

**TO REPORT EROSION, RUNOFF,  
OR STORMWATER POLLUTION  
FROM THIS CONSTRUCTION SITE:**

300 MORSE STREET NE  
325 MORSE STREET NE  
350 MORSE STREET NE

★ ★ ★ CONTACT DEPARTMENT OF ENERGY & ENVIRONMENT  
PHONE: (202) 535-2977 • EMAIL: [IEB.scheduling@dc.gov](mailto:IEB.scheduling@dc.gov)  
311 MOBILE APP: "Construction-Erosion Runoff"



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**  
DATE AND PLACE: Monday, June 17, 2019, at 6:30 p.m.  
Audrey B. Korman Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-S  
Washington, D.C. 20001  
FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
Z.C. Case No. 15-27A Grosvenor USA Limited - Second Stage PUD in Square 2007, Lot 800.  
**THIS CASE IS OF INTEREST TO YOU BECAUSE:**  
On December 15, 2018, the Office of Planning received an application from Grosvenor USA Limited (Grosvenor USA) for a second-stage PUD in Square 2007, Lot 800. The application includes a proposed plan of development (POD) and a modification of the zoning to a Special Use District (SUD) for the site. The proposed POD includes a 1.5 million square foot office building, a 1.5 million square foot residential building, and a 1.5 million square foot mixed-use building. The proposed SUD is a new SUD that would allow for a higher density of residential and commercial uses. The proposed POD is subject to a public hearing on June 17, 2019, at 6:30 p.m. at the Audrey B. Korman Memorial Hearing Room, 441 4<sup>th</sup> Street, N.W., Suite 220-S, Washington, D.C. 20001. For more information, please contact the Office of Zoning at (202) 727-6311 or visit the website at [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

(In March 2019, Grosvenor USA Limited filed a petition to the Office of Planning, now limited to approval of a second-stage PUD solely for Building A2 on Lot 800 in Square 2007, "Phase 2". The petition is located by New York Avenue, N.E. (Dumb), 4<sup>th</sup> Street, N.E. (Judicial) (Morse Street), N.E. (Judicial), Florida Avenue, N.E. (Judicial), and the Avenue and Memorial (Morse Street). The Property consists of approximately 11,000 square feet of land and is proposed to be developed as a residential building containing approximately 100 residential units and ground floor retail ("Building A2"). Applications for second-stage PUD approval for Buildings 12 and 13 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 to the Zoning Commission on April 8, 2019. The Applicant filed its Petition Statement with the Commission on April 12, 2019.  
The Applicant proposes to rezone the Property with a residential building containing approximately 100 residential units. The site area is 1.5 million square feet and is subject to a maximum building height of 170 feet. Building A2 will contain approximately 100 residential units, approximately 9,000 square feet of ground floor retail, and approximately 100,000 square feet of office space. 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 unamended rules promulgated by the Zoning Regulations, 11 DCMR Subchapter C, Chapter 4.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, N.W., SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 • (202) 727-6072 - fax  
website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) • e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

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