



## Large Tract Review Certification Form Part A: Developer's Application

1. Project Name 2800 8<sup>th</sup> Street – Self Storage

Developer MILLER

Address 8120 Woodmont Ave, Suite 160

City Bethesda

State MD

Zip 20814

Phone 240-752-9867

Fax

E-mail [rdinkelspiel@millerdc.com](mailto:rdinkelspiel@millerdc.com)

*If Developer does not own subject property, please provide the following information regarding the property owner:*

Owner(s)

2800 8<sup>th</sup> Street Partners LLC

Address

8120 Woodmont Ave, Suite 160

City

Bethesda

State

MD

Zip

20814

Phone

240-752-9867

Fax

E-mail

[rdinkelspiel@millerdc.com](mailto:rdinkelspiel@millerdc.com)

2. Property Address

2800 8<sup>th</sup> Street NE

City

Washington

State

DC

Zip

20017

Ward

5

ANC(s)

Square(s)

3643

Parcel/Lot No. (s)

0822

3. Current Use(s): (place X where applicable)

Residential

Retail/Office

Industrial

Open Space/Undeveloped

Public/Institutional

Other

\*Maximum Height of Existing Improvement (ft.)

~25 Ft

\* Total Gross Floor Area (GFA) of Existing Improvements (sq. ft.):

~3550 SF

\* If Property is Undeveloped or Cleared, Enter "N/A".

4.

**Note: Refer to definition of GFA in  
Section 199 of the D.C. Zoning  
Regulations**

Office of Planning Large Tract Review Certification Form Part A: **Developer's Application (Contd.) 2**

Current Zoning:

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.	C-M-2	28,168 SF	4.00	60 ft
2.				
3.				
4.				
5.				

\*Matter-Of-Right Floor Area Ratio

5. Proposed Zoning:

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.	C-M-2	28,168 SF	4.00	60 ft
2.				
3.				
4.				
5.				

\*Matter-Of-Right Floor Area Ratio

6. Estimated Project Completion Date (mo./yr.)

Type of Development (place X where applicable)

New  Rehab/Historic Preservation  Addition

Existing Jobs Retained and/or New Jobs Created by Project:

Temporary/Construction  Permanent

7. Gross Floor Area (GFA) by Use:

	GFA (sq. ft.)
* Residential	<input type="text"/>
Retail	<input type="text"/>
Office	1200 SF
Hotel	<input type="text"/>
Industrial	<input type="text"/>
Other	111,470 SF
<b>Total GFA</b>	<b>112, 670 SF</b>

For Residential Space Only:

No. of Single-Family Units	<input type="text"/>
No. of Multi-Family Units:	<input type="text"/>
Estimated Development Cost:	2,000,000
Land Cost	1,700,000
Construction Cost	8,000,000
Other Cost	900,000
<b>Total Project Cost</b>	<b>12,600,000</b>

Office of Planning Large Tract Review Certification Form Part A: **Developer's Application (Contd.) 3**

8. Public Contribution:

UDAG	<input type="text"/>
EDA	<input type="text"/>
D.C. Revenue Bonds	<input type="text"/>
CDBG	<input type="text"/>
Urban Renewal	<input type="text"/>
HODAG	<input type="text"/>
Other	<input type="text"/>

9. Residential/Business Displacement Due to Project: *If not applicable or no displacement expected, enter "0"*

Number of Households Displaced	<input type="text" value="0"/>
Number of Businesses Displaced	<input type="text" value="0"/>

Authorized Signatures  MANAGER  
2800 BT'S STREET PARTNERS LLC Date 27 FEB 15

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

FOR OP USE ONLY - DO NOT WRITE BELOW LINE

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Project No.

Date Received by OP  /  /

OP Recommendation  
For (check one):

Approval  Disapproval

Date of Final Action  /  /