



# OZSAL

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

TIME AND PLACE:

~~Thursday~~ **MONDAY**

October 19, 2020, @ 4:00 p.m.

WebEx or Telephone – Instructions will be provided on the OZ website by Noon of the Hearing Date<sup>1</sup>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 20-16 (Office of Planning– Zoning Map Amendment from ARTS-2 to ARTS-4 @ Square 442, Lot 106)

Planning

THE DISTRICT OF

# TO CONSIDER

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

*Monday*

TIME AND PLACE:

Thursday, October 19, 2020, @ 4:00 p.m.

WebEx or Telephone – Instructions will be provided on the OZ website by Noon of the Hearing Date<sup>1</sup>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 20-16 (Office of Planning– Zoning Map Amendment from ARTS-2 to ARTS-4 @ Square 442, Lot 106)

### THIS CASE IS OF INTEREST TO ANC 6E

On July 17, 2020, the Office of Planning (“OP”) filed a report that served as a petition (the “OP Report”) requesting the Zoning Commission (the “Commission”) approve a proposed amendment of the Zoning Map (the “Map Amendment”) for Lot 106 in Square 442 (the “Property”), from the current ARTS-2 zone to the ARTS-4 zone.

The Property consists of approximately 15,317 square feet on the northeast corner of the intersection of 7<sup>th</sup> Street and Rhode Island Avenue, N.W. To the north is a multifamily building in the ARTS-2 zone; to the east are a vacant property and row dwellings in the RF-1 zone and a multifamily residential building developed as a PUD under the C-2-B zone; to the south across Rhode Island Avenue are row dwellings in the RF-1 zone and an apartment building in the MU-4 zone; to the southwest is the Shaw Library in the MU-5A and RA-2 zones; and to the west is an zone. The area is characterized by a mixture of row dwellings, apartments, small retail and institutional uses.

The Generalized Policy Map (“GPM”) of the Comprehensive Plan (“CP”) designates the Property as a Main Street Mixed Use Corridor, which the CP’s Framework Element<sup>2</sup> defines as traditional commercial business corridors with a pedestrian-oriented environment with traditional storefronts with upper story residential office uses. Redevelopment of these corridors should foster economic and housing opportunities, serve neighborhood needs, support transit use, and enhance the pedestrian environment.

The CP’s Future Land Use Map (“FLUM”) designates the Property for Mixed-Use Medium-Density Residential/Medium-Density Commercial. The CP’s Framework Element defines Medium-Density Residential as including neighborhoods with mid-rise (4-7 stories) apartment buildings as the predominant use, with some taller residential buildings surrounded by large areas

<sup>1</sup> Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 3, *How to participate as a witness – written statements*.)

<sup>2</sup> Although the OP Report referred to the “amended” Framework Element adopted by the Council and signed by the Mayor (A23-0217), this is not yet in effect, and so the current Framework Element applies to the Map Amendment until the amended Framework Element completes the Congressional Review Period (anticipated on September 24, 2020, prior to any final action on the Map Amendment). All references herein to the Framework Element are to the current, not the amended, Framework Element.

**THIS SIGN SHALL NOT BE RE**

# ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA PUBLIC HEARING NOTICE OF A ZONING PROPOSAL

CASE NO.

200-16

Office of Planning

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 10/19/20 AT 4:00 PM TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF VIRTUAL PUBLIC HEARING  
Monday, October 19, 2020, @ 4:00 p.m.  
TIME AND PLACE: WebEx or Telephone - Instructions will be provided on the OZ website by Name of the Hearing Date.  
FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
Z.C. Case No. 20-16 (Office of Planning - Zoning Map Amendment from ARTS-2 to ARTS-4 @ Square 442, Lot 196)

