

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-29

As Secretary to the Commission, I hereby certify that on December 10, 2019, 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. *D.C. Register*
2. Jeffrey Utz and David Lewis, Esqs.
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4. Commissioner Ryan Linehan
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5. ANC 5C (across the street)
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6. Gottlieb Simon
ANC
7. Councilmember Kenyan McDuffie
8. Office of Planning (Jennifer Steingasser)
9. DDOT (Anna Chamberlin and Aaron Zimmerman)
10. Esther Yong McGraw, Esq.
General Counsel
DCRA
11. Kendra Wiley (DOEE)
12. Office of the Attorney General (Max Tondro)
13. 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". The signature is written over a solid black horizontal line.

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. 19-29

**(UM 1348 4th Street NE, LLC and EAJ New York Ave, LLC – Consolidated PUD,
Related Map Amendment, and Airspace Development @ Squares 3587 and 3594
and the Airspace Above the Portion of 4th Street, N.E. between the Two Lots)
December 10, 2019**

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

On November 26, 2019, the Office of Zoning received an application from UM 1348 4th Street NE, LLC and EAJ 401 New York Ave, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”), a related map amendment, and airspace development for the above-referenced property.

The property that is the subject of this application consists of Lot 3 in Square 3587 (1348 4th Street, N.E.) and Lot 1 in Square 3594 (401 New York Avenue, N.E.) in northeast Washington, D.C. (Ward 5). The application also includes the airspace above the portion of 4th Street, N.E. between the two lots. The property is currently zoned PRD-1. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the MU-30 zone.

The Applicant proposes to construct a single mixed-use building with a mix of ground-floor retail, PDR Maker, service, and related commercial uses; 10 stories of upper-story office uses in the southern part of the building; and 12 stories of multifamily residential use in the northern portions of the building and four stories of multifamily residential use in the air rights portion of the building. The building will have a maximum height of 130 feet, density of 9.1 floor area ratio (“FAR”), and lot occupancy of 97.6%. The project will include 10% of the residential gross floor area as Inclusionary Zoning units, with 90% of the IZ units set aside for households earning no more than 60% of median family income (“MFI”) and the remaining 10% of the IZ units at the 50% MFI level. The Applicant will seek LEED Silver v4 certification.

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.