

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for the eastern portion of the property located at 1351 Alabama Avenue, SE (Square 5914, Lot 806) (the "Property") was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission on June 24, 2021. The application will be filed no earlier than forty-five (45) calendar days following June 24, 2021, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 304.5.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Property are attached hereto.



Kyrus L. Freeman

8/5/2021

Date

June 24, 2021

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
Zoning Commission for the District of Columbia for
Approval of a Zoning Map Amendment**

Congress Park Community Partner, LLC (the “Applicant”) hereby give notice of its intent to file an application for a Zoning Map amendment with the Zoning Commission for the District of Columbia (“Commission”) pursuant to Subtitle Z, Section 304 of the District of Columbia Municipal Regulations, Title 11 (“11 DCMR” or the “Zoning Regulations”). Pursuant to 11-Z DCMR § 304.5, the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice.

The property included in the application consists of the eastern portion of Lot 806 in Square 5914 (the “Property”). The Property, being triangular in shape and containing approximately 45,773 square feet of land area, is generally bounded by Alabama Avenue, SE to the north; Congress Street, SE to the east; Savannah Street, SE to the south; and the former Malcolm X Elementary School to the west. The Property is located in the Congress Heights neighborhood of Ward 8, and is within the boundaries of ANC 8E04.

The Property is presently zoned RA-1. The Applicant will seek a Zoning Map amendment to rezone the Property to the MU-8 zone. The purpose of the MU-8 zone is to permit medium-density mixed-use development with a focus on employment, and is intended to be located near rapid transit stops among other locations. *See* 11-G DCMR § 400.7.

The MU-8 zone permits a maximum building height of 70 feet. 11-G DCMR § 403.1. The maximum permitted density in the MU-8 zone is 5.0 floor area ratio (“FAR”) (6.0 FAR for IZ developments), of which up to 4.0 FAR may be devoted to non-residential uses. 11-G DCMR § 402.1. The maximum permitted lot occupancy for residential use in the MU-8 zone is 100%.

The Property is designated Local Public Facility on the Comprehensive Plan Future Land Use Map (“FLUM”), and is designated as a Neighborhood Enhancement Area on the Comprehensive Plan Generalized Policy Map (“GPM”). The areas surrounding the Property are generally designated as Mixed Use (Medium Density Commercial / Medium Density Residential) and Moderate Density Residential on the FLUM, and Neighborhood Conservation Area and Land Use Change Area on the GPM.

This notice is given pursuant to 11-Z DCMR § 304.5 which requires written notice to be sent to the affected Advisory Neighborhood Commission (“ANC”) and to owners of all property within 200 feet of the perimeter of the property involved a proposed Zoning Map amendment.

Should you need additional information regarding the proposed Zoning Map amendment application, please contact Kyrus L. Freeman at 202-862-5978 or kyrus.freeman@hklaw.com.

SAVANNAH PRESERVATION PARTNERS LLC
1101 30TH ST NW
WASHINGTON DC 20007-3708

DOUGLASS COMMUNITY LAND TRUST
1231 GOOD HOPE RD SE
WASHINGTON DC 20020-6907

CITYPARTNERS 5914 LLC
1817 ADAMS MILL RD NW
WASHINGTON DC 20009-1901

CITYPARTNERS 5914 LLC
1817 ADAMS MILL RD NW STE 200
WASHINGTON DC 20009-1988

METRO APARTMENTS LLC
3215 MARTIN LUTHER KING JR AVE SE
WASHINGTON DC 20032-1539

DARDEN, TAMMY
3752 STONESBORO RD
FORT WASHINGTON MD 20744-1338

WASHINGTON HEBREW CONGREGATION
3935 MACOMB ST NW
WASHINGTON DC 20016-3741

WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY (WMATA)
600 5TH ST NW
WASHINGTON DC 20001-2610

ADVISORY NEIGHBORHOOD COMMISSION
8E
855 BARNABY STREET, SE
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ASSOCIATES II LP
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