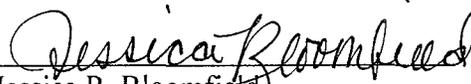


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a second-stage planned unit development ("PUD") and modifications to an approved first-stage PUD for Square 5784, Lots 899, 900, and 1101, was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on October 25, 2017, at least forty-five (45) calendar days prior to the filing of the application, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.7. A copy of the notice and the list of property owners are attached hereto.

  
\_\_\_\_\_  
Jessica R. Bloomfield

10/25/2017  
\_\_\_\_\_

Date

October 25, 2017

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the District of Columbia Zoning Commission  
For a Second-Stage PUD and Modifications to an Approved First Stage PUD**

Four Points, LLC (the “Applicant”) hereby gives notice of its intent to file an application for a Second-Stage Planned Unit Development (“PUD”) and a Modification to an approved First-Stage PUD for property located at Square 5784, Lots 899, 900, and 1101. Pursuant to Subtitle Z § 300.7 of the District of Columbia Zoning Regulations, 11 DCMR (September, 2016), as amended (the “Zoning Regulations”), the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. In accordance with 11-Z DCMR § 301.8, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the project. The Applicant is also available to discuss the proposed development with all interested and affected groups and individuals.

Pursuant to Z.C. Order No. 08-07, dated September 9, 2013, and effective on October 25, 2013, the Zoning Commission approved a First-Stage PUD and a related Zoning Map amendment from the C-2-A and C-M-1 Districts to the C-3-A District for Square 5772, Lots 827, 829, 831, 880, 984, 1017, and 1019; Square 5783, Lots 829 and 1018; Square 5784, Lots 898, 899, and 900; and Square 5785, Lots 839 and 906 (the “Overall PUD Site”).<sup>1</sup> Pursuant to Z.C. Order No. 08-07A, dated March 30, 2015, and effective on May 22, 2015, the Zoning Commission approved a Second-Stage PUD and modifications to the approved First-Stage PUD to develop “Building 1” on Lot 839 and part of Lot 906 in Square 5785.

On October 13, 2015, the Applicant issued a notice of intent, and on October 23, 2015, the Applicant submitted an application to the Zoning Commission for a Second-Stage PUD and modifications to the approved First-Stage PUD to develop “Building 4” on Lots 899, 900, and 1101 in Square 5784, and “Buildings 8 and 9” on Lots 827, 829, 831, 881, 882, 984, 1017, and 1020 in Square 5772 (Z.C. Case No. 08-07B).

This notice is being issued for the purpose of filing a new application for a Second-Stage PUD for Building 4 only, and for modifications to the phasing plan approved as part of the First-Stage PUD for the Overall PUD Site. The approved First-Stage plans for Building 4 included a total of 278,900 square feet devoted to retail and office uses, and a maximum building height of 90 feet, which will generally remain the same under the current proposal.

The developer for this proposal is Four Points LLC; the architect for Building 4 is NBBJ; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed application, please contact Kyrus L. Freeman of Holland & Knight LLP at (202) 955-3000.

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<sup>1</sup> Z.C. Order No. 08-07 was approved under the 1958 Zoning Regulations. Under the 2016 Zoning Regulations, which repealed and replaced the 1958 Zoning Regulations on September 6, 2016, the C-2-A District was re-designated to the MU-4 District, the C-M-1 District was re-designated to the to the PDR-1 District, and the C-3-A District was re-designated to the MU-7 District.

George T. Curtis III Trustee  
5620 Linda Lane  
Camp Springs, MD 20748-2327

Pauline J. Coley  
1126 Chicago Street, SE  
Washington, DC 20020-5812

Clarence R. Sykes  
2251 Shannon Place, SE  
Washington, DC 20020-5739

2200 Railroad LLC  
5620 Linda Lane  
Camp Springs, MD 20748-2327

Jack Spicer Properties LLC  
4514 Rhode Island Avenue  
N. Brentwood, MD 20722-1224

David Leiner  
1134 Chicago Street, SE  
Washington, DC 20020-5878

Belinda A. Campbell  
1122 Chicago Street, SE  
Washington, DC 20020-5812

Lashon J. Brown  
1414 Howard Road, SE  
Washington, DC 20020-4407

Elaine M. Adams  
1120 Chicago Street, SE  
Washington, DC 20020-5812

Fannie L. McDavid-Jackson  
313 Derek Street  
Upper Marlboro, MD 20774-1953

Curtis Properties, Inc.  
5620 Linda Lane  
Camp Springs, MD 20748-2327

Falen M. LaPonzina  
1118 Chicago Street, SE  
Washington, DC 20020-5812

David Flythe  
2250 Shannon Place, SE  
Washington, DC 20020-5740

Earl Calliste  
11016 Lake Victoria Lane  
Bowie, MD 20720-4271

Jawana M. Harrison  
1116 Chicago Street, SE  
Washington, DC 20020-5812

Beverly A. Floyd  
2248 Shannon Place, SE  
Washington, DC 20020-5740

Charles H. & Hazel B. Williams  
1114 Chicago Street, SE  
Washington, DC 20020-5812

Gerald V. Lendow  
73 Mountain View Boulevard  
Basking Ridge, NJ 07920-3849

Dorothy J. Wheeler-Talbert  
1112 Chicago Street, SE  
Washington, DC 20020-5812

Alvine E. Durham  
2244 Shannon Place, SE  
Washington, DC 20020-5740

Joyce L. Yoder  
2243 Shannon Place, SE  
Washington, DC 20020-5739

Carroll M. Warfield Trustee  
1110 Chicago Street, SE  
Washington, DC 20020-5812

Olubunmi Akinsete  
2249 Shannon Place, SE  
Washington, DC 20020-5739

Alexander M. Mosby  
1128 Chicago Street, SE  
Washington, DC 20020-5812

Meheret Mellese  
3636 16<sup>th</sup> Street, NW  
Apt. A1056  
Washington, DC 20010-4143

William R. Harrison  
1107 Chicago Street, SE  
Washington, DC 20020-5811

Stewart Charles E.  
1123 Chicago Street, SE  
Washington, DC 20020-5804

Willie O. Johnson  
1109 Chicago Street, SE  
Washington, DC 20020-5811

Walter Coates  
1125 Chicago Street, SE  
Washington, DC 20020-5804

William Catlett  
1111 Chicago Street, SE  
Washington, DC 20020-5811

David J. White, Jr.  
1127 Chicago Street, SE  
Washington, DC 20020-5804

Jerome Tate  
13603 Pendleton Street  
Ft. Washington, MD 20744-5416

African Cultural Foundation  
2131 Young Street, SE  
Apt. 203  
Washington, DC 20020-5349

R. Flythe  
1115 Chicago Street, SE  
Washington, DC 20020-5811

James Boone  
1135 Chicago Street, SE  
Washington, DC 20020-5804

R.S. Cooke  
1117 Chicago Street, SE  
Washington, DC 20020-5811

B & O Railroad Company  
500 Water Street  
Jacksonville, FL 32202-4423

Meheret Mellese  
1119 Chicago Street, SE  
Washington, DC 20020-5811

L. Washington  
1121 Chicago Street, SE  
Washington, DC 20020-5811

P.M. Battle  
1129 Chicago Street, SE  
Washington, DC 20020-5804

Andrew Kress  
1131 Chicago Street, SE  
Washington, DC 20020-5804

Advisory Neighborhood Commission 8A  
2100-D Martin Luther King Jr. Avenue, SE  
Washington, DC 20020