

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *KB* Kelsey Bridges
Neighborhood Planning Branch Manager

DATE: July 17, 2026

SUBJECT: ZC Case No. 22-35A – 1345 4th Street NE

PROJECT SUMMARY

UM 500 Penn Street NE, LLC, (the “Applicant”) seeks approval for a Planned Unit Development (PUD) Modification without Hearing. The subject property is located at 1345 4th Street NE (Square 3592, Lots 19-23 and 802 and Parcel 129/45) in the PDR-1 Zone. Zoning Case No. 22-35 was approved by the Zoning Commission (ZC) in 2023 for 350 residential units, 25 lodging units, 31,900 square feet of commercial space, 162 vehicle parking spaces, and 141 long-term bicycle parking spaces.

The Applicant requests a 10-year time extension of the approval due to current market conditions. To bring the site into productive use during this timeframe, the Applicant also seeks to modify the approval to permit interim improvements to the existing buildings on site. The Applicant seeks these improvements to modernize the site’s existing motel and renovate and re-lease the existing street-level commercial and retail spaces.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The previous zoning approval (ZC 22-35) was for 350 residential units, 25 lodging units, 31,900 square feet of commercial space, 162 vehicle parking spaces, and 141 long-term bicycle parking spaces;
- The Applicant requests a 10-year time extension and to permit renovations to the existing site buildings to allow them to be used as modernized lodging and commercial spaces in the interim;
- No changes are proposed to the approved project;

- A Comprehensive Transportation Review (CTR) study is not required since the Applicant is not increasing the parking supply or number of lodging units or commercial square footage in the interim;
- The trash enclosure serving the existing motel on site is located in public space, which violates the District's public space regulations; and
- The Applicant proposes to construct public space improvements to support the interim use. These improvements should bring the public space around the site up to DDOT standards.

RECOMMENDATION

DDOT has no objection to the approval of this application with the following condition:

- The Applicant relocates the existing trash enclosure in public space along Penn Street to private property.

STREETScape AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

The existing public space infrastructure surrounding the site, specifically along Penn Street NE, is out of compliance with DDOT standards. The Applicant should resolve the following issues through the project's site improvements:

- The trash enclosure serving the existing motel on site is located in public space, which violates the District's public space regulations;
- The white fence along the site's street frontage exceeds the allowed 42" fence height;
- The existing (and proposed) site plan allows vehicle parking in public space along Penn Street, which also violates public space regulations. This is possible due to the excessive paving in public space, which should also be removed; and
- The asphalt sidewalk along Penn Street is in poor condition.

The Applicant has an active public space permit application TOPS #493240.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

The Applicant participated in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) on December 12, 2025.

KB:nh