

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning




**Z.C. CASE NO.: 16-29**

As Secretary to the Commission, I hereby certify that on December 21, 2016, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(\*), to the following:

- |  |   |
|--|---|
| 1. <i>D.C. Register</i>  | 7. Gottlieb Simon<br>ANC  |
| 2. John Epting, Esq.<br>Meghan Hottel-Cox<br>Goulston & Storrs   | 8. Councilmember LaRuby May   |
| 3. ANC 8A<br>2100-D MLK, Jr. Avenue, SE<br>Washington, DC 20020  | 9. Office of Planning (Jennifer Steingasser)  |
| 4. ANC 8C<br>c/o Charles Lindsay, Acting Chair<br>3324 Oxon Run Road, SE<br>Washington, DC 20032         | 10. Jay Wilson (DOEE)   |
| 5. Commissioner Jeffrey J. McCoy<br>ANC/SMD 8C01<br>3361 Brothers Place, SE<br>Washington, DC 20032      | 11. DDOT (Jamie Henson and Anna<br>Chamberlin)  |
| 6. Commissioner Tina L. Fletcher<br>ANC/SMD 8A06<br><a href="mailto:8A06@anc.dc.gov">8A06@anc.dc.gov</a> | 12. Charles Thomas, Esq.<br>General Counsel<br>DCRA   |
|  | 13. Office of the Attorney General (Alan<br>Bergstein)  |
|  | 14. At-Large Councilmembers: <ul style="list-style-type: none"><li>• Phil Mendelson</li><li>• David Grosso</li><li>• Elissa Silverman</li><li>• Anita Bonds</li><li>• Robert White, Jr.</li></ul> |

ATTESTED BY:

  
**Sharon S. Schellin**  
Secretary to the Zoning Commission  
Office of Zoning

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 16-29**  
**(Poplar Point RBBR, LLC – First-Stage PUD and Related Map Amendment**  
**@ Squares 5860 and 5861)**  
**December 21, 2016**

**THIS CASE IS OF INTEREST TO ANC 8A and 8C**

On December 13, 2016, the Office of Zoning received an application from Poplar Point RBBR, LLC (the “Applicant”) for approval of a first-stage planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 97, 1025-1031, 1036, and 1037 and a portion of the alley to be closed in Square 5860, and Lot 91 in Square 5861 in southeast Washington, D.C. (Ward 8), on property located on either side of Howard Road, S.E. and in between Interstate 295 and South Capitol Street, S.E. The property is currently zoned MU-14. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to MU-9.

The Applicant proposes to construct a mixed-use development with office, residential, and retail uses. The mix of uses will include approximately 45,300 square feet of retail space, 1, 617,000 square feet of office space, and 677,480 square feet (680-700 units) of residential space. The maximum density of the project will be 8.99 floor area ratio (“FAR”), the lot occupancy will be 75%, and the maximum height will be 130 feet.

The project will include up to 930 below-grade parking spaces for cars, as well as 541 long-term parking spaces and 90 short-term parking spaces for bicycles. It will achieve LEED-Gold certification and have 10% of the residential square footage set aside for affordable housing – half of it for households at the 50% area median income (“AMI”) level and half of it for households at the 80% AMI level.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.