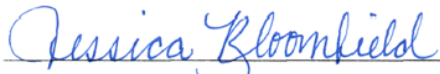


**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a consolidated Planned Unit Development (“PUD”) for property located at Square 499, Lot 52 (the “Property”) was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission 6D on February 12, 2020. The application will be filed no earlier than forty-five (45) calendar days following February 12, 2020, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Property are attached hereto.

  
Jessica Raabe Bloomfield

\_\_\_\_\_ 2/12/2020 \_\_\_\_\_  
Date

**February 12, 2020**

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

**Application to the  
District of Columbia Zoning Commission for  
Consolidated Approval of a Planned Unit Development and Zoning Map Amendment**

Westminster Presbyterian Church, Westminster Community Partners, and Bozzuto Homes Inc. (collectively the “Applicant”), hereby gives notice of its intent to file an application for consolidated review and approval of a planned unit development (“PUD”) and a Zoning Map Amendment with the District of Columbia Zoning Commission (“Zoning Commission”) under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations (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. This notice is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations. In accordance with Subtitle Z § 300.9, the Applicant will 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 property that is the subject of this application consists of Lot 52 in Square 499 (the “Subject Property”). The Subject Property has a land area of approximately 30,375 square feet and is bounded by a I Street, S.W. to the north, Makemie Place, S.W. to the west, and Town Center Park to the south and east.

The Subject Property is presently zoned R-3 and is designated as Moderate Density Residential on the Comprehensive Plan Future Land Use Map and as a Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map. The Applicant is seeking to rezone the Subject Property to the MU-8 District. The requested map amendment is consistent with Comprehensive Plan policies for the Subject Property and the recommendations for the Subject Property set forth in the Southwest Neighborhood Plan adopted by the D.C. Council on July 14, 2015 (R21-0128).

The Applicant proposes to redevelop the Subject Property with a multi-family building containing approximately 104 rental units, 90 condominium units, and approximately 17,946 square feet of gross floor area for the Westminster United Presbyterian Church. The Subject Property will be developed with an overall floor area ratio (“FAR”) of approximately 6.76 and the building will have a maximum height of 90 feet. Parking for the project will be provided in a below-grade garage.

The applicant for this proposal is Westminster Presbyterian Church, Westminster Community Partners, and Bozzuto Homes Inc.; the architect for the project is KGD Architecture; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed application, please contact Kyros L. Freeman of Holland & Knight LLP at (202) 955-3000.

WESTMINSTER UNITED  
PRESBYTERIAN CHURCH  
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DISTRICT OF COLUMBIA  
2000 14TH ST NW  
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WASHINGTON DC 20009-4487

WATERFRONT 1001 4TH STREET LLC  
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CLEVELAND OH 44114-1217

DISTRICT OF COLUMBIA  
SUITE 307  
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AS YOU LIKE IT LLC  
6 DEGREES FAHRENHEIT LLC  
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ARLINGTON VA 22201-2514

JOHN HANCOCK LIFE INSURANCE  
COMPANY  
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USGBF WATERFRONT STATION LLC  
USAA REAL ESTATE COMPANY  
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ADVISORY NEIGHBORHOOD  
COMMISSION 6D  
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Westminster Church  
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