Certificate of Notice

I HEREBY Certify that a copy of the Notice of the Intent to File a Zoning Application for a Consolidated Planned Unit Development pursuant to 11 DCMR §2400 et seq. and a Zoning Map Amendment for Parcel 224/31, Lot 17 of Square 5600 and Lots 54, 857 (part of), 858, 859, and 860 of Square 5601, was mailed to Advisory Neighborhood Commission 8A and to the owners of all property within 200 feet of the perimeter of the project site on December 16, 2004, at least ten (10) calendar days prior to the filing of this application for a planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR § 2406.7.

A copy of the notice is attached hereto.

John C. Stokes P.E.

2426104_v1

ZONING COMMISSION
District of Columbia
CASE NO.05-03
EXHIBIT NO.1F

December 13, 2004

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

The Office of Property Management for the District of Columbia (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 (February 2003, as amended). 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 Section 2406.6 of the Zoning Regulations.

In conjunction with the PUD application, the Applicant will request a reduction in the number of required parking spaces and will also file with the District of Columbia Zoning Commission an application for a Map Amendment to rezone the subject property to C-3-A.

The property that is the subject of these applications is located between Martin Luther King, Jr. Avenue, SE, Good Hope Road, SE, 13th Street, SE, and the railroad right of way slated for use by the future Light Rail; and is comprising of Parcel 224/31, Lot 17 of Square 5600, and Lots 54, 857 (part of), 858, 859, and 860 of Square 5601, and includes the public alley which traverses Square 5601 and the portion of S Street that divides Squares 5601 and 5600 (the "Property"). Both the alley and this portion of S Street will be closed by the District Government. The Property is currently improved with a gas station on Lot 54. The remaining Lots are currently vacant. Different portions of the Property are zoned either C-M-1, C-3-A, or R-3. The Property consists of approximately 119,364 square feet of land area, (subject to survey).

The Applicant proposes to construct a 6 story office building with a gross floor area of less than 335,000 sq. feet to be used by the District Department of Transportation (DDOT). The building will have three (3) levels of below grade parking capable of providing approximately 588 parking spaces. Section 2101.1 of the Zoning Regulations requires the provision of 580 parking spaces; the Applicant will request a reduction of this requirement by approximately 25% as permitted under Section 2405.6. The height of the building will be 80 feet and the floor area ratio ("FAR") will be approximately 2.8. The C-3-A district allows for a building height of 65 feet and a building density of 2.5 for commercial use. PUDs constructed in the C-3-A district may increase building height to 80 feet and building density to 3.0 for commercial use.

The developer for this proposal is CB Richard Ellis, Inc.; the architect is Heery International, Inc.; and the land use counsel is Holland & Knight LLP.

Should you need additional information regarding the proposed PUD or Map Amendment, please contact Chip Glasgow or Tom Carroll of Holland & Knight LLP at (202) 955-3000.

