

NOTICE OF INTENT TO FILE ZONING APPLICATION

Application to the District of Columbia
Zoning Commission
For a
Modification to An Approved Planned Unit Development
And
Zoning Map Amendment

The Athena Group, LLC and Willco Residential, LLC, on behalf of Saimac Development, LLC, hereby give notice of their intent to file an application for a modification to an approved Planned Unit Development ("PUD") and a PUD-related map amendment pursuant to Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003). The Property, which is the subject of this application, is located at 4460 MacArthur Boulevard, NW (Square 1356, Lots 28, 929, 932, and 933). The PUD site has an area of 120,926 square feet. The Original PUD project was built pursuant to Zoning Commission Order No. 21, dated January 21, 1971, and is used as a psychiatric hospital, currently Riverside Hospital. This application is being filed in order to replace the existing hospital with residential use and to extend the PUD area initially approved.

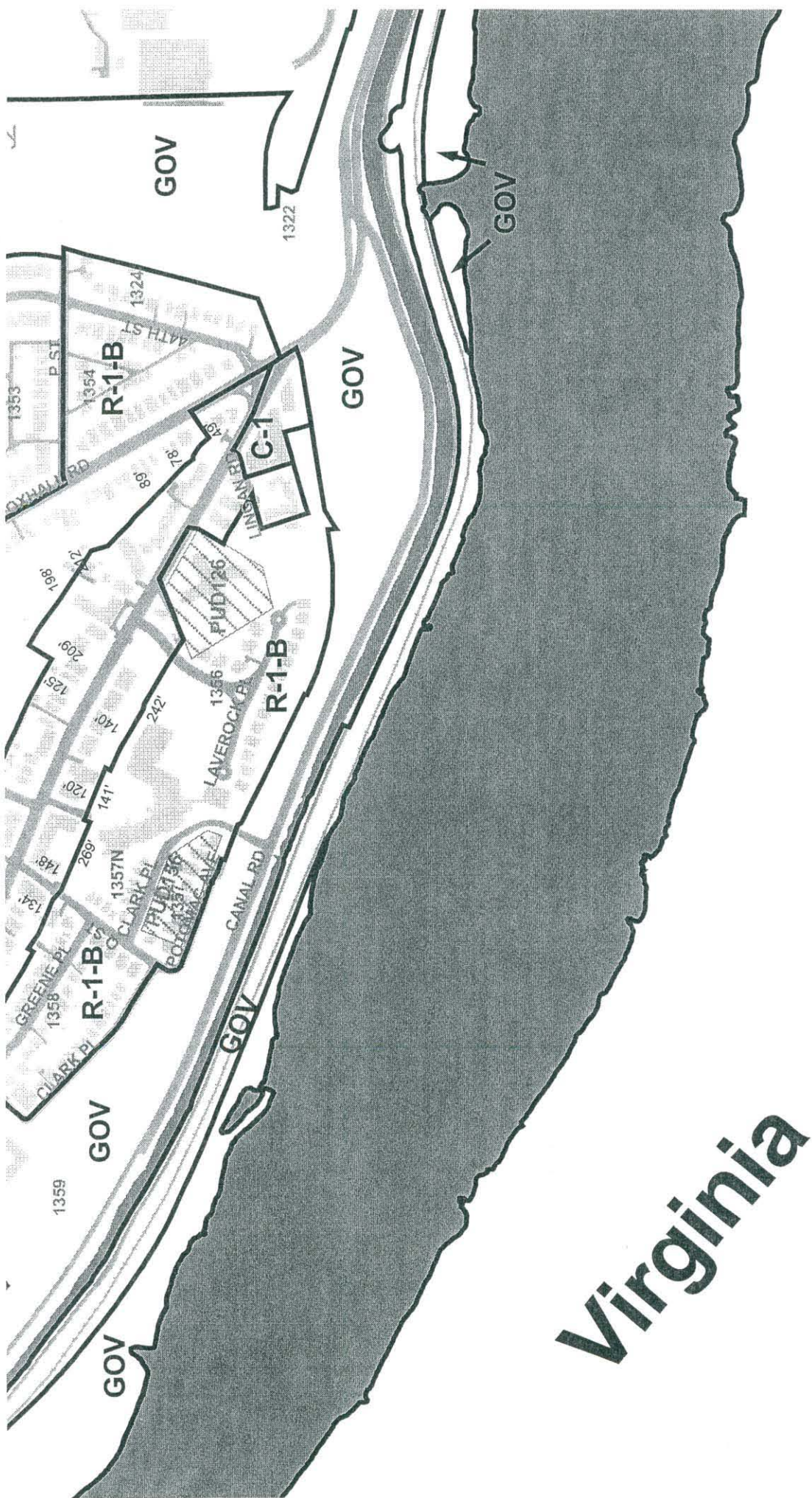
The Original PUD approval was for the construction of a three story psychiatric hospital building. The building was restricted to a floor area ratio ("FAR") of approximately .89, a building height of 42 feet and a lot occupancy of 23%. The minimum number of on-site parking spaces was set at 200 spaces. The building was constructed as approved and has been used exclusively as a psychiatric hospital since its completion.

