REVISED NOTICE OF INTENT TO FILE A ZONING APPLICATION
PLEASE NOTE CORRECTION TO MEETING LOCATION BELOW

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

March 22, 2005

Broadway I Associates LLC (the "**Applicant**"), hereby gives notice of its intent to file an application for 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, 826, 827, 22, 23 and 32 in Square 775 ("**Subject Property**"), also known as 318 I Street, N.E. The Subject Property is currently the site of a wholesale bakery and accessory parking lot. The Subject Property consists of approximately 28,310 square feet of land area and has frontage on I Street, N.E. and 4th Street, N.E. The Subject Property is presently located in the C-2-B Zone District.

The Subject Property will be developed with one residential building that will feature street-oriented frontage along I and 4th Streets, N.E. The new residential building will include approximately 140 residential units. All of the residential units in the project will be for-sale units.

Access to the below-grade parking garage of approximately 140 parking spaces 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, N.E.

The total gross floor area included in the proposed PUD is approximately 160,000 square feet of gross floor area for a total floor area ratio ("**FAR**") of approximately 5.65. The new building will have a height of approximately 65 feet. The proposed project will have a lot occupancy of approximately 85%. 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 Shaw Pittman. If you require additional information regarding the proposed PUD application, please contact Allison Prince (202) 663-8853 or Heidi Sachs (202) 663-8134.

We have scheduled a meeting for any interested members of the community to review the project. The meeting will be held at Broadway's D.C. office located at **900 2nd Street, N.E., Suite 107**, on Tuesday, April 12th from 7:00 p.m. until 9:00 p.m.

cc: David Weldler
Marge Brown
Phil Esocoff
Karen Conkey
ANC 6C

ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.2C

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The Subject Property will be developed with one residential building that will feature street-oriented frontage along I and 4th Streets, N.E. The new residential building will include approximately 140 residential units. All of the residential units in the project will be for-sale units.

Access to the below-grade parking garage of approximately 140 parking spaces 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, N.E.

The total gross floor area included in the proposed PUD is approximately 160,000 square feet of gross floor area for a total floor area ratio ("**FAR**") of approximately 5.65. The new building will have a height of approximately 65 feet. The proposed project will have a lot occupancy of approximately 85%. 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.

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