Moderate Density Residential / FDR). (ICA DCMR §§ 227.20(b) and (d).) Typically, the general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown on the FLUM. (ICA DCMR § 227.21.)

In addition to the objectives of the various Citywide Elements of the CP, the PUD Site is also subject to the policies set forth in the Upper Northeast Area Element. The PUD Site also falls within the area covered by the Rhede Island Avenue 'Dismand of the District' Small Area Plan, The Applicant has provided an evaluation of the application's consistency with the CF of Exhibit 314 of the case record.



FUD Site has a total land area of approximately 155,361 square fort. The PUD Site is located on the south side of Franklin Street, N.E., bounded by the Washington Metropoliten Area Transit Authority tracks to the west and a north-south public alley on the east (which is located to the west of 19th Sirest, N.E.). Several alleys traverse through the PUD Site. The PUD site is located in the southeastern side of the Brookland neighborhood and is generally surrounded by a mix of residential and non-residential uses.

PROPERTO PECALENT

ANC:

The Applicant proposes to construct a mixed-use development in two plases with Reed Street (Alley)¹ being realigned² to bifurcate the overall project and to extend to Franklin Street. The development would consist of two buildings with three massings. "Phase I" at the southern end of

This parties of Rend Etrent, M.E. has been and will continue to be a public alley, although it will be improved to atom manimum as approved by the Dismit of Department Transportation ("DOOT"). ³ The Applicant has an application pending with the Office of the Reveyes that such to close pertison of the alley system in Square 3841 and 3866 as well as a 10-dast pratian of the such dds of Pauklin Erest. This application also inclusion deductions of load to effectuate the purposed endigement of Reed Scene,

closed public elleys—soil its remaind to the MO 6A score; and the textinenities corner of the PLD line -1.0., generally Lots 25, 823, 833, and 834 as well as passions of the closed public alleys will be conneed to the MD-4 more. The same boundary has will extend down the contex of the realigned Read Breet to the interestion with the case-went public alory to the same of Read Breet. Then, the West Building will be adjust to the development standards of the MU-6A sume, whereas the Pisson GA building will be subject to the development standards of the MU-4 mms. Lat \$39 in Separe Meti is accountly assed MU-60, and as some change is proposed for that parties of the BELIEF AND FLEXIBLE VIEW BECKEVERS replication requests solid from: * Ministere fields Yard (MD-4 and MD-6A meets) - extrainment of 64 four sequined for West Publicle and ministere of 11 flort required for Plane DA building, varying softenin proposed to three for building notable from the actuly monthed subscribe; Minimum Rare V and (MU-4 most) - minimum of U fact required for Phase RA building, 12 fact, Is index prepared as a small of exemption methods in section with the community, and
Lot Occurrency (MU-4 most) - mediatem TPA premined with E2, 62th prepared for Plane E3,
building due to dedication in the of the user addressible,

TIME AND PLACE:

the FUD Ein would be constantial by a polantian bridge to the meth meeting of "Phase BIT", and ingeties they would be the "Wort Indialog" as the wort side of Reel Down, Assess the maligned Reel Street at the methods areas of the FUD Site would be the "Phase EA" building. The bright of the two buildings would be Mt first (Wort Building) and 50 fact (Phase EA Building). The bright proposed grass face area ("UFA") is approximately 760,400 space fact with an overall approprie flast area ratio ("FAR") of 4.51.

The second project will provide approximately 6D new residential units with approximately IS,500 appare that of ground-flace GFA downed to Production Dominations and Reputs (PDDS)/ millionpees uses (der "Project"). As past of the Project, the Applicant property for an and 15% of the tend multilential GFA for althedable insuing, st varying break of a sillerichility. Other public benefits of the PDD multicle minimum is unright, and an other public memory as well as various multiplicants to multiple assumptly organizations.

Excerning Arm Processing Zowers; The PUD Size is community several PDR-3. The ownerst PDR-3 moving does not permit multi-family modestial development. Under the PED, the westers and anothers parties of the PUD Size -1.4, generally Let E3, 623, 623, 543, and E36 is well in the closed public meet and perform of the

The Office of Planning ("OP") filed a report dated March 21, 2022, marked as Exhibit 15 in the case record (the "O? Settlewa Report"), recommanding that the Commission and/see the Application for a public hearing.

At its March 31, 2022, public meeting the Commission voted to set down the Application for a public learing as a contexted case.

The Applicant inbmitted its prohenring submission on April 8, 2022.

The complete record in the case, including the Applicant's filings and the OP Settlown Report, can be viewed online at the Office of Zening website, through the Interactive Zening Information System (IZIS), at https://hpp.deca.do.gov/CaseReport/CaseReport/Page.appt/Case_id=22-04.

The virtual public hearing will be conducted in accordance with the contented case provisions of Subticle Z, Chapter 4 of the Zoning Regulations (Title 11, Zoning Regulations of 2016, to which

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

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

VIRTUALLY VIA WEBEX

(SEE DCOZ.DC.GOV FOR

Hearing Date

Thursday, July 21, 2022 @ 4:00 p.m. WebEx or Telephone -- Instructions will be provided on the Office of Zoning website by 12:00 noon on the

all veforences are made unless otherwise specified) as well as the text adopted by the Commission on October 15, 2020, in Z.C. Case No. 20-11, as printed in the Notice of Final Ralemaking published in the D.C. Register on October 30, 2021.

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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.

2640 Reed St. NE