

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

**TIME AND PLACE:** **Thursday, May 20, 2021 @ 6:30 p.m.**  
**WebEx or Telephone – Instructions will be provided on  
the OZ website by Noon of the Hearing Date**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 20-27 (High Street District Development, Inc. – Consolidated PUD and Related  
Map Amendment @ Square 445, Lots 191, 192, 193, 194, 800, 821, 822 (collectively “the  
Property”))**

**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 at <https://dcoz.dc.gov/> – see below: *How to participate as a witness – oral statements.*
- 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 November 3, 2020, High Street District Development, Inc. (the “Applicant”), filed an application (the “Application”) requesting that the Zoning Commission (the “Commission”) approve for the Property to construct a nine-story residential building with ground floor retail use (the “Building”):

- A consolidated planned unit development (“PUD”) pursuant to Subtitle X, Chapter 3, and Subtitle Z, Chapter 3, of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made); and
- A related amendment of the Zoning Map from the current MU-4 zone to the proposed MU-6 zone.

The Property consists of approximately 22,824 square feet of land area at the northeast corner of 7<sup>th</sup> and P Streets, N.W., that extends through the block east to Marion Street, N.W. The Property has frontage on Marion, P, and 7<sup>th</sup> Streets, N.W. and borders the Bread for the City building to the north along 7<sup>th</sup> Street, N.W., and a residential condominium building to the north along Marion Street, N.W. The Property is in Ward 6 and is within the boundaries of Advisory Neighborhood Commission 6E.

The Generalized Policy Map of the Comprehensive Plan (the “CP”) designates the Property in two areas:

- The eastern portion as a Neighborhood Enhancement Area – areas where new development responds to the existing character, natural features, and existing/planned infrastructure capacity, with new housing encouraged to improve the neighborhood that is consistent with the land-use designation on the Future Land Use Map (“FLUM”) and the CP’s policies; and