

ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO:

ZC 22-04

APPLICANT:

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 Zones, Reed & Franklin Streets, N.E. (Sq. 384), Lots 38, 825, 829, & 832-834; & Sq. 3846, Lots 87, 846, 856, & 859)

CASE SUMMARY:

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

THIS CASE IS OF INTEREST TO ANC'S

Old and Historic Buildings
All who wish to testify in this case are strongly encouraged to sign up to do so at least 14 hours prior to the start of the hearing on 7/21, 2022, at <https://www.dcoz.dc.gov/anc>. See below flow for participation as a witness – and otherwise. On the day of the hearing, call 202-727-6311 to sign up in person.

All zoning commission and advisory staff will be present at the hearing on 7/21, 2022, at the start of the hearing – see below flow for participation as a witness – and otherwise.

Hanover R.S. Limited Partnership (the "Applicant") filed an application (the "Application") on January 21, 2022, requesting that the Zoning Commission for the District of Columbia (the "Commission") approve a consolidated planned unit development ("PUD") and a related Zoning Map Amendment from the PDR-2 to the MU-4 and MU-6A zones.

PROPOSED
The property that is the subject of this application includes Lot 82, 846, 856, and 859 in Square 3846, and Lots 87, 825, 829, 832, 834, and 834 in Square 3844 (collectively, the "PUD Site"). The PUD Site has a total lot area of approximately 150,000 square feet. The PUD Site is located on the south side of Franklin Street, N.E., bounded by the Washington Metropolitan Area Transit Authority tracks to the west and a north-south public alley on the east (which is located to the north-south side of the Franklin Street neighborhood and is generally surrounded by a mix of residential and non-residential uses).

PROPOSED PROJECT
The Applicant proposes to construct a mixed-use development in two phases with Reed Street ("Reed") being reimagined to enhance the overall project and to extend to Franklin Street. The development would consist of two buildings with three stories, "Phase 1" at the southern end of the site.

This portion of Reed Street, N.E., has been and will continue to be a public alley, although it will be improved to meet standards as approved by the District of Department Transportation ("DDOT").

The Applicant has an existing pending application for a Zoning Map Amendment from the PDR-2 to the MU-4 and MU-6A zones as well as a 10-foot portion of the south side of Franklin Street. This application also includes a plan for the proposed development of Reed Street.

The PUD Site would be bounded by a pedestrian bridge to the north, "Phase 2P", and a portion of the "Reed" building to the west side of Reed Street. Across the bridge, the PUD Site would be bounded by the "Phase 2P" building to the north and the "Phase 2P" building to the east. The total lot area of the PUD Site is approximately 150,000 square feet with an overall square foot area of approximately 150,000 square feet.

The overall project will provide approximately 480 new residential units with approximately 1,000 square feet of ground floor retail space for food and beverage uses and approximately 100,000 square feet of office space. The Applicant proposes to use approximately 15% of the PUD Site for office space, including a portion of the PUD Site for office space.

EXISTING AND PROPOSED ZONING
The PUD Site is currently zoned PDR-2. The current PDR-2 zoning does not permit multi-family residential uses, including multi-family residential uses. The PUD Site is currently zoned PDR-2, which is a residential zoning category that allows for single-family detached and semi-detached dwellings, townhouses, and row houses.

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In addition, the Applicant requests various forms of Special Design flexibility.

CONSIDERATIONS
The Zoning Commission for the District of Columbia (the "ZC") designates the PUD Site as a Planned Unit Development ("PUD") and a related Zoning Map Amendment from the PDR-2 to the MU-4 and MU-6A zones. The ZC also designates the PUD Site as a Planned Unit Development ("PUD") and a related Zoning Map Amendment from the PDR-2 to the MU-4 and MU-6A zones.

The CP's Future Land Use Map (the "FLUM") designates the west portion of the PUD Site as Mixed Use (High Density Residential / PDR) and the east portion of the PUD Site as Mixed Use (Medium Density Residential / PDR). (18A DCMR § 227.200 and (d).) Typically, the specific density and intensity of development within a given Mixed Use area is determined by the specific size of lots shown on the FLUM. (18A 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 and goals in the Upper Wards Area Element. The PUD Site also falls within the area covered by the *Roadside Island* theme "Diamond of the District" Road Area Plan. The Applicant has provided an evaluation of the application's consistency with the CP at Exhibit 11 of the case record.

SECTION
The Office of Planning ("OP") filed a report dated March 21, 2022, marked as Exhibit 15 in the Application for a public hearing.

At its March 21, 2022, public meeting the Commission voted to set down the Application for a public hearing as a continued case.

The Applicant submitted its preliminary submission on April 8, 2022.

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

The virtual public hearing will be conducted in accordance with the continued case provisions of all references are made to the Zoning Regulations (Title 11, Zoning Regulations of 2016), which on October 12, 2016, in Z.C. Case No. 20-11, as printed in the Notice of Final Revisions published in the D.C. Register on October 12, 2016.

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

ANC:

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Public Hearing Date/Time:

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING
TIME AND PLACE: Thursday, July 21, 2022 @ 4:00 p.m.
WebX or Telephone – Instructions will be provided on the Office of Zoning website by 12:00 noon on the Hearing Date

Location:

VIRTUALLY VIA WEBEX
(SEE [DCOZ.DC.GOV](https://www.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

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909 Franklin St. NE