

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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CAPITAL DISTRICT 208

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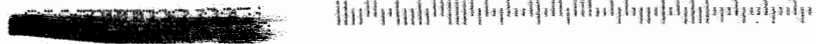
~~OWL DEVELOPMENT LLC
1750 K STREET, N.W.
SUITE 200
WASHINGTON, D.C. 20006-2322~~

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REF BC: 20001271441 *0331-00896-24-24



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

TIME AND PLACE: Thursday, April 22, 2021, @ 4:00 p.m. – 2nd Case
WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date¹

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 21-01 (Office of Planning – Zoning Map Amendment at Parcels 131/44 & 131/216 [Southeast Corner of the Intersection of 5th Street and Rhode Island Avenue, N.E.]

THIS CASE IS OF INTEREST TO ANC 5E

The Office of Planning (“OP”), on behalf of the Deputy Mayor for Planning and Economic Development, filed an application (the “Application”) on January 4, 2021, requesting the Zoning Commission (the “Commission”) approve a proposed amendment of the Zoning Map for Parcels 131/44 and 131/216 (collectively, the “Property”) from PDR-2 zone to the MU-10 zone.

The Property consists of approximately 30,574 square feet of land area at the southeast corner of the intersection of 5th Street and Rhode Island Avenue, N.E.

The Application’s proposed rezoning of the Property to the MU-10 zone would change the permitted uses of the Property to allow, among other uses, residential uses that are mostly prohibited in the Property’s current PDR-2 zone. The proposed rezoning would also change the development standards for the Property, including the following:

	Current PDR-2 Zone	Proposed MU-10 Zone
Maximum Height	60 feet	90 feet (100 ft with Inclusionary Zoning (“IZ”))
Maximum FAR	3.0 (4.5 for limited uses)	6.0 (7.2 with IZ); 3.0 maximum non-residential FAR
Maximum Lot Occupancy	60% residential (80% IZ) 100% non-residential	75% residential (80 % with IZ) 100% non-residential
Minimum Green Area Ratio	0.3	0.2

The Generalized Policy Map of the Comprehensive Plan (“CP”) designates the Property as a Neighborhood Conservation Area in which new development should be compatible with the existing scale, natural features, and character of the area, with densities guided by the CP’s Future Land Use Map (“FLUM”) and CP policies.

The FLUM designates the Property as mixed-use of the following two categories:

¹ 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.)