NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

May 25, 2005

Broadway Atlantic One LLC (the "**Applicant**"), hereby gives notice of its intent to file applications for two Planned Unit Developments ("**PUD**"), one of which includes a rezoning. The applications 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 site of the proposed PUDs is located in the vicinity of 9th & V Streets, NW, and includes the following properties: Square 2873, Lot 864 and Square 2875, Lots 1106, 1107, 2012, 2026, 2030 (the "Site"). The attached plat shows the properties that are included in the Site. The Site currently is improved with a mixture of uses such as parking lots, concrete-block industrial buildings, and warehouses. All of the existing buildings will be demolished.

The Applicant is requesting PUD relief in order to create an exciting three building mixed-use project that will contribute significantly to the Greater Shaw/U Street neighborhood. It will include approximately 650 –725 residential units, a significant affordable housing component, and ground floor retail (the "Project"). The Project has been thoughtfully designed to complement the neighborhood and the properties near the Site.

One of the PUD applications will include the portion of the Project located east of 9th Street. This portion of the Project comprises the majority of the Site and is located in the CR zone north of V Street and the Arts/C-2-B Zone south of V Street. The portion of the Site zoned Arts/C-2-B will be rezoned to CR. The second PUD application will include the portion of the Site located west of 9th Street. The zoning for this portion of the Site will remain CR. The Applicant will request that the public hearings for the two applications be consolidated into one public hearing.

The gross floor area for the entire Project is approximately 660,000 square feet, which will result in an floor area ratio ("**FAR**") of approximately 8.0. The maximum building height for the Project will be 100 feet, and the Project will have a lot occupancy of approximately 80%. The Project will be within the maximum FAR permitted under the CR Zone District PUD Guidelines.

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

cc: David Weldler
Marge Brown
Phil Esocoff
Mike Terry
ANC 1B

ZONING COMMISSION
District of Columbia
CASE NO.05-17
EXHIBIT NO.2C