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ZONING COMMISSION
District of Columbia
CASE NO.25-07
EXHIBIT NO.10

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

TIME AND PLACE: September 8, 2025 @ 4:00 p.m.
Via WebEx: <https://dcoz.dc.gov/ZC22-39> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2318 538 4563 (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. 25-07 (BD Parcel 5, LLC – Design Review of Buildings & Structures in the NHR Zone @ Square 5860, Lot 1070)

THIS CASE IS OF INTEREST TO ANC 8A

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*.

On May 16, 2025, the Zoning Commission (the “Commission”) received an application from BD Parcel 5, LLC (the “Applicant”) for Design Review (the “Application”). The Applicant is requesting approval of plans by the Commission for a mixed-use development in the Northern Howard Road (“NHR”) Zone District.

The Property is located in Ward 8 along Howard Road, S.E. between South Capitol Street, S.E. and I-295. The Property is immediately south of Poplar Point and adjacent to the Anacostia Metrorail station. The Property consists of approximately 33,326 square feet of land area. The Property is designated Mixed Use (High Density Residential/High Density Commercial/Institutional) on the Future Land Use Map and located within a Land Use Change Area and a Resilience Focus Area on the Generalized Policy Map of the District of Columbia Comprehensive Plan. The Property is located in the NHR zone. The NHR zone requires Commission design review for all new buildings in the zone.

The Applicant intends to construct a mixed-use building on the Property to a maximum height of 130 feet plus a 20-foot penthouse, containing residential and ground floor retail uses.¹ The building

¹ For purposes of this statement, all references to “retail” use are intended to include uses falling within the following use categories: Retail (11-B DCMR § 200.2(bb)); Services, General (11-B DCMR § 200.2(cc)); (Services, Financial (11-B DCMR § 200.2(dd)); Eating and Drinking Establishments (11-B DCMR § 200.2(i)); Animal Sales, Care, and Boarding (11-B DCMR § 200.2(c)); Daytime Care (11-B DCMR § 200.2(h)); Entertainment, Assembly, and