


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-27A (500 Morse CPK Owner, LLC, et al. – Second-Stage PUD & Modification of Significance to First-Stage PUD @ Square 3587)

As Secretary to the Commission, I hereby certify that on January 3, 2019 copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
2. Kyrus Freeman, Esq.
Jessica Bloomfield, Esq.
Holland & Knight
3. ANC 5D
5D@anc.dc.gov
4. Commissioner Peta-Gay Lewis
ANC/SMD 5D01
5D01@anc.dc.gov
5. Gottlieb Simon
ANC
6. Councilmember McDuffie
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Anna Chamberlin)
9. Patricia Donkor, Esq.
Acting General Counsel
DCRA
10. Office of the Attorney General (Alan Bergstein)
11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

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. 15-27A

(300 Morse CPK Owner, LLC; 350 Morse CPK Owner C2, LLC; 350 Morse CPK Owner, LLC; Grosvenor USA Limited; and Carr Properties OC, LLC – Second-Stage PUD and Modification of Significance to First-Stage PUD @ Square 3587, Lots 834, 835, and 840)

January 3, 2019

THIS CASE IS OF INTEREST TO ANC 5D

On December 20, 2019, the Office of Zoning received an application from 300 Morse CPK Owner, LLC, *et al.* (“Applicant”) for approval of a second-stage planned unit development (“PUD”) and modification of significance to a previously approved first-stage PUD for the above-referenced property.

The property that is bounded by New York Avenue, N.E. (north), 4th Street, N.E. (northeast), Morse Street, N.E. (southeast), Florida Avenue, N.E. (southwest), and the Amtrak and Metrorail lines (west). For the purposes of this project subject of this application consists of Lots 834, 835, and 840 in Square 3587 in northeast Washington, D.C. (Ward 5). The property is zoned C-3-C through a PUD-related map amendment. The underlying zone for this property is PDR-1.

The Applicant requests a modification of significance to convert Building C2 from the previously approved primarily residential use to a primarily office use. The Applicant further requests second-stage approval for a PUD to develop buildings as follows: a mixed-use building containing residential and retail uses in Lot 840 (Building A2); a mixed-use building containing office and retail in Lot 834 (Building C2), and a mixed-use building containing residential and retail uses in Square 3587. Lot 835 (Building D).

The overall project gross floor area for the entire PUD increased slightly, from 1,467,196 square feet to 1,475,587 square feet (the floor area ratio [“FAR”] reduced from 6.89 to 6.81). The maximum heights for the buildings will be 130 feet and there will be a total of 726 parking spaces for the project.

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.