

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.53<sup>0</sup>  
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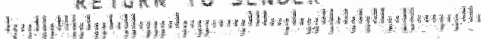
NYA4 ASSOCIATES LLC  
7871 BELLE POINT DR  
GREENBELT MD 20770-3350

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FORWARD FROM EXPT FROM 40 0000  
NYA4ASSOCIATES LLC  
9138 GUILFORD RD  
COLUMBIA MD 21046-1865

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

**TIME AND PLACE:** **Monday, January 10, 2022, @ 4:00 p.m.**  
**WebEx or Telephone – Instructions will be provided**  
**On the Office of Zoning website by Noon on the**  
**Hearing Date**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 19-29 (UM 1348 4<sup>th</sup> Street NW, LLC and 1250 4<sup>th</sup> ST NE, LLC – Consolidated PUD and Map Amendment @ Square 3587, Lots 3 and 7)**

**THIS CASE IS OF INTEREST TO ANC 5D**

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

UM 1348 4th Street NW, LLC and 1250 4th ST NE, LLC (“Applicant”) filed an application on November 26, 2019, as updated on December 23, 2020, requesting the Zoning Commission (“Commission”) approve a consolidated Planned Unit Development and amendment of the Zoning Map from the PDR-1 to the MU-9 (collectively, the “PUD Application”) pursuant to Subtitle X, Chapter 3 and Subtitle Z, § 300 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for Lots 3 and 7 in Square 3587, which Lots have addresses of 1346-1348 4<sup>th</sup> Street, NE (the “Property”).

The Property consists of approximately 43,782 square feet in the District’s Northeast quadrant and is generally bounded by 4<sup>th</sup> Street, N.E., to the east and southeast, New York Avenue, N.E. to the northwest, a private alley to the west, and private property to the southwest. The Zoning Map amendment that is part of the PUD Application seeks to rezone the Property to the MU-9 zone.

Pursuant to the PUD Application, the Applicant proposes a project consisting of (i) approximately 430,289 square feet of rental multifamily residential units and retail and commercial lower level uses; (ii) up to three levels of below-grade parking with up to 276 parking spaces; and (iii) a package of additional public benefits. The Project’s public benefits, according to the Applicant, include: superior urban design and iconic architecture, and efficient planning; superior urban design; streetscape improvements along 4<sup>th</sup> Street, N.E. and New York Avenue, N.E.; approximately 379 new units of housing (±10%), which is in excess of the matter-of-right amount, and 13% of which will be reserved as affordable housing (11% at 60% MFI and 2% at 50% MFI) and approximately 10 to 15 units of three-bedroom housing; LEED v.4 Gold-level design; a shared street design along 4<sup>th</sup> Street, N.E. and other streetscape improvements; contributions to ANC 5D-