

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-16

As Secretary to the Commission, I hereby certify that on July 20, 2015, 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:

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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. 15-16

(MRP Rhode Island Avenue Investors, LLC, B&R Associates, LP, and Sandrock, LP – First-Stage and Consolidated PUDs @ Square 3629, Lots 7, 813, and 814 – Rhode Island Center)

July 20, 2015

THIS CASE IS OF INTEREST TO ANC 5E

On July 15, 2015, the Office of Zoning received an application from MRP Rhode Island Avenue Investors, LLC, B&R Associates, LP, and Sandrock, LP (together, the “Applicant”) for approval of first-stage and consolidated planned unit developments (“PUDs”) for the above-referenced property.

The property that is the subject of this application consists of Lots 7, 813, and 814 in Square 3629, which is located in northeast Washington, D.C. (Ward 5), on a site that fronts both Rhode Island Avenue, N.E. and Fourth Street, N.E and is bounded by 4th Street, N.E. (west), Rhode Island Avenue, N.E. (south), the Metrorail tracks and the Metropolitan Branch Trail (east), and Edgewood Terrace Apartments (north). The property is zoned C-3-A.

The site is currently improved with a strip shopping center comprised of one-story retail shops and a surface parking lot. The Applicant proposes to develop in six phases, approximately 1,550 residential units and 245,000 square feet of retail space. The total density of the project will be 3.61 floor area ratio (“FAR”) and the maximum building heights will be 90 feet.

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.