

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 20-27

As Secretary to the Commission, I hereby certify that on November 9, 2020, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

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11. Office of the Attorney General (Max Tondro)
12. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature is written over a horizontal line.

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. 20-27

**(High Street District Development, Inc. – Consolidated Planned Unit Development and
Related Map Amendment @ Square 445, Lots 191-194, 800, 821, and 822)**

November 5, 2020

THIS CASE IS OF INTEREST TO ANC 6E

On November 2, 2020, the Office of Zoning received an application from High Street District Development, Inc. (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and a related map amendment for the above-referenced property.

The subject property is located in northwest Washington, D.C. (Ward 6) on 7th and P Streets, N.W. in the Shaw neighborhood. The subject property consists of Lots 191-194, 800, 821, and 822 in Square 445. The property is currently zoned MU-4. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to MU-6.

The Applicant is proposing to redevelop the property into a new mixed-use building with approximately 7,442 square feet of ground-floor retail and 230 residential units. The 90-foot-tall building will contain approximately 163,675 square feet of gross floor area on an approximately 0.53 acre site, for a density of 7.17 floor area ratio (“FAR”). The project will contain approximately 56 parking spaces; it will be constructed to the LEED-Silver level, and it will provide 12% of the residential net square footage as Inclusionary Zoning (“IZ”) affordable units at the 60% median family income 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.