April 14, 2003

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for Consolidated Approval of a Planned Unit Development

P.N. Hoffman, Inc. (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lots 59, 60, 203, 801, 817, 178, 820, 815, 816, and 818 and a public alley to be closed in Square 235, the city block bounded by 14th Street on the west, 13th Street on the east, W Street on the north and V Street on the south, in northwest Washington, D.C. The property consists of several two-story warehouses and commercial buildings. The PUD site contains approximately 78,000 square feet of land area. The property is "split-zoned," with the portion fronting on 14th Street located in the Arts/C-3-A District and the remainder of the site located in the R-5-B District.

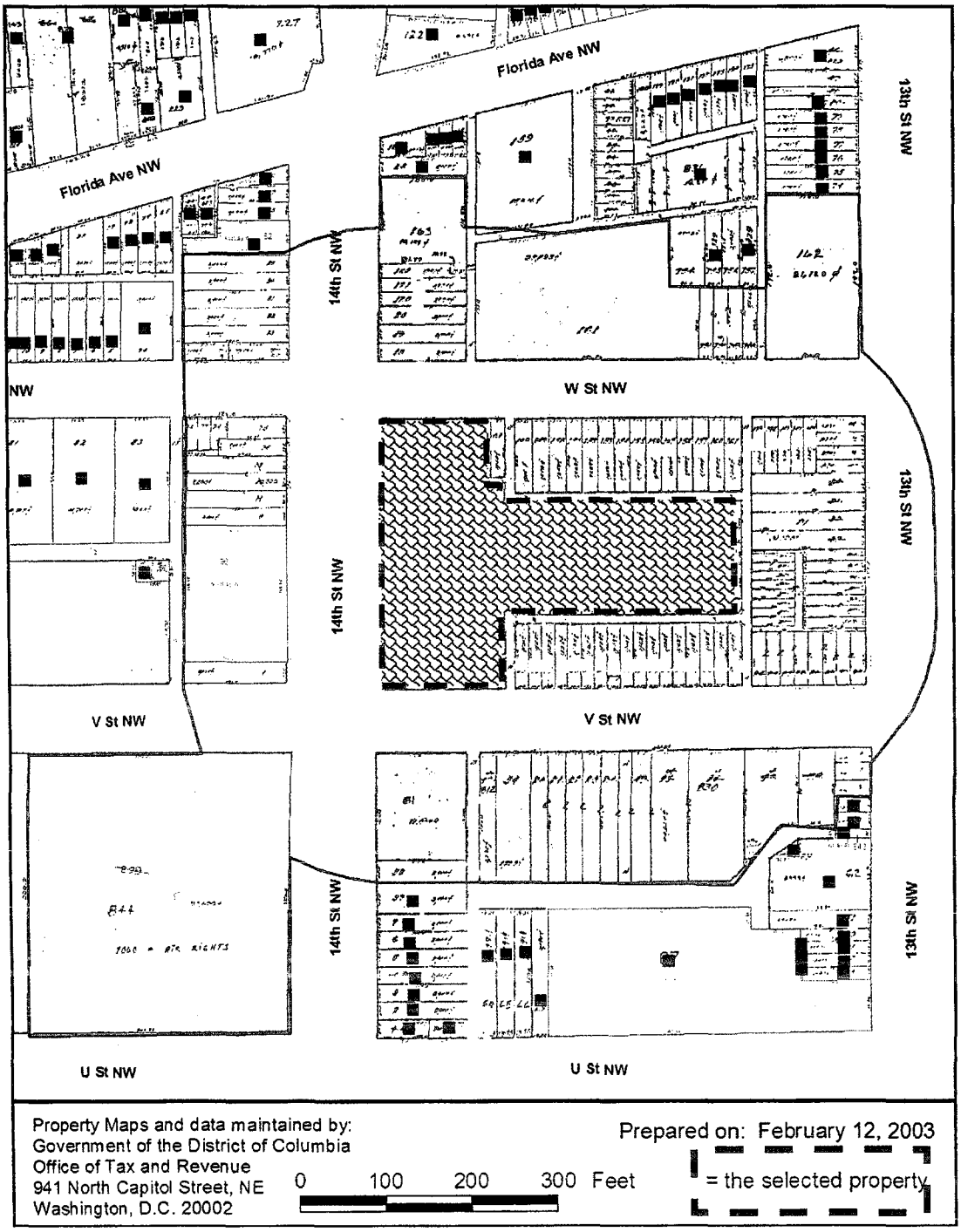
The Applicant proposes to construct a mixed-use development composed of approximately 315,000 square feet of gross floor area devoted to residential, commercial and retail uses. Two new residential buildings will be constructed along 14th Street to a height of approximately ninety feet. The two-story warehouse buildings located on the interior alley lots will be retained and renovated for residential use, with two floors added above. The project will include approximately 240 to 300 units, a portion of which will be devoted to affordable housing. A landscaped promenade will run between the two warehouse buildings, and a pedestrian bridge will connect the warehouse structures with the new buildings on 14th Street. A two-level below-grade garage, as well as a portion of the renovated warehouses will provide approximately 230 to 260 parking spaces for the project. The proposed development will have an aggregate floor area ratio ("FAR") of approximately 4.04.