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF VIRTUAL PUBLIC HEARING  
DATE: Monday, October 19, 2020, @ 4:00 p.m.  
TIME AND PLACE: WebEx or Telephone - Instructions will be provided on the OZ website by Name of the Hearing Date.  
FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
Z.C. Case No. 20-16 (Office of Planning - Zoning Map Amendment from ARTS-2 to ARTS-4 @ Square 442, Lot 196)  
THE PROPOSAL IS FOR:  
The Office of Planning (OP) proposes to amend the Zoning Map to change the zoning classification of the property located at 441 4<sup>th</sup> Street, N.W., Suite 220-S, from ARTS-2 to ARTS-4.  
The property consists of approximately 1,200 square feet of space located at the northeast corner of the intersection of 4<sup>th</sup> Street and Judiciary Square, N.W. The property is currently zoned ARTS-2 and is occupied by a residential building. The proposed zoning change is intended to allow for the development of a residential building with a maximum height of 35 feet and a maximum lot coverage of 50%.

The proposed zoning change is intended to allow for the development of a residential building with a maximum height of 35 feet and a maximum lot coverage of 50%. The property is currently zoned ARTS-2 and is occupied by a residential building. The proposed zoning change is intended to allow for the development of a residential building with a maximum height of 35 feet and a maximum lot coverage of 50%.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT 441 4<sup>TH</sup> STREET, NW, SUITE 220-S, WASHINGTON, DC 20001 (202) 727-6311 (202) 727-6072 - fax website: www.dcoz.dc.gov e-mail: dcoz@dc.gov

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT 441 4<sup>TH</sup> STREET, NW, SUITE 220-S/210-S WASHINGTON, DC 20001 (202) 727-6311 (202) 727-6072 - fax website: www.dcoz.dc.gov e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

NOTICE

OSAL

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF VIRTUAL PUBLIC HEARING  
TIME AND PLACE: ~~Thursday~~ *Monday*, October 19, 2020, @ 4:00 p.m.  
WebEx or Telephone – Instructions will be provided on  
the OZ website by Noon of the Hearing Date!  
FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
Z.C. Case No. 20-16 (Office of Planning– Zoning Map Amendment from ARTS-2 to ARTS-4  
@ Square 442, Lot 106)

Q

Planning

# SUITE 220-S, STREET, N.W. TO CONSIDER

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

TIME AND PLACE:

*Monday*

Thursday, October 19, 2020, @ 4:00 p.m.

WebEx or Telephone – Instructions will be provided on the OZ website by Noon of the Hearing Date<sup>1</sup>

### FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 20-16 (Office of Planning– Zoning Map Amendment from ARTS-2 to ARTS-4 @ Square 442, Lot 106)

### THIS CASE IS OF INTEREST TO ANC 6E

On July 17, 2020, the Office of Planning (“OP”) filed a report that served as a petition (the “OP Report”) requesting the Zoning Commission (the “Commission”) approve a proposed amendment of the Zoning Map (the “Map Amendment”) for Lot 106 in Square 442 (the “Property”), from the current ARTS-2 zone to the ARTS-4 zone.

The Property consists of approximately 15,317 square feet on the northeast corner of the intersection of 7<sup>th</sup> Street and Rhode Island Avenue, N.W. To the north is a multifamily building in the ARTS-2 zone, to the east are a vacant property and row dwellings in the RF-1 zone and a multifamily residential building developed as a PUD under the C-2-B zone; to the south across Rhode Island Avenue are row dwellings in the RF-1 zone and an apartment building in the MU-4 zone; to the southwest is the Shaw Library in the MU-5A and RA-2 zones; and to the west is an the Shaw-Howard University Metro Station entrance and an apartment building in the ARTS-2 zone. The area is characterized by a mixture of row dwellings, apartments, small retail and institutional uses.

The Generalized Policy Map (“GPM”) of the Comprehensive Plan (“CP”) designates the Property as a Main Street Mixed Use Corridor, which the CP’s Framework Element<sup>2</sup> defines as traditional commercial business corridors with a pedestrian-oriented environment with traditional storefronts with upper story residential office uses. Redevelopment of these corridors should foster economic and housing opportunities, serve neighborhood needs, support transit use, and enhance the pedestrian environment.

