

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 18-07

As Secretary to the Commission, I hereby certify that on May 29, 2018, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register* (05-30-18)
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10. Office of the Attorney General (Alan Bergstein)
11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

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. 18-07
(Lean Development, LLC – Map Amendment @ Square 750)
May 29, 2018

THIS CASE IS OF INTEREST TO ANC 6C

On May 22, 2018, the Office of Zoning received an application from Lean Development, LLC (“Petitioner”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lots 128 and Lots 156-158 in Square 750 in northeast Washington, D.C. (Ward 6), on a site bounded by K Street, N.E. (north), 2nd Street, N.E. (west), and other properties in the square to the south and east. The property is currently zoned Production, Distribution and Repair (“PDR”)-1. The Petitioner is proposing a map amendment to rezone portions of Lots 156-158 to the Mixed-Use (“MU”)-4 and MU-5-A zones and Lot 128 to the MU-5-A zone.

The MU-4 zone is intended to: permit moderate-density mixed-use development; provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District outside of the central core; and be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate-bulk mixed-use centers. The MU-4 zone allows a maximum height of 50 feet, maximum lot occupancy of 60% (75% for Inclusionary Zoning [“IZ”]), and maximum density of 2.5 floor area ratio (“FAR”) (3.0 FAR with IZ and 1.5 FAR for non-residential).

The MU-5 zone is intended to: permit medium-density, compact mixed-use development with an emphasis on residential use; provide facilities for shopping and business needs, housing, and mixed-uses for large segments of the District outside of the central core; and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. The MU-5-A zone allows a maximum height of 65 feet (70 feet with IZ); maximum lot occupancy of 80%; and maximum density of 3.5 FAR (4.2 FAR with IZ and 1.5 FAR for non-residential).

PDR-1 zone is intended to: permit moderate-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones. The PDR-1 zone allows a maximum height of 50 feet and maximum density of 3.5 FAR (2.0 FAR for restricted uses).

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.