

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**

07-2

August 31, 2007

EYA, LLC, a local residential developer and the Missionary Society of Saint Paul the Apostle (“**St. Paul’s**”) give notice of their intent to file an application for a Planned Unit Development (“**PUD**”) and a corresponding amendment to the District of Columbia Zoning Map from the R-5-A Zone District to the R-5-B Zone District for a portion of the vacant land on the Saint Paul’s Campus at 3015 4th Street, N.E. The 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 property that will be the subject of this application consists of a vacant portion of Lot 808, St. Paul’s Campus, in Square 3648 (“**Property**”). The Property is composed of approximately 10.2 acres of the 20 acre Saint Paul’s Campus. The Campus is bounded by 4th Street to the west, Hamlin Street and Jackson Street to the east, 5th Street and 6th Street to the south and the office building of the United States Conference of Catholic Bishops to the north. The proposed development will be along the northern, eastern, and southern boundaries of the Campus. Please note that the application does include the existing 4-story Saint Paul’s College Building.

The PUD proposes to develop the Property with a new residential community with 251, three and four-story, townhomes. The PUD will contain approximately 536,780 square feet of gross floor area for a floor area ratio (“**FAR**”) of 1.21.

The project architect is Lessard Group, Inc.; the transportation consultant is Wells & Associates, LLC; the Civil Engineer is VIKA, Inc.; the landscape architect is Studio 39 Landscape Architecture P.C.; and the land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you would like additional information regarding the proposed PUD and Map Amendment application, please contact Phil Feola (202-663-8789) at Pillsbury Winthrop Shaw Pittman LLP.

ZONING COMMISSION
District of Columbia

CASE NO. 07-27
EXHIBIT NO. 12

ZONING COMMISSION
District of Columbia
CASE NO.07-27
EXHIBIT NO.12

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