

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 18-19

As Secretary to the Commission, I hereby certify that on October 18, 2018, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

- | | | | |
|----|---|-----|--|
| 1. | <i>D.C. Register</i> (10-19-18) | 8. | Councilmember Trayon White, Sr. |
| 2. | Meghan Hottel-Cox, Esq.
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| 3. | ANC 8A
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| 5. | Commissioner Mike Austin
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| 6. | Commissioner Greta Fuller
ANC/SMD 8A06
8A06@anc.dc.gov | 13. | At-Large Councilmembers:
· Phil Mendelson
· David Grosso
· Elissa Silverman
· Anita Bonds
· Robert White, Jr. |
| 7. | Gottlieb Simon – ANC | | |

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

**Z.C. Case No. 18-19
(Poplar Point RBBR, LLC – Map Amendment
@ Squares 5860 and 5861)
October 18, 2018**

THIS CASE IS OF INTEREST TO ANC 8A and 8C

On October 10, 2018, the Office of Zoning received a petition from Poplar Point RBBR, LLC (the “Petitioner”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lots 97, 1025-1031, 1036, and 1037 in Square 5860 and Lots 89 and 991 in Square 5861 in southeast Washington, D.C. (Ward 8), on properties located at 632, 633, 701, 740, 744, 748, 752, 756, 760, 764, and 822 Howard Road, S.E. The property is currently zoned MU-14. The Petitioner is proposing a map amendment to rezone the property to the Northern Howard Road (“NHR”) zone. The NHR zone is being established concurrently in Z.C. Case No. 18-18.

The MU-14 zone provides for mixed-use development that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The MU-14 is intended to permit high-density mixed-use development generally in the vicinity of the waterfront. The MU-14 zone allows a maximum height of 900 feet (100 for Inclusionary Zoning [“IZ”]); maximum lot occupancy of 75% (80% for IZ); and density of 6.0 floor area ratio (“FAR”) (7.2 FAR for IZ).

The proposed NHR zone would be a Special Purpose zone (Subtitle K) that applies to the northernmost stretch of Howard Road, S.E., within the area adjacent to Poplar Point and between Suitland Parkway and the Anacostia Freeway/I-295. The purpose of the zone would be to allow high-density development in the subject location, in conformance with the Comprehensive Plan, and to ensure a mix of uses with a substantial affordable housing component and a high degree of sustainability and pedestrian and bicycle mobility. The NHR zone would allow a maximum height of 130 feet; maximum lot occupancy of 100%; and density of 9.0 FAR (6.5 for non-residential).

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.