The developer of this project is P.N. Hoffman, Inc; the architect is SK&I Architectural Design Group; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Norman M. Glasgow, Jr., Esq., of Holland & Knight LLP at (202) 955-3000.

ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.3I

The second diagram, below, shows the properties selected in yellow and stretches the perimeter to the outer limit of the properties any portion of which is intersected by the 225' measured arc.

PN Hoffman 14th Street Project (225 Foot Arc-Extended to Furthest Property Limi



WAS1 #1158921 v1

NAME AND MAILING ADDRESSES OF PERSONS OWNING PROPERTIES WITHIN 200 FEET (225') SCALED OF PN HOFFMAN "14TH Street" PROJECT

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
Properties in Private Ownership:		
0202 0029	2210 14th Street, N.W.	Kenneth J. Collins 4511 W Street, Virginia Av Bethesda, MD 20814
0202 0230	2208 14th Street, N.W.	Neltali Benitez 2208 14th Street, NW Washington, D.C. 20007
0202 0031	2206 14th Street, NW	Midtown Youth Academy c/o Eugene R Hughes 2206 14th Street, NW Washington, DC 20009
0202 0032	2204 14th Street, NW	Walker B. Johnson 5623 Colorado Av NW Washington, DC 20011
0202 0033 0202 0827 0202 0828	2202 14th Street, NW 2200 14th Street, NW 1405 W Street, NW	3428 O Street LLC 4818 Yuma Street, NW Washington, DC 20016
0203 0828	2100 14th Street, NW	Susan C. Gayle 3116 North 7th St Arlington, VA 22201
0203 010	2118 14th Street, NW	Felxi Nelson 2118 14th Street, NW Washington, DC 20009
0203 0096 0203 0809	2114 14th Street, NW	Martha's Table Inc. 2114 14th Street, NW Washington, DC 20009
0203 0805	1400 W Street, NW	Patricia Yuen Life Insurance POB 9492 Washington, DC 20016

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0204 0844	2000 14th Street, NW	District of Columbia 1133 North Capitol Street, NE Washington, DC 20002
0204 7000	1444 V Street, NW	Parcel 13 Associates LP c/o Horning Brothers 1350 Connecticut Av NW #80 Washington, DC 20036
0234 0018 0234 0019 0234 0020	2201 14th Street, NW 2203 14th Street, NW 2205 14th Street, NW	Welch Family Ltd Prtnshp Six 1220 L Street, NW Ste 100 Washington, DC 20005-4018
0234 0120		Welch Revocable Family Trust 2 2611 Spencer Road Chevy Chase, MD 20815
0234 0121		Welch Family LP 2 1220 L Street, NW Ste 100560 Washington, DC 20005-4018
0234 0160	2211 14th Street, NW	Welch Family LP Five 1220 L Street, NW # 100560 Washington, DC 20005-4018
0234 0161 0234 0835	1325 W Street, NW 1307 W Street, NW	Young Men's Christian Association of Met 1112 16th Street, NW Washington, DC 20036
0234 0162	2200 13th Street, NW	Potomac Electric Power Company 701 9th Street, NW Washington, DC 20068-0001
0234 0163	2213-2217 14th Street, NW	2200 Block Associates LP c/o Aegon USA Realty 4333 Edgewood Rd NE Cedar Rapids, IA 52499
0235 0061	1340 W Street, NW	Ahmedi O. Tabet 1340 w Street, NW Washington, DC 20009

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0235 0063	1337 V Street, NW	William H. Ellis c/o American Home Funding 3855 Gaskins Rd Richmond, VA 23233
0235 0064	1339 V Street, NW	Brian G. Liu 1339 V Street, NW Washington, DC 20009
0235 0065	1341 V Street, NW	Stanley Hill 1341 V Street, NW Washington, DC 20009
0235 0066	1343 V Street, NW	Grey Gardner 1343 V Street, NW Washington, DC 20009
0235 0067	1345 V Street, NW	Kenneth Smith 3400 Forestgrove Pl Mitchellville, MD 20721
0235 0068 0235 0069 0235 0180	1347 V Street, NW 1349 V Street, NW 1317 V Street, NW	Square 235 Assoc LP c/o George Galich Somerset Houser 1 5600 Wisconsin Av #1004 Chevy Chase, MD 20815
0235 0139	310 W Street	Hertz Huang 7005 Petunia St Springfield, VA 22152
0235 0140	1308 W Street, NW	Paul Delave 1308 W Street, NW Washington, DC 20009
0235 0141	1306 W Street, NW	Meredith S. Bove 1306 W Street, NW Washington, DC 20009-4420
235 0142	1304 W Street, NW	Michael W. Danzansky 1304 W Street, NW Washington, DC 20009-4420

