

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 4<sup>TH</sup> 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, at 6:30 p.m.  
Joseph B. Korman Memorial Hearing Room  
441 4<sup>th</sup> Street, NW, Suite 220-S, NW  
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
Z.C. Case No. 15-27A (Grosvenor USA Limited - Second Stage PUD at Square 280), Lot 846

THIS CASE IS OF INTEREST BECAUSE

The Commission on 2/18/18, the Office of Zoning received an application from Grosvenor USA Limited, LLC, Grosvenor USA Limited, and Grosvenor USA Limited, LLC, for approval of a second stage Planned Unit Development (PUD) and modification of specifications for physical operations for stage PUD for Buildings A1, A2, A3, and A4, respectively. In August 2017, the Commission approved as a conditional and Developer PUD in Z.C. Case No. 15-27.

The 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 846 in Square 280 ("Property"). The property is bounded by New York Avenue, N.E. (north), 4<sup>th</sup> Street, N.E. (east), Moore Street, N.E. (southwest), Franklin Avenue, N.E. (southwest), and the Anacostia and Metroside Lines (east). The Property consists of approximately 10,000 square feet of land area and 117,000 sq. ft. of floor area. The Property is currently vacant. The Property is currently zoned F-1 (Community Floor Area Ratio). Applications for second stage PUD approval for Buildings C2 and C3 will be filed separately.

The Office of Planning submitted its report on Building A2 to the Office of Zoning on March 7th, 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 280,717 square feet of gross floor area and 17,812 floor area ratio ("FAR") and a multi-story, approximately 6.59 acre lot of ground floor retail, and approximately 143 below-grade parking spaces. Building A2 will include affordable housing consistent with the requirements set forth in the second stage PUD for the Property.

This public hearing will be conducted in accordance with the restricted view provisions of the Zoning Regulations, 11 DCMR § 2604.6, Chapter 4.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
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WASHINGTON, DC 20001  
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**THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.**