

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

June 22, 2005

CSX Realty Development Corp. and FF Realty, LLC (collectively the "Applicant") give notice of their intent to file an application for a Planned Unit Development ("PUD") and related Zoning Map Amendment for the property known as Lot 815 in Square 3576 ("Subject Property"). The Subject Property is bounded by Eckington Place and Harry Thomas Way, NE. The Subject Property is a part of the Capitol Commerce Center and is presently a vacant lot that lies between the Washington Flower Center and the Federal Express distribution center. The Subject Property is located in the Eckington neighborhood of Ward 5 and consists of approximately 187,958 square feet of land area. The Subject Property is currently located in the M Zone District. The Applicant proposes to rezone the Subject Property to the C-3-C Zone District.

The Applicant is proposing the development of a mixed-use, predominantly residential, project with approximately 675 - 700 new residential units, approximately 35,000 - 40,000 square feet of affordable housing, and approximately 10,600 square feet of ground floor retail located in three separate structures on the Subject Property ("PUD Project"). The PUD Project will have a maximum building height of 110 feet and will include varying building heights along Harry Thomas Way and as the structures extend into the Subject Property. The PUD Project will include a mix residential units, with studios, one-bedroom, two-bedroom, and two-bedroom with den units. The retail uses are intended to be neighborhood oriented retail to help enliven the pedestrian areas surrounding the Subject Property.

The total gross floor area included in the PUD Project is approximately 765,000 square feet for a total Floor Area Ratio ("FAR") of approximately 4.07. Extensive open courtyards and landscaped areas are provided in the PUD Project, including a public plaza on private property near the intersection of Harry Thomas Way and Eckington Place, which results in the PUD Project having a lot occupancy of only 49%. The PUD Project will include a below-grade parking structure that will be accessed from a private lane that is located on the northern boundary and eastern portion of the Subject Property. The parking structure will have the capacity to provide approximately 800 parking spaces. One parking space will be made available for each residential unit. In addition, a significant number of parking spaces will be available for visitors and guests, as well as patrons of the retail uses in the PUD Project.

The Applicant and its development team are available to discuss the proposed development with all interested and affected groups and individuals. On April 19, 2005 and June 21, 2005, the Applicant made presentations to Advisory Neighborhood Commission ("ANC") 5C regarding the PUD Project. The Applicant intends to make a presentation to the Eckington Civic Association at their July public meeting.

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 the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is WDG Architects, PLLC. The transportation consultant is Gorove/Slade Associates, and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds (202-663-8873).

Document #: 1461519 v.1