



**Hope 7 INC.**  
*Affordable Housing Advocates*

June 20, 2005

I Robert L. Hall Jr., hereby certify that the notice of intent to file a PUD was sent to the ANC 1A and the property owners within a 200ft radius of 1020 Monroe Street, NW Washington, DC 20010.

This notice was sent via US Mail on June 9, 2005

Sincerely,

Robert L. Hall, Jr.  
Executive Director  
Hope 7 Inc.  
General Partner  
Hope 7 Monroe Street Limited Partnership

RECEIVED  
D.C. OFFICE OF ZONING  
2005 JUN 21 PM 12:38

3423 11<sup>th</sup> Street NW, Washington DC 200101

**ZONING COMMISSION**

CASE No. 05-18

EXHIBIT No. 4

www.hope7homes.org Office: (202) 234-1730 Fax: (202) 202 234-1731

ZONING COMMISSION  
District of Columbia  
CASE NO.05-18  
EXHIBIT NO.4

**NOTICE OF INTENT TO FILE AN APPLICATION FOR A  
PLANNED UNIT DEVELOPMENT (PUD)**

**Date:** June 9, 2005

**Property Address:** 1020 Monroe Street, NW Washington, DC 20010  
Lot # 820, Square # 2840

**Developed by:** Hope 7 Inc., Affordable Housing Advocates

**Owner:** Hope 7 Monroe Street Limited Partnership

**Architect:** PGN Architects, PLLC

**Construction Management:** Sherrod Hawkins CM Consulting, LLC

**Tenant Association:** 1020 Monroe Street 2003 Tenants Association, Inc.

**Attorney:** Guydon, Clarke & Robinson, LLP

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This project proposes to renovate the existing 22 unit residential and 6 retail units, along with the addition of one (5 unit) residential and one recreational floor. The height and FAR of the proposed redevelopment is approximately 65 feet and 2.8 respectively. These specifications exceed the matter of right allowances for a C-2-A Zone but are within the limits for a PUD.

**AFFORDABILITY:** A minimum of 30% affordability, our goal is to provide a permanent low cost residency opportunity to the existing residents of 1020 Monroe Street while revitalizing the entire mixed-use facility so as to create a vibrant and redefining new anchor for the 11<sup>th</sup> Street Corridor.

**OTHER PROJECT AMENITIES:**

A "Green" rooftop deck and clubroom amenity

A long-term office space lease opportunity for ANC 1A

Sponsorship of Keely's District Boxing and Youth Center

A \$100,000 contribution to the Harriet Tubman Elementary School

The developer is available to discuss the project and it's amenities each Wednesday from 2PM to 5PM from the date of this notice until the last Wednesday in July 2005 or as requested thereafter prior to the hearing date. Feel free to contact the office of Hope 7 Inc. at 202-234-3414 regarding this matter.