2424817_v1

LIST OF PROPERTY OWNERS

Name	Address One	Address Two	City	State	Zip Code
B&O Railroad Company	C/O CSX Tax Dept J910	500 Water Street	Jacksonville	FL	32202-4423
PANDORA GOGOS	3532 Massachusetts Avenue, NW		Washington	DC	20007-1447
District of Columbia	441 4th Street, NW		Washington	DC	20001-2714
David C. Thorpe	1238 U Street, SE		Washington	DC	20020-7012
Eva Morrisey	1103 Gibbon Street		Alexandria	VA	22314-3915
Delona Blue	1232 U Street, SE		Washington	DC	20020-7012
Barbara J. Spence	1228 U Street, SE		Washington	DC	20020-7012
Environmental Design & Construction, Inc.	1104 Good Hope Road, SE		Washington	DC	20020-6906
Allie H. Bird	1226 U Street, SE		Washington	DC	20020-7012
ACG Partners LLC	1111 Good Hope Road, SE		Washington	DC	20020-6905
Basil Gogos & Patricia Gogos Children's	3532 Massachusetts Avenue, NW		Washington	DC	20007-1447
Fei F Wong	1809 Genther Lane		Fredericksburg	VA	22401-5297
Arch Development Corporation	1227 Good Hope Road, SE		Washington	DC	20020-6907
Hae Sun Joo Kahn	826 Hill Road		Vienna	VA	22181-5325
Anacostia Growth Fund, Inc.	1227 Good Hope Road, SE		Washington	DC	20020-6907
George K. Weitzel	4403 19th Avenue		Temple Hills	MD	20748-5601
Albert Slow	2504 Seibel Drive		Silver Spring	MD	20905-4328
J Finley Wilson Memorial Lodge	1217 Good Hope Road, SE		Washington	DC	20020-6907
Mary L. Wilson	3664 Highwood Drive, SE		Washington	DC	20020-2349
Jemal's Martin Gold Luther LLC	702 H Street, NW		Washington	DC	20001-3874
James E. Hickman	PO Box 54129		Washington	DC	20032-0329
Mustafa Younis	1243 Good Hope Road, SE		Washington	DC	20020-6907
1980-1920-1922 Martin Luther King, Jr. Avenue	C/O Arch Development Corp.	1227 Good Hope Road, SE	Washington	DC	20020-6907
1918-1920-1922 Martin Luther King, Jr. SE	C/O Development Corp.	1227 Good Hope Road, SE	Washington	DC	20020-6907
Arch Training Center, Inc.	1227 Good Hope Road, SE		Washington	DC	20020-6907
ACG Partners LLC	C/O Prince Construction Company	1111 Good Hope Road, SE	Washington	DC	20020-6905
Mark Gaskins	6710 Belfast Place		Fort Washington	MD	20744-3209
ACG Partners LLC	C/O Prince Construction Company	1111 Good Hope Road, SE	Washington	DC	20020-6905
R Pickrel Jr.	1107 Good Hope Road, SE		Washington	DC	20020-6905
B&B Security Consultants, Inc.	1207 Good Hope Road, SE		Washington	DC	20020-6907
Anacostia Economic Development Corporation	2019 Martin Luther King Jr. Avenue, SE		Washington	DC	20020-7007
David Nikolow	1307 E Street, SE		Washington	DC	20003-3006
Pargo Corporation	3532 Massachusetts Avenue, NW		Washington	DC	20007-1447
I Yochelson	3532 Massachusetts Avenue, NW		Washington	DC	20007-1447
Sofia Williams	12414 Larchmont Avenue		Capitol Heights	MD	20743-4047
National Church of God	6700 Bock Road		Ft. Washington	MD	20744-3135
District of Columbia	51 N Street, NE		Washington	DC	20002-3347
Melissa F C Hill	7604 Colesville Road		West Hyattsville	MD	20782
B P Products North America, Inc.	BP America Inc.	PO Box 1548	Warrenville	IL	60555-7548
District of Columbia	801 N Capitol Street, NE		Washington	DC	20002-4202
Darlean T. King	1305 S Street, SE		Washington	DC	20020-6925
Edith J. Cromwell	1309 T Street, SE		Washington	DC	20020-6917
Christine Batts	8002 Murray Hill Drive		Fort Washington	MD	20744-4445
1311 T LLC	6925 4th Street, NW		Washington	DC	20012-1903
Neal A. Berch	11308 Grandview Avenue	Suite 2	Wheaton	MD	20902-4683

Name	Address One	Address Two	City	State	Zip Code
Sara E. Briscoe	1313 T Street, SE		Washington	DC	20020-6917
Victor Hayes	1306 T Street, SE		Washington	DC	20020-6918
Kids's Konnection Inc.	PO Box 2150		Washington	DC	20013-2150
Vivian Ellis	1307 S Street, SE		Washington	DC	20020-6925
G Davis	1304 T Street, SE		Washington	DC	20020-6918
Brookeville Investment	1223 11th Street, NW		Washington	DC	20001-4217
Horatio Mack	1302 T Street, SE		Washington	DC	20020-6918
Maeozla B. Miles	1726 13th Street, SE		Washington	DC	20020-6902
Alice W. Bell	1810 13th Street, SE		Washington	DC	20020-6904
Gladys McClam	1302 S Street, SE		Washington	DC	20020-6926
M L Lloyd	1804 13th Street, SE		Washington	DC	20020-6904
Fihankra Place, Inc.	1301 Ridge Place, SE		Washington	DC	20020-6923
Mack R. Sellers	1303 S Street, SE		Washington	DC	20020-6925
Vincent Abell	1304 S Street, SE		Washington	DC	20020-6926
Judi Adams	1306 S Street, SE		Washington	DC	20020-6926

ANC LEADERS

Name	Title	Association	Address 1	City	State	zip
Linda Eckels	ANC Commissioner	Advisory Neighborhood Commission 7B01	1425 Minnesota Avenue, SE	Washington	DC	20020
L. Yvonne Moore	ANC Commissioner	Advisory Neighborhood Commission 7B03	2330 Good Hope Road, SE	Washington	DC	20020
Anthony Muhammed	Chair	Advisory Neighborhood Commission 8A	2100 D Martin Luther King, Jr. Avenue, SE	Washington	DC	20020
Barbara Clark	ANC Commissioner	Advisory Neighborhood Commission 8A02	1620 Ridge Place, SE	Washington	DC	20020
Fred Bradley, Jr.	ANC Commissioner	Advisory Neighborhood Commission 8A03	1222 U Street, SE, #4	Washington	DC	20020
T'Chaka M. Sapp		Advisory Neighborhood Commission 8A03	1357 Maple View Place, SE	Washington	DC	20020
Yavocka Young	ANC Commissioner	Advisory Neighborhood Commission 8A04	1673 W Street, SE	Washington	DC	20020
Juanita Jefferson	ANC Commissioner	Advisory Neighborhood Commission 8A05	1421 Morris Road, SE	Washington	DC	20020
W. Dianne Glover	ANC Commissioner	Advisory Neighborhood Commission 8A06	2712 Douglas Place, SE	Washington	DC	20020
Lendia Johnson	ANC Commissioner	Advisory Neighborhood Commission 8A07	1512 Howard Road, SE	Washington	DC	20020