ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

PUBLIC HEARING NOTICE

OF A

ZONING PROPOSAL

CASE NO.

15-27A

OF

Grosvenor USA Limited

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 6/17/19 AT 6:30 pm TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE:

Monday, June 17, 2019, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, NW, Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 15-27A (Grosvenor USA Limited – Second-Stage PUD @ Square 3507, Lot 840)

THIS CASE IS OF INTEREST TO ANC 5D

On December 20, 2018, the Office of Zoning received an application from 3051 Monte CPK Owner, LLC; 330 Monte CPK Owner CI, LLC; 330 Monte CPK Owner, LLC; Grosvenor USA Limited; and Carr Properties DC, LLC; for approval of a second-stage planned unit development ("PUD") and modification of significance to a previously-approved first stage PUD for Buildings A2, C2, and D on Lots 840, 834, and 833, respectively, in Square 3507 that were originally approved as a consolidated and first-stage PUD in Z.C. Case No. 15-27.

On March 1, 2019, Grosvenor USA Limited filed a revision to the application, now limited to approval of a second-stage PUD solely for Building A2 on Lot 840 in Square 3507 ("Property"). The property is bounded by New York Avenue, N.E. (north), 4th Street, N.E. (southeast), Morse Street, N.E. (southeast), Florida Avenue, N.E. (southwest), and the Amtrak and Metrorail lines (west). The Property consists of approximately 35,840 square feet of land area and is proposed to be developed as a mixed-use building containing approximately 268 residential units and ground floor retail ("Building A2"). Applications for second-stage PUD approval for Buildings C2 and D will be filed separately.

The Office of Planning submitted its report on Building A2 to the Office of Zoning on March 29, 2019, and the application was set down for a public hearing by the Zoning Commission on April 8, 2019. The Applicant filed its Prehearing Statement with the Commission on April 12, 2019.

The Applicant proposes to redevelop the Property with a mixed-use building containing approximately 280,797 square feet of gross floor area (7.88 floor area ratio ("FAR")) and a maximum building height of 130 feet. Building A2 will contain approximately 266 residential units, approximately 6,500 square feet of ground floor retail, and approximately 165 below-grade parking spaces. Building A2 will include affordable housing consistent with the requirements set forth in the first-stage PUD for the Property.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
(202) 727-6311 ◊ (202) 727-6072 - fax
website: www.dcoz.dc.gov ◊ e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.18A2