NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission
For a Modification of a Planned Unit Development

March 17, 2007

Broadway I Associates LLC (the "**Applicant**"), hereby gives notice of its intent to file an application for the modification of a Planned Unit Development ("**PUD**"). This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended) not less than ten (10) days from this date. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on Lots 1, 22, 23, 32, 826, and 827 in Square 775 ("**Subject Property**"), also known as 318 I Street, N.E. Development on the site is subject to Zoning Commission Order No. 05-15.

The Subject Property was formerly used for a wholesale bakery and accessory parking lot. The Subject Property consists of approximately 28,353 square feet of land area and has frontage on I and 4th Streets, N.E. The Subject Property is presently located in the C-2-B Zone District.

The current PUD approval is for the construction of one residential building at the corner of 4th and I Streets, N.E. The height of the proposed building is 65 feet and the entire project is to include approximately 160,000 square feet of gross floor resulting in a floor area ratio ("**FAR**") of 5.65. The total lot occupancy of the project is 85%. The building is to have a minimum of 125 and a maximum of 140 residential units and a minimum of one parking space for each residential unit.

The proposed modification also involves an entirely residential building with a similar design. The height of the proposed building remains approximately 65 feet and the entire project is proposed to include a similar maximum of approximately 160,000 square feet of gross floor resulting in a similar FAR of approximately 5.65. The total lot occupancy of the project is proposed to be reduced to 80%. The proposed building has approximately 170 to 210 residential units and approximately 140 to 180 (includes 12 visitor spaces) parking spaces. Access to the below-grade parking garage for the entire project will be provided via an existing north-south public alley that intersects I and K Streets approximately midway between 3rd and 4th Streets. This vehicular entrance will be used for resident and guest drop-off and pick-up only. A pedestrian only entrance will be located on I Street.

The proposed project is within the maximum FAR permitted under the C-2-B Zone District PUD Guidelines (maximum FAR of 6.0) and is significantly under the maximum building height of 90 feet.

The Applicant is represented by David Weldler of Broadway I Associates LLC, the architects are members of Esocoff & Associates Architects, and the land use counsel is Pillsbury Winthrop Shaw Pittman. If you require additional information regarding the proposed PUD application, please contact Allison Prince (202) 663-8853 or Jeff Utz (202) 663-8715.

cc: David Weldler
Marge Brown
Phil Esocoff
ANC 6C

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District of Columbia
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