

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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810 6TH ST NW  
WASHINGTON, DC 20001-5106



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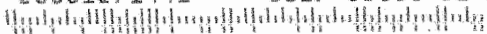
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OFFICE OF ZONING

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

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**TIME AND PLACE:** Monday, February 7, 2022, @ 4:00 p.m.  
WebEx or Telephone – Instructions will be provided  
on the Office of Zoning website by 12:00 noon on the  
Hearing Date

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

**Z.C. CASE NO. 21-15 (S Street Village, LLC – Map Amendment from RF-1 to ARTS-2 @  
Square 442, Lots 88, 108, 110, 810, & 811)**

**THIS CASE IS OF INTEREST TO ANC 6E and ANC 1B**

**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/> – 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.*

S Street Village, LLC (the “Applicant”) filed an application (the “Application”) on September 13, 2021, requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve an amendment to the Zoning Map for Lots 88, 108, 110, 810, and 811 in Square 442 (the “Property”) from the RF-1 zone to the ARTS-2 zone.

**PROPERTY**

The Property consists of approximately 22,144 square feet of land area in Square 442 along the south side of S Street, NW. The Property is located immediately to the southeast of the Shaw-Howard University Metrorail station.

**COMPREHENSIVE PLAN**

The General Policy Map of the Comprehensive Plan (the “CP”) designates the Property in a Neighborhood Enhancement Area, which applies to neighborhoods with substantial amounts of vacant residentially zoned land, for which new development should improve the real estate market, reduce crime and blight, and attract complementary new uses and services that better serve the needs of existing and future residents. The CP's Future Land Use Map designates the Property for Mixed Use -- Medium Density Residential / Medium Density Commercial, which contemplates neighborhoods with a mix of mid-rise apartment buildings with retail, office, and service businesses as the predominant uses. Areas with this designation generally draw from a citywide market area. The CP identifies the RA-3 zone as the medium-density residential zone, and the MU-8 and MU-10 zones as medium density commercial zones, although other zones may apply.

The Property also falls within the area covered by the *DUKE – Development Framework for a Cultural Destination District within Washington, DC's Greater Shaw/U Street* (the “Duke Plan”) and the Convention Center Area Strategic Development Plan Small Area Plans.