


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) (correction - to include D.C. Register)

As Secretary to the Commission, I hereby certify that on April 2, 2019 a copy of the attached Z.C. Notice of Filing was sent via electronic mail to the following:

1. *D.C. Register*

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)**

April 2, 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.

	Notice ID	Status	Register Category	Agency Name	Subject	Register Issue	Action Date
<input type="checkbox"/>	N0081495	Submitted	Public Hearings	Zoning, Office of	Board of Zoning Adjustment - Public Hearing Notice - (REVISED) - Wednesday, April 24, 2019	Vol 66/15 4/12/2019	4/2/2019 1:09:41 PM
<input type="checkbox"/>	N0081496	Submitted	Public Hearings	Zoning, Office of	Board of Zoning Adjustment - REVISED Public Hearing Notice - Wednesday, May 1, 2019	Vol 66/15 4/12/2019	4/2/2019 1:13:39 PM
<input type="checkbox"/>	N0081497	Submitted	Public Hearings	Zoning, Office of	Board of Zoning Adjustment - REVISED Public Hearing Notice - Wednesday, May 15, 2019	Vol 66/15 4/12/2019	4/2/2019 1:16:33 PM
<input type="checkbox"/>	N0081498	Submitted	Notices, Opinions, and Orders	Zoning, Office of	Board of Zoning Adjustmment - REVISED Public Meeting Notice - Wednesday, April 24, 2019	Vol 66/15 4/12/2019	4/2/2019 1:23:02 PM
<input type="checkbox"/>	N0081505	Submitted	Notices, Opinions, and Orders	Zoning, Office of	Zoning Commission Notice of Filing: Case 15-27A ✓	Vol 66/15 4/12/2019	4/2/2019 3:06:01 PM