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Commissioner Patricia Williams
ANC/SMD 5E02
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ZONING COMMISSION
District of Columbia
CASE NO.15-16
EXHIBIT NO.104

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 15-16
Z.C. Case No. 15-16
MRP 600 RI LLC and B&R Associates
(Consolidated and First-Stage PUD @ Square 3629, Lots 7, 813 and 814)
September 26, 2016

Pursuant to notice, the Zoning Commission for the District of Columbia (“Commission”) held public hearings on May 19, 2016 and May 25, 2016 to consider an application from MRP 600 RI, LLC and B&R Associates (“Applicant”) for review and approval of a consolidated and first-stage planned unit development (“PUD”) for Lots 7, 813, and 814 in Square 3629 (“Property”). The application proposes a mixed-use development consisting of retail, office, and residential uses (“Project”). The Commission considered the application pursuant to Chapters 24 and 30 and § 102 of the D.C. Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“DCMR”)¹. The public hearings were conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission hereby approves the application with conditions.

FINDINGS OF FACT

Application, Parties, and Hearing

1. The Property consists of Lots 7, 813, and 814 in Square 3629 and is located at 524-528 and 600-602 Rhode Island Avenue, N.E. (Exhibit [“Ex.” 2.]
2. On July 14, 2015, the Applicant submitted an application to the Commission for the review and approval of a PUD in the C-3-A Zone District. The original application requested review and approval of a consolidated PUD for Phase I (Buildings 1A and 1B) and a first-stage approval for the other five phases of development. (Ex. 2-2G.)
3. The PUD application does not include a PUD-related Map Amendment. (Ex. 2.)
4. On November 13, 2015, the Office of Planning (“OP”) submitted a setdown report recommending that a public hearing be held on the application. It requested additional information on several items prior to the public hearing: (Ex. 15.)

¹ Chapter 24 and all other provisions of Title 11 DCMR were repealed on September 6, 2016. Chapter 24 was replaced by Chapter 3 of Subtitle 11-X. However, because this application was set down for hearing prior to that date, the Commission’s approval was based upon the standards set forth in Chapter 24.