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0235 0143	1302 W Street, NW	Benilda Castillo 1302 W Street, NW Washington, DC 20009
0235 0144	1300 W Street, NW	James Shih POB 1041 Rockville, MD 20849
0235 0145 0235 0148	2134 13th Street, NW	Carlos Miranda 1404 Meridian Pl NW Washington, DC 20010
0235 0146	2132 13th Street, NW	Lester B. Langford c/o Trustcorp Mtg Co 0100 N Michigan St/POB 149 South Bend, In 46601
0235 0147	2130 13th Street, NW	Steven M. Glazerman 2130 13th Street, NW Washington, DC 20009
0235 0149	1336 W Street, NW	1336 W Street, Development LP 1112 11th Street, NW Washington, DC 20001
0235 0150 0235 0151	1334 W Street, NW 1332 W Street, NW	Nicholas Mitsopoulos 1332 W Street, NW Washington, DC 20009-4420
0235 0152	1330 W Street, NW	Nicholas Mitsopoulos Corporation 2407 18th Street, NW Washington, DC 20009
0235 0153	1328 W Street, NW	Ann W. Derricotte 4220 17th Street, NW Washington, DC 20011
0235 0154	1326 W Street, NW	Mary Gibbs 1326 W Street, NW Washington, DC 20009-4420

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0235 0155	1324 W Street, NW	James Thorp 1324 W Street, NW Washington, DC 20009
0235 0156	1322 W Street, NW	Catherine M. Catlett 1322 W Street, NW Washington, DC 20009
0235 0157	1320 W Street, NW	Alejandro Gamarra 1320 W Street, NW Washington, DC 20009-4420
0235 0158	1318 W Street, NW	1318 W Street, NW LLC c/o Charles Russell Prop POB 10878 Burke, VA 22009
0235 0159	1316 W Street, NW	Linda Y. Watson 1710 Seaton Pl NW Washington, DC 20009
0235 V0160	1314 W Street, NW	Gregory Igbozuruike 1314 W Street, NW Washington, DC 20009
0235 0161	1312 W Street, NW	Jeffrey M. Brier 1728 Corcoran Street, NW Unit A Washington, DC 20009-2406
0235 0181	1319 V Street, NW	Kathryn E. Rozansky Somerset Houser 1 5600 Wisconsin Av NE #1004 Chevy Chase, MD 20815
0235 0182	1321 V Street, NW	Bertha L. Norville Somerset Houser 1 5600 Wisconsin Av #1004 Chevy Chase, MD 20815

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0235 0183	1323 V Street, NW	Darien Green Zanzibar 700 Water Street, SW Washington, DC 20024-2424
0235 0184	1325 V Street, NW	Bessie V. Lewis 1325 V Street, NW Washington, DC 20009
0235 0185	1327 V Street, NW	Clinton B. Holmes 1327 V Street, NW Washington, DC 20009
0235 0186	1329 V Street, NW	T. Horne 1329 V Street, NW Washington, DC 20009
0235 0187	1331 V Street, NW	J. J. Keyerleber, et al 1837 Ingleside Terrace, NW Washington, DC 20010
0235 0188	1333 V Street, NW	Letha Kearney 1333 V Street, NW Washington, DC 20009
0235 0809	1335 V Street, NW	John II Settles 1212 Firth of Lorne Cir Ft Washington, MD 20744-7003
0235 0814	2120 13th Street, NW	District of Columbia Timothy Dimond Director, Ofc of Propmgt 441 4th Street, NW (Suite 721) Washington, DC 20001
0236 0044	1300 V Street, NW	George Galich Somerset Houser 1 5600 Wisconsin Av #1004 Chevy Chase, MD 20815

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0236 0045	2030 13th Street, NW	Michael S. Lemberger 2030 13th Street, NW Washington, DC 20009-4435
0236 0054 0236 0061 0236 0812	1338 V Street, NW 2019 – 2023 14th Street, NW 1340 V Street, NW	Washington Metropolitan Area Transit Auth. Richard A. White General Manager 0600 5th Street, NW Washington, DC 20001
0236 0058	2017 14th Street, NW	Evans Willoughby 9307 Av A Brooklyn, NY 11236
0236 0830	1330 V Street, NW	United States of America Cmr. F. Joseph Moravek Federal Bldgs Svc. 1800 F Street, NW -- Suite 6340 Washington, DC 20405

WAS1 #1158938 v1