

Exhibit "F"

Notice of Intent to File

ZONING COMMISSION
District of Columbia

CASE NO. 08-08

EXHIBIT NO. 10

ZONING COMMISSION
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CASE NO.08-08
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April 4, 2008

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

District of Columbia ("Applicant") hereby gives notice of its intent to file an application for approval of a Planned Unit Development (PUD) with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (July, 1995).

The property which is the subject of this application is located at 3910-3912 Georgia Avenue, N.W. (Square 2906, Lots 848 and 849) in the Petworth area of Northwest Washington on the west side of Georgia Avenue between Randolph Street and Shepherd Street. The project site is bounded by Georgia Avenue, N.W. on the east, Randolph Street, N.W. on the south, and public alleys on the west and north. The project site has a total land area of approximately 31,000 square feet and it is improved with a vacant commercial retail building. The site is zoned GA/C-3-A which permits a wide range of residential and commercial uses.

The Applicant plans to raze the existing commercial building and redevelop the site with a mixed-use building containing 130 dwelling units and ground floor retail, service or medical uses. The dwelling unit mix will include studios, studios with a loft, one-, two-, and three-bedrooms, and one-, two-, and, three-bedrooms with lofts. The first floor use is anticipated to be a neighborhood-serving pharmacy and medical services clinic.

The project will have an overall FAR (floor area ratio) of approximately 4.70, a building height of not to exceed seventy-eight (78) feet and an overall lot occupancy of approximately eighty percent (80%). Parking will be provided on site at a ratio of one (1) space per every two dwelling units and 55 parking spaces for the retail/service or medical office/clinic uses. The project will also provide moderate income affordable housing and a LEED certified design. No rezoning (i.e., remapping) will be sought in conjunction with the PUD.

If you desire further information about the proposed PUD project, please call Mr. Caleb Brenneman of Jair Lynch Development Partners at (202) 462-1092 or Lyle M. Blanchard, Esquire, Greenstein DeLorme & Luchs, P.C. at (202) 452-1400.