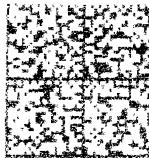


**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001**

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

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TIME AND PLACE: **Thursday, June 14, 2018, @ 6:30 p.m.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 17-14 (UM 500 Penn Street NE, LLC and UDR, Inc. – Consolidated Planned Unit Development and Related Zoning Map Amendment @ Square 3594, Lot 5)

THIS CASE IS OF INTEREST TO ANC 5D & 5C

On June 22, 2017, the Office of Zoning received an application from UM 500 Penn Street NE, LLC and UDR, Inc. (together, the “Applicant”). Pursuant to Subtitle X, Chapters 3 and 5 and Subtitle Z, Chapter 3 of the Zoning Regulations of 2016 (Title 11 DCMR), the Applicant is requesting review and approval of a consolidated planned unit development (“PUD”) and a related Zoning Map amendment to allow the construction of a new mixed-use building at 500 Penn Street, N.E. (Square 3594, Lot 5).

The property that is the subject of this application consists of approximately 37,450 square feet of land area. The subject property is primarily bounded by an eight-story hotel to the north; Penn Street, N.E. to the south; part of a two-story former showroom building to the east; a 20-foot-wide public alley to the west; and the intersection of Penn Street, N.E. and 4th Street, N.E. to the southwest. The subject property is currently zoned PDR-1. The Applicant requests a PUD-related Zoning Map amendment to the MU-9 zone. The Future Land Use Map (FLUM) indicates that the site is appropriate for a mix of high-density residential/commercial/production, distribution, and repair uses.

This application proposes to redevelop the subject property as a 12-story residential building with ground-floor retail and underground parking. The building will have a maximum height of approximately 130 feet. The total gross floor area included in the building will be approximately 314,724 square feet, for a floor area ratio of approximately 8.4. The building will include approximately 299 residential units, approximately 22,714 square feet of ground-floor retail, and approximately 203 underground parking spaces.

On February 16, 2018, the Office of Planning filed a report recommending that the Zoning Commission set the application down for public hearing. On February 26, 2018 at a regular public meeting, the Zoning Commission voted to set the application down for public hearing. The Applicant filed a pre-hearing statement on April 6, 2018.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.