



Form 101 - Application/ Petition to Amend the Zoning Map

Form 103 - Application for a 1st Stage , 2nd Stage, Consolidated and/or Modification of Significance of a Planned Unit Development

Form 104 - Application for Approval of Air Space Development

GIS INFORMATION

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
3587	3			ANC 5D01
3594	1			5D01

Address of Property: 1348 4th Street, NE, 401 New York Ave., NE, and the airspace above 4th Street, NE between such lots

If applicable , Historic District(s) , in which site is located : None

ZONING INFORMATION

Square Feet:

59,120

Previous Zoning Actions

( ZC and /or BZA Case No.s), Affecting the Above Properties:

None

Total area of the site (square feet/acres):

59120

Public area of the site (square feet/acres)

11800

Private area of the site (square feet/acres)

47320

Brief Description of Project/Proposal: This Application seeks Commission review and approval of three related elements: (i) a consolidated PUD for approximately 550,600 square feet of multi-family residential, office, and retail and commercial ground floor uses with a distinctive, publicly-accessible rooftop that will provide a mix of publicly accessible outdoor space, entertainment and dining venues, views of the Capitol and gathering spaces at the gateway to the District of Columbia’s downtown core and threshold to the Union Market District, up to three levels of below-grade parking with 175-250 parking spaces to serve the Project; and a robust package of additional public benefits; (ii) a Zoning Map amendment, to rezone the entirety of the Property from the PDR-1 zone to the MU-30 zone, and assign such MU-30 zone designation to the airspace above 4th Street, NE that is part of the property; and (iii) an airspace development, pursuant to which the Commission determines the use and dimensional limitations applicable to the airspace above a portion of 4th Street, NE

CONTACT INFORMATION

Person(s) to be notified of all actions

Name: David Lewis

E-mail: david.lewis@goulstonstorrs.com

Firm/Organization: Goulston & Storrs

Address: 1999 K Street, NW, Suite 500

Phone No.s: 2027211127

Phone No.s Alternate:

Person to be notified of Hearing and Decision Section

Name: David Lewis

E-mail: david.lewis@goulstonstorrs.com

Firm/Organization: Goulston & Storrs 1999 K Street, NW, Suite 500

Address: 20006

Phone No.s: 2027211127

Phone No.s Alternate:

NOTICES

Application served on ANC, OP and Other Parties : 11/12/2019 by

NOI served on: 09/17/2019 by

Certifications

**Applicant's/Petitioner's Name:**  
UM 1348 4th Street NE LLC  
EAJ 401 New York Ave LLC

**Date:** 11/26/2019

**Owner's Name:**  
EAJ 401 New York Ave LLC  
PNC Bank, National Association

**FEE CALCULATOR**

<b>FORM</b>	<b>AMOUNT</b>
<b>Form 101 - Petition to Amend the Zoning Map</b>	<b>Form 101 - Application/ Petition to Amend the Zoning Map</b>
<b>Form 103 - Application for a 1st,2nd-Stage, Consolidated and/or Mod of Significance of a PUD</b>	<b>\$520</b>
<b>Form 104 - Application for Approval of Air Space Development</b>	<b>\$520</b>
<b>Grand Total: \$1,690.00</b>	

<b>SIGNATURE</b>	<b>Date</b>
David Lewis	11/26/2019

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