

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 20-23

As Secretary to the Commission, I hereby certify that on October 6, 2020, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
2. Leila Batties, Esq.
Holland & Knight
3. ANC 5E
5E@anc.dc.gov
4. Commissioner Cortney Segman
ANC/SMD 5E03
5E03@anc.dc.gov
5. Gottlieb Simon
ANC
6. Councilmember Kenyan McDuffie
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Aaron Zimmerman)
9. Esther Yong McGraw, Esq.
General Counsel
DCRA
10. Office of the Attorney General (Max Tondro)
11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature is written over a 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. 20-23
LDP Acquisitions, LLC and 525 Rhode Island Avenue., LP
Map Amendment @ Square 3623, Lots 1 and 2 &
Parcels 131/94, 131/146, 131/147, 131/155. 131/161, 131/162, and 131/ 217
October 6, 2020

THIS CASE IS OF INTEREST TO ANC 5E

On September 30, 2020, the Office of Zoning received an application from LDP Acquisitions, LLC and 525 Rhode Island Avenue, LP (together, the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 1 and 2 in Square 3623 and Parcels 131/94, 131/146, 131/147, 131/155. 131/161, 131/162, and 131/217 in northeast Washington, D.C. (Ward 5), on property that is bound by Rhode Island Avenue, N.E. (north), W Street, N.E. (south), the Metrorail tracks and Rhode Island Avenue Metrorail Station (east), and 5th Street, N.E. (west). The property is currently zoned PDR-2. The Applicant is proposing a map amendment to rezone the property to the MU-10 zone.

The PDR-2 zone is intended to permit medium-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 zone allows for a maximum height of 60 feet (up to 90 feet with required setbacks – see Subtitle J, Chapter 2) and maximum density of 4.5 floor area ratio (“FAR”) (3.0 FAR for restricted uses) – see Subtitle U, Chapter 8).

The MU-10 zone is intended to: permit medium to high-density mixed-use development with a balance of uses conducive to a higher quality of life and environment for residents, business, employees, and institutions and that carry out elements of the Comprehensive Plan, small area plans, or framework plans, including goals in employment, population transportation, housing, public facilities, and environmental quality. The MU-10 zone allows a maximum height of 90 feet (100 feet for Inclusionary Zoning (IZ)); maximum lot occupancy of 75% (100% with IZ); and maximum density of 6.0 FAR (7.2 FAR with IZ and 3.0 FAR for non-residential 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.