

May 12, 2006

NOTICE OF INTENT TO FILE A ZONING APPLICATION
Application to the
District of Columbia Zoning Commission for
Consolidated Approval of a Planned Unit Development

Douglas Development Corporation, on behalf of Jemal's Channing Place LLC (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a planned unit development ("PUD") and related zoning map amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of approximately 101,132 square feet located on the north, south and west sides of Channing Place, NE and is more particularly described as Lots 74, 854, 855, 857 and 858 in Square 3846 (the "Property"). Currently, the Property is improved with vacant warehouse buildings on the north and south sides of the street. A portion of the Property, on the west side of Channing Place, is vacant. The Property is zoned C-M-2.

The Applicant proposes to rezone the property to C-2-C in order to construct a mixed-use development composed of approximately 457,068 square feet of gross floor area for residential, retail and office uses, and parking. The building on the south side of Channing Place will be retained, and an addition of approximately 70,855 square feet is proposed to be added to this building. The existing building with the addition will contain approximately 70-90 dwelling units and approximately 46,200 square feet of professional and similar office space. The building on the north side of Channing Place will be razed, and a new building of approximately 275,689 square feet is proposed which would contain approximately 170-190 dwelling units, approximately 6,750 square feet of retail, and approximately 87 parking spaces. A parking garage is proposed for the vacant parcel on the west side of Channing Place, which will provide approximately 194 parking spaces. The project would have an aggregate floor area of approximately 457,068, and a FAR of 4.5.

The Applicant proposes that all of the dwelling units will be "workforce" housing, defined as affordable to households earning no more than 120 percent (120%) of the area median income (AMI).

The developer of this project is Douglas Development Corporation; the architect is GTM Architects; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Norman M. Glasgow, Jr., Esq. or Edward L. Donohue, Esq. of Holland & Knight LLP at (202) 955-3000.



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mal J Bian
13 Riggs Rd
ytonsville, MD 20882-1831

Franklin & Rocky Properties LLC
PO Box 34153
Washington, D.C. 20043-4153

ernal's Springworks LLC
2 H St NW
ashington, D.C. 20001-3734

Greater Mt Calvary Holy Church
610 Rhode Island Ave NE
Washington, D.C. 20002-1233

ashington Metropolitan Area Transit
Authority(WMATA)
0 5th St NW
ashington, D.C. 20001-2610

Jemal's Channing Place LLC
702 H St NW
Washington, D.C. 20001-3874

al Estate & Improvement Company of Baltimore
CSX Tax Dept J910
00 Water St
ksonville, FL 32202-4423

M N Real Estate Enterprises LLC
1305 Mullins St
Silver Spring, MD 20904-1520

istrict of Columbia
DC Office of Property Management
1 4th Street, N.W., Suite 1100S
Washington, DC 20001

707 Edgewood Associates LLC
4600 E West HWY Ste 200
Bethesda, MD 20814-6901

05 Edgewood Associates LLC
0 E West Hwy Ste 200
hesda, MD 20814-6901

Old Town Trolley Tours
C/O Historic Tours
201 Front St Ste 310
Key West FL 33040-8346

ART Corporation
ff Stollenwerck
Beverly Rd
ffman Est, IL 60179-0001

Advisory Neighborhood Commission 5B
1355-57 New York Avenue, NE
Washington, DC 20002

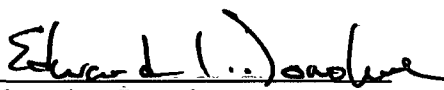
PROPERTY OWNER ROSTER FOR CHANNING PLACE

<u>SQUARE /LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
3843 0806	2607 Reed St NE	Inder Bian Kamal J Bian 6013 Riggs Rd Laytonsville, MD 20882-1831
3844 0071	0908 - 0914 Rhode Island Ave NE	Franklin & Rocky Properties LLC
3844 0825	0900 Rhode Island Ave NE	PO Box 34153
PAR 01310210	2505 Reed St NE	Washington, D.C. 20043-4153
3844 0824	0920 Rhode Island Ave NE	Jemal's Springworks LLC 702 H St NW Washington, D.C. 20001-3734
3846 0071	0804 Rhode Island Ave NE	Greater Mt Calvary Holy Church
3846 0826	0802 Rhode Island Ave NE	610 Rhode Island Ave NE
3846 0084	0806 Rhode Island Ave NE	Washington, D.C. 20002-1233
3846 0081	2710 9 th St NE	Washington Metropolitan Area Transit
PAR 01310233	Rhode Island Ave	Authority(WMATA) 600 5th St NW Washington, D.C. 20001-2610
3846 0850	Rhode Island Ave NE	Real Estate & Improvement Company of Baltimore c/o CSX Tax Dept J910 500 Water St Jacksonville, FL 32202-4423
3846 0852	0720 Rhode Island Ave NE	M N Real Estate Enterprises LLC 1305 Mullins St Silver Spring, MD 20904-1520
3636 0803	0707 Edgewood St NE	707 Edgewood Associates LLC 4600 E West HWY Ste 200 Bethesda, MD 20814-6901
3636 0810	0705 Edgewood St NE	705 Edgewood Associates LLC 4600 E West Hwy Ste 200 Bethesda, MD 20814-6901
3846 0856	Channing Pl NE	Old Town Trolley Tours
3846 0846	2640 Reed St NE	C/O Historic Tours 201 Front St Ste 310 Key West FL 33040-8346

<u>SQUARE /LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
3846 0074	0805 Channing Pl NE	
3846 0855	Channing Pl NE	Jemal's Channing Place LLC
3846 0856	0809 Channing Pl NE	702 H St NW
3846 0857	0806 Channing Pl NE	Washington, D.C. 20001-3874
3846 0858	Channing Pl NE	
		District of Columbia
		c/o DC Office of Property Management
PAR 01310235	Rhode Island Ave	441 4 th Street, N.W., Suite 1100S
		Washington, DC 20001
		KMART Corporation
3848 0057	1060 Brentwood Rd	Jeff Stollenwerck
		333 Beverly Rd
		Hoffman Est, IL 60179-0001
		Advisory Neighborhood Commission 5B
		1355-57 New York Avenue, NE
		Washington, DC 20002

Certificate of Notice of Intent

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Zoning Map Amendment for Lots 74, 854, 855, 857, and 858 in Square 3846 was mailed to Advisory Neighborhood Commission 5B and to the owners of all property within 200 feet of the perimeter of the project site on May 12, 2006, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7 – 2406.10.


Edward L. Donohue