The CP’s Future Land Use Map (“FLUM”) designates the Property for Mixed-Use Medium-Density Residential/Medium-Density Commercial. The CP’s Framework Element defines Medium-Density Residential as including neighborhoods with mid-rise (4-7 stories) apartment buildings as the predominant use, with some taller residential buildings surrounded by large areas

<sup>1</sup> Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 3, *How to participate as a witness – written statements*.)

<sup>2</sup> Although the OP Report referred to the “amended” Framework Element adopted by the Council and signed by the Mayor (A23-0217), this is not yet in effect, and so the current Framework Element applies to the Map Amendment until the amended Framework Element completes the Congressional Review Period (anticipated on September 24, 2020, prior to any final action on the Map Amendment). All references herein to the Framework Element are to the current, not the amended, Framework Element.

ZONING COMMISSION  
District of Columbia  
CASE NO. 20-16  
EXHIBIT NO. 4

FOR MORE INFO

# ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA PUBLIC HEARING NOTICE OF A ZONING PROPOSAL

CASE NO.

20-16

Office of Planning

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 10/19/20 AT 4:00 PM TO CONSIDER A PROPOSAL FOR

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

TIME AND PLACE: Monday, October 19, 2020, @ 4:00 p.m.  
WebEx or Telephone - Instructions will be provided on the OZ website by Noon of the Hearing Date!

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 20-16 (Office of Planning - Zoning Map Amendment from ARTS-2 to ARTS-4 @ Square 442, Lot 106)

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
NOTICE OF VIRTUAL PUBLIC HEARING  
TIME AND PLACE: Monday, October 19, 2020, @ 4:00 p.m.  
WebEx or Telephone - Instructions will be provided on the OZ website by Noon of the Hearing Date!

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**  
Z.C. Case No. 20-16 (Office of Planning - Zoning Map Amendment from ARTS-2 to ARTS-4 @ Square 442, Lot 106)

**DESCRIPTION OF PROPERTY TO AFFECT:**  
The subject property is located at 441 4th Street, N.W., Washington, D.C. 20001. The property is currently zoned ARTS-2 and is being proposed for rezoning to ARTS-4.

**THE PROPERTY IS LOCATED IN THE:**  
The property is located in the Square 442 area of the ARTS-2 zone.

**THE PROPOSED ZONING MAP AMENDMENT:**  
The proposed zoning map amendment is to change the zoning from ARTS-2 to ARTS-4 for the subject property.

**THE PROPOSED ZONING MAP AMENDMENT IS BEING PROPOSED FOR THE FOLLOWING REASONS:**  
The proposed zoning map amendment is being proposed for the following reasons: 1) The subject property is currently zoned ARTS-2, which is not appropriate for the proposed development. 2) The proposed zoning map amendment is being proposed to allow for the proposed development to be consistent with the surrounding area.

**THE PROPOSED ZONING MAP AMENDMENT IS BEING PROPOSED FOR THE FOLLOWING REASONS:**  
The proposed zoning map amendment is being proposed for the following reasons: 1) The subject property is currently zoned ARTS-2, which is not appropriate for the proposed development. 2) The proposed zoning map amendment is being proposed to allow for the proposed development to be consistent with the surrounding area.

**FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT**  
441 4<sup>TH</sup> STREET, NW, SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 ♦ (202) 727-6072 - fax  
website: www.dcoz.dc.gov ♦ e-mail: dcoz@dc.gov

**HOW TO PARTICIPATE AS A WITNESS - AND ATTENDANCE**  
Approved persons or representatives of organizations may be heard at the virtual public hearing. Individuals, organizations, or organizations wishing to testify at the hearing are strongly encouraged to sign up to testify at least 10 business days prior to the start of the hearing on OZ's website at <https://dc.gov/ocpl/hearing> or by calling Dena Howard at (202) 727-6311 in order to ensure the success of the virtual public hearing process.

