

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES

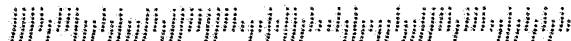


ZIP 20001 \$ 000.50⁰
02 4W
0000347716 APR 30 2019

RETURN TO SENDER
NOT NGA'S MAIL

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

2000181511 0012



**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

RECEIVED
D.C. OFFICE OF ZONING
2019 MAY 17 AM 10:15

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 15-27A (Grosvenor USA Limited – Second-Stage PUD @ Square 3587, Lot 840)

THIS CASE IS OF INTEREST TO ANC 5D

On December 20, 2018, the Office of Zoning received an application from 300 Morse CPK Owner, LLC; 350 Morse CPK Owner C2, LLC; 350 Morse CPK Owner, LLC; Grosvenor USA Limited; and Carr Properties OC, 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 835, respectively, in Square 3587 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 3587 (“Property”). The property 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). The Property consists of approximately 35,640 square feet of land area and is proposed to be developed as a mixed-use building containing approximately 260 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 280,757 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 260 residential units, approximately 6,700 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.