

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

15-27A

OF
Crosuendor 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, at 6:30 p.m.
Jennifer B. Kern Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 15-27A (Crosuendor USA Limited - Second Stage PUD @ Square 1807, Lot 849)

THIS CASE IS OF INTEREST TO ALL:

On December 26, 2018, the Office of Zoning received an application from 300 Marvel CPE, Owner, LLC, 100 Marvel CPE, Owner, LLC, 150 Marvel CPE, Owner, LLC, Crosuendor USA Limited, and Law Properties DC, LLC, for approval of a second stage proposed land development (PUD) and modification of application to a previously approved first stage PUD for Building A2, C2, and D2 on Lots 849, 850, and 851, respectively, at Square 1817 that were originally approved as a consolidated and first-stage PUD to Z.C. Case No. 15-27.

On March 1, 2019, Crosuendor USA Limited filed a revision to the application, now limited to approval of a second-stage PUD solely for Building A2 on Lot 850 in Square 1817 ("Property"). The property is bounded by New York Avenue, N.E. (north), 4th Street, N.W. (east), Federal Avenue, N.E. (south), Florida Avenue, N.E. (west), and the Anacostia and Potomac Rivers (East). The Property consists of approximately 31,660 square feet of land area and is proposed to be developed as a second-stage building containing approximately 260 residential units and ground floor retail ("Building A2"). Application for second stage PUD approval for Buildings C2 and D2 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 Preliminary Statement with the Commission on April 12, 2019.

The Applicant proposes to redevelop the Property with a mixed-use building containing approximately 260,710 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 4,300 square feet of ground floor retail, and approximately 160 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 consented case provisions of the Zoning Regulations, 11 DCMR Section 2, 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.

Muller