The Commission also requests that all witnesses prepare their testimony in writing, submit the testimony to the staff, and arrive on time for the hearing. The public hearing is a virtual hearing and will be held on the Zoom platform. The public hearing is a virtual hearing and will be held on the Zoom platform. The public hearing is a virtual hearing and will be held on the Zoom platform.

**FOR THE INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**  
ANTHONY J. BOGGS, ROBERT A. MILLER, PETER C. MAI, PETER A. GRAYSON, AND MICHAEL E. FURBER, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARNES, SECRETARY AND BY SARAH S. SWELLEN, SECRETARY TO THE ZONING COMMISSION.

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

# NOTICE

# PROPOSAL

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

TIME AND PLACE: *Monday* ~~Thursday~~, October 19, 2020, @ 4:00 p.m.  
WebEx or Telephone – Instructions will be provided on  
the OZ website by Noon of the Hearing Date!

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 20-16 (Office of Planning– Zoning Map Amendment from ARTS-2 to ARTS-4  
@ Square 442, Lot 106)

6



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

**TIME AND PLACE:**

~~Thursday~~ **Monday**  
Thursday, October 19, 2020, @ 4:00 p.m.  
WebEx or Telephone – Instructions will be provided on  
the OZ website by Noon of the Hearing Date<sup>1</sup>

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

**Z.C. Case No. 20-16 (Office of Planning– Zoning Map Amendment from ARTS-2 to ARTS-4  
@ Square 442, Lot 106)**

**THIS CASE IS OF INTEREST TO ANC 6E**

On July 17, 2020, the Office of Planning (“OP”) filed a report that served as a petition (the “OP Report”) requesting the Zoning Commission (the “Commission”) approve a proposed amendment of the Zoning Map (the “Map Amendment”) for Lot 106 in Square 442 (the “Property”), from the current ARTS-2 zone to the ARTS-4 zone.

The Property consists of approximately 15,317 square feet on the northeast corner of the intersection of 7<sup>th</sup> Street and Rhode Island Avenue, N.W. To the north is a multifamily building in the ARTS-2 zone; to the east are a vacant property and row dwellings in the RF-1 zone and a multifamily residential building developed as a PUD under the C-2-B zone; to the south across Rhode Island Avenue are row dwellings in the RF-1 zone and an apartment building in the MU-4 zone; to the southwest is the Shaw Library in the MU-5A and RA-2 zones; and to the west is an the Shaw-Howard University Metro Station entrance and an apartment building in the ARTS-2 zone. The area is characterized by a mixture of row dwellings, apartments, small retail and institutional uses.

The Generalized Policy Map (“GPM”) of the Comprehensive Plan (“CP”) designates the Property as a Main Street Mixed Use Corridor, which the CP’s Framework Element<sup>2</sup> defines as traditional commercial business corridors with a pedestrian-oriented environment with traditional storefronts with upper story residential office uses. Redevelopment of these corridors should foster economic and housing opportunities, serve neighborhood needs, support transit use, and enhance the pedestrian environment.

The CP’s Future Land Use Map (“FLUM”) designates the Property for Mixed-Use Medium-Density Residential/Medium-Density Commercial. The CP’s Framework Element defines Medium-Density Residential as including neighborhoods with mid-rise (4-7 stories) apartment buildings as the predominant use, with some taller residential buildings surrounded by large areas

<sup>1</sup> Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 3, *How to participate as a witness – written statements.*)

<sup>2</sup> Although the OP Report referred to the “amended” Framework Element adopted by the Council and signed by the Mayor (A23-0217), this is not yet in effect, and so the current Framework Element applies to the Map Amendment until the amended Framework Element completes the Congressional Review Period (anticipated on September 24, 2020, prior to any final action on the Map Amendment). All references herein to the Framework Element are to the current, not the amended, Framework Element.

ZONING COMMISSION  
District of Columbia  
CASE NO. 20-16  
EXHIBIT NO. 4

**FOR MORE INFORMATION**

**44**

**(20**