

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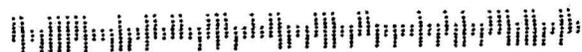
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: December 15, 2025 @ 4:00 p.m.

Via WebEx: <https://dcoz.dc.gov/ZC25-02> (to participate & watch)

Via Telephone: 1-650-479-3208 **Access code:** 2317 523 0521 (audio participation & listen)

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 25-02 (NW One Phase 3 Owner, LLC – Zoning Map Amendment @ Square 621, Lot 860 (1010 North Capitol Street, N.W.))

THIS CASE IS OF INTEREST TO ANC 6E

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 indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- 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*.

NW One Phase 3 Owner, LLC (the “Applicant”) filed an application on April 7, 2025, requesting the Zoning Commission (“Commission”) to approve a Zoning Map Amendment (the “Application”) pursuant to Subtitle X, Chapter 5 and Subtitle Z § 300 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for the property located at 1010 N. Capitol Street, N.W. and known as Lot 860 in Square 621 (the “Property”). The Property is within the boundaries of ANC 6E.

The Property is located in Ward 6 and is bounded by North Capitol Street to the east, K Street, N.W. to the south, and a public alley to the west and north. The Property contains approximately 25,452 square feet of land area. The Property is improved with a surface parking lot. The Property is currently located in the MU-4 zone. The Property constitutes the third and final phase of the overall redevelopment of the Northwest One site.

The Applicant seeks to rezone the Property to the MU-9A zone, which is consistent with the Property’s designations on the Comprehensive Plan’s Future Land Use Map, which designates the majority of the Property for mixed-use High Density Residential and Medium Density Commercial development, with approximately one-third of the Property on the north end designated for mixed-use High Density Residential and Low Density Commercial, as well as the Property’s designation within Central Washington on the Comprehensive Plan Generalized Policy Map. The MU-9A zone would allow development with a maximum height of 90 feet (100 feet with Inclusionary Zoning)

This hearing is governed by the Open Meetings Act. A portion of this hearing may be closed according to the Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov.