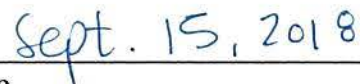


**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a second-stage Planned Unit Development (“PUD”) and modifications to an approved first-stage PUD for property located at Square 3587, Lots 834, 835, and a portion of Lot 837 (the “Site”) was mailed to the owners of all property within 200 feet of the perimeter of the Site and to Advisory Neighborhood Commission 5D on September 14, 2018. The application will be filed no earlier than forty-five (45) calendar days following September 14, 2018, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Site are attached hereto.

  
\_\_\_\_\_  
Jessica Raabe Bloomfield

  
\_\_\_\_\_  
Date

September 14, 2018

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the District of Columbia Zoning Commission  
For a Second-Stage PUD and Modifications to an Approved First-Stage PUD**

Grosvenor USA Limited, Carr Properties OC, LLC, and 350 Morse CPK Owner, LLC (collectively, the “Developer”) hereby gives notice of its intent to file an application for a second-stage Planned Unit Development (“PUD”) and modifications to an approved first-stage PUD for property located at Square 3587, Lots 834, 835, and a portion of Lot 837. Pursuant to Subtitle Z § 300.7 of the District of Columbia Zoning Regulations, 11 DCMR (September, 2016), as amended (“DCMR”), the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. In accordance with 11-Z DCMR § 301.8, the Developer is required to make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the project. The Developer is also available to discuss the proposed development with all interested and affected groups and individuals.

Pursuant to Z.C. Order No. 15-27, effective on July 21, 2017, the Zoning Commission approved a consolidated PUD, a first-stage PUD, and a Zoning Map amendment from the C-M-1 District to the C-3-C District<sup>1</sup> for Lots 805, 814, and 817 in Square 3587 (the “PUD Site”).<sup>2</sup> The PUD Site was approved to be developed with four buildings (“Building A,” “Building B,” “Building C,” and “Building D”). The consolidated PUD applied to “Building A-1” (the southern portion of Building A), “Building B,” and “Building C-1” (the southern portion of Building C), and the first-stage PUD applied to “Building A-2” (the northern portion of Building A), “Building C-2” (the northern portion of Building C), and “Building D.” The Developer is now seeking approval of a second-stage PUD and modifications to the approved first-stage PUD for Buildings A-2, C-2, and D.

The first-stage PUD approved Building A-2 to be developed to a maximum building height of 130 feet, with approximately 249,323 square feet of gross floor area devoted to residential use, approximately 4,570 square feet of gross floor area devoted to retail use, and additional gross floor area devoted to parking and loading. Building A-2 included 198 residential units and 63 on-site parking spaces. Grosvenor USA Limited now proposes to construct Building A-2 to a maximum building height of 130 feet and to provide approximately 246,000 square feet of gross floor area devoted to residential use and approximately 7,000 square feet of gross floor area devoted to retail use. 240 residential units and 214 on-site parking spaces will be provided.

The first-stage PUD approved Building C-2 to be developed to a maximum building height of 130 feet, with approximately 211,784 square feet of gross floor area devoted to residential use,

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<sup>1</sup> Z.C. Order No. 15-27 was approved under the 1958 Zoning Regulations. Under the 2016 Zoning Regulations, which repealed and replaced the 1958 Zoning Regulations on September 6, 2016, the C-M-1 District was re-designated to the to the PDR-1 District and the C-3-C District was re-designated to the MU-9 District.

<sup>2</sup> Following approval of Z.C. Order No. 15-27, the Developer filed several Division of Lots applications with the D.C. Office of Tax and Revenue, some of which have been approved as of the date of this notice, thus accounting for the different lot numbers for the approved PUD compared to the proposed PUD.

approximately 9,200 square feet of gross floor area devoted to retail use, and additional gross floor area devoted to parking and loading. Building C-2 included approximately 232 residential units and 90 on-site parking spaces. Carr Properties OC, LLC now proposes to construct Building C-2 to a maximum building height of 130 feet for use as an office building with approximately 215,000 square feet of gross floor area devoted to office use and approximately 12,500 square feet of gross floor area devoted to retail use. Approximately 142 on-site parking spaces will be provided.

The first-stage PUD approved Building D to be developed to a maximum building height of 130 feet, with approximately 121,484 square feet of gross floor area that could be devoted to either residential, hotel, or office uses. 350 Morse CPK Owner, LLC now proposes to construct Building D to a maximum building height of 130 feet and to provide approximately 144,257 square feet of gross floor area devoted to residential use and approximately 1,620 square feet of gross floor area devoted to retail use. Approximately 257 residential units will be provided without any on-site parking spaces.

The developers for this proposal are Grosvenor USA Limited, Carr Properties OC, LLC, and 350 Morse CPK Owner, LLC. The architects are Brininstool-Lynch and SHoP (Building A-2), Smith Group (Building C-2), and Eric Colbert & Associates (Building D). The land use counsel is Holland & Knight LLP. Should you need any additional information regarding the application contact Kyrus L. Freeman of Holland & Knight LLP at (202) 955-3000.

4<sup>th</sup> STREET NE LLC  
PO BOX 528  
COLUMBIA, SC 29202-0528

1250 4<sup>TH</sup> ST EDENS LLC  
1221 MAIN ST STE 1000  
COLUMBIA, SC 29201-3255

UNION MARKET APARTMENTS LLC  
1530 WILSON BLVD STE 330  
ARLINGTON, VA 22209-2447

GG UNION LP  
160 GREENTREE DR STE 101  
DOVER, DE 19904-7620

UNION MARKET APARTMENTS LLC  
1530 WILSON BLVD STE 330  
ARLINGTON, VA 22209-2447

300 MORSE CPK OWNER LLC  
1000 SANSOME ST STE 180  
SAN FRANCISCO, CA 94111-1327

NYA4 ASSOCIATES LLC  
7871 BELLE POINT DR  
GREENBELT, MD 20770-3350

PHILADELPHIA BALTIMORE &  
400 N CAPITAL ST NW  
WASHINGTON, DC 20001-1511

EAJ 401 NEW YORK AVE LLC  
PO BOX 528  
COLUMBIA, SC 29202-0528

WASHINGTON TERMINAL COMPANY  
1801 9<sup>TH</sup> ST NE  
WASHINGTON, DC 20018-1001

WASHINGTON METROPOLITAN AREA  
600 5<sup>TH</sup> ST NW  
WASHINGTON, DC 20001-2610

WASHINGTON METROPOLITAN AREA  
600 5<sup>TH</sup> ST NW  
WASHINGTON, DC 20001-2610

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1439 SOUTH CAROLINA AVE SE  
WASHINGTON, DC 20003-2329

WASHINGTON TERMINAL COMPANY  
400 N CAPITOL ST NW  
WASHINGTON, DC 20001-1511

DAVID L FRIEDMAN TRUSTEE  
8606 MAYFAIR PL  
SILVER SPRING, MD 20910-4302

U-STORE ZETA LIMITED PARTNERSHIP  
1611 N KENT ST  
ARLINGTON, VA 22209-2128

PNC BANK NATIONAL ASSOCIATION  
130 S JEFFERSON ST STE 300  
CHICAGO, IL 60661-5763

320 FLORIDA OWNER LLC  
1875 CONNECTICUT AVE NW FL 10  
WASHINGTON, DC 20009-5728

1250 4<sup>TH</sup> ST EDENS LLC  
PO BOX 528  
COLUMBIA, SC 29202-0528

300 MORSE CPK OWNER LLC  
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SAN FRANCISCO, CA 94111-1327

CK MRP WASHINGTON GATEWAY III  
3050 K STREET NW STE 125  
WASHINGTON, DC 20007-5122

GATEWAY MARKET LLC  
1221 MAIN ST STE 1000  
COLUMBIA, SC 29201-3255

GOPAL INC  
600 NEW YORK AVE NE  
WASHINGTON, DC 2002-7022

UM 1340 4<sup>TH</sup> ST LLC  
PO BOX 528  
COLUMBIA, SC 29202-0528

UM 500 PENN STREET NE LLC  
PO BOX 528  
COLUMBIA, SC 29202-0528

GRISHA ENTERPRISES LLC  
22714 GLENN DR STE 130  
STERLING, VA 20164-4422

DISTRICT OF COLUMBIA  
2000 14<sup>TH</sup> ST NW  
WASHINGTON, DC 20009-4487

GATEWAY MARKET (SOE) LLC  
PO BOX 528  
COLUMBIA, SC 29202-0528

YING C CHEN  
9238 RAINBOW FALLS DR  
BRISTOW, VA 20136-2148

DISTRICT OF COLUMBIA  
801 N CAPITOL ST NE  
WASHINGTON, DC 20002-4232



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WASHINGTON METROPOLITAN AREA  
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GATEWAY MARKET L/CAL LLC  
2 BETHESDA METRO CTR STE 800  
BETHESDA, MD 20814-4395



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