This modification application will be filed with the Zoning Commission not less than 10 days from the date of this Notice. The modification requests a PUD-related map amendment to include the entire PUD area in the R-5-A Zone District. The Applicant intends to replace the existing hospital with approximately 41 townhouses, which will have a maximum height of 50 feet, a maximum floor area ratio of 1.0, and will provide at least 91 spaces.

This notice is given pursuant to Sections 2404.7 – 2404.9 of the Zoning Regulations.

The Developers of the Project are: The Athena Group, LLC and Willco Residential, LLC; the architect is Lessard Group Inc.; and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you desire further information about the modification request, please contact Phil Feola at (202) 663-8789.

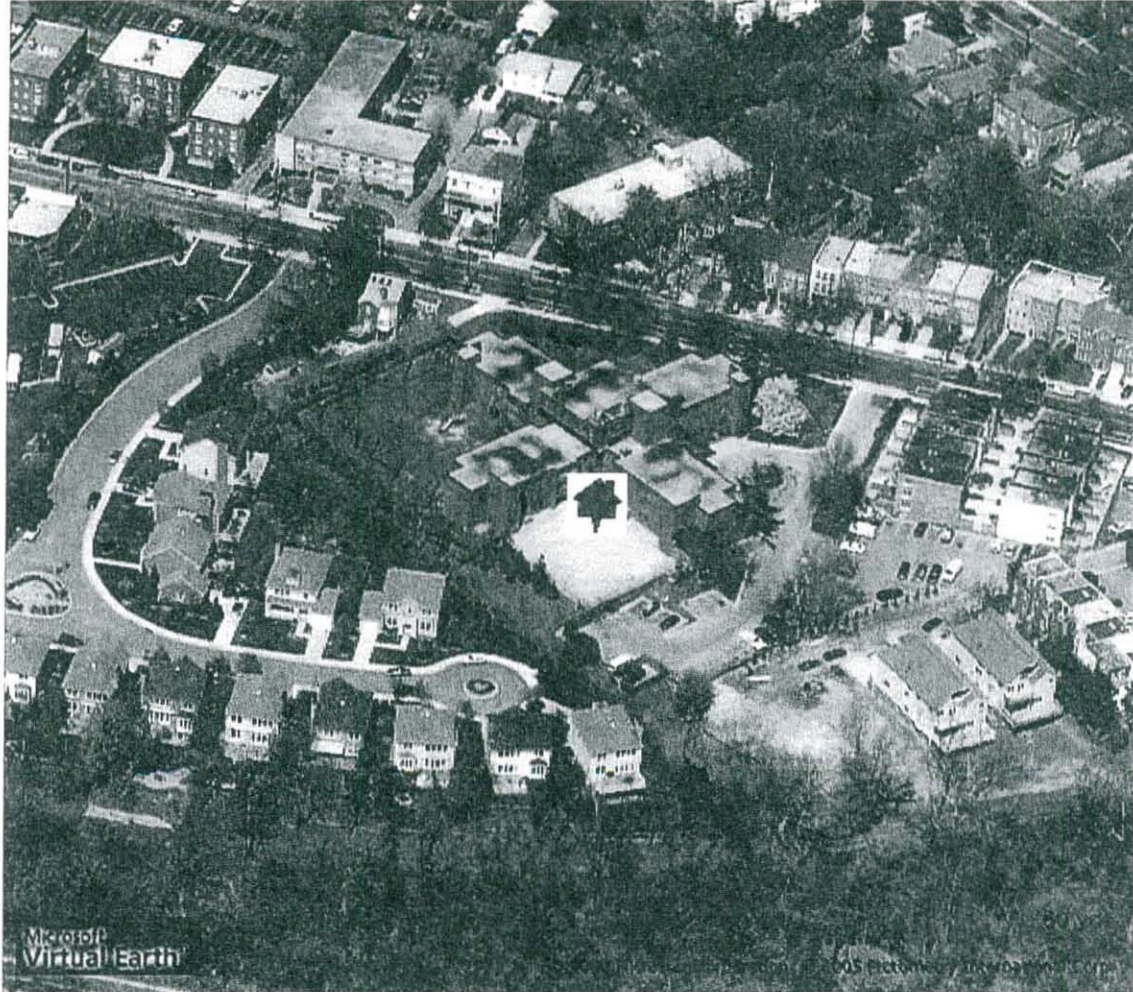
October 10, 2007



Street Map Plus Report
For Property Located At

RealQuest.com

4460 MACARTHUR BLVD NW, WASHINGTON DC 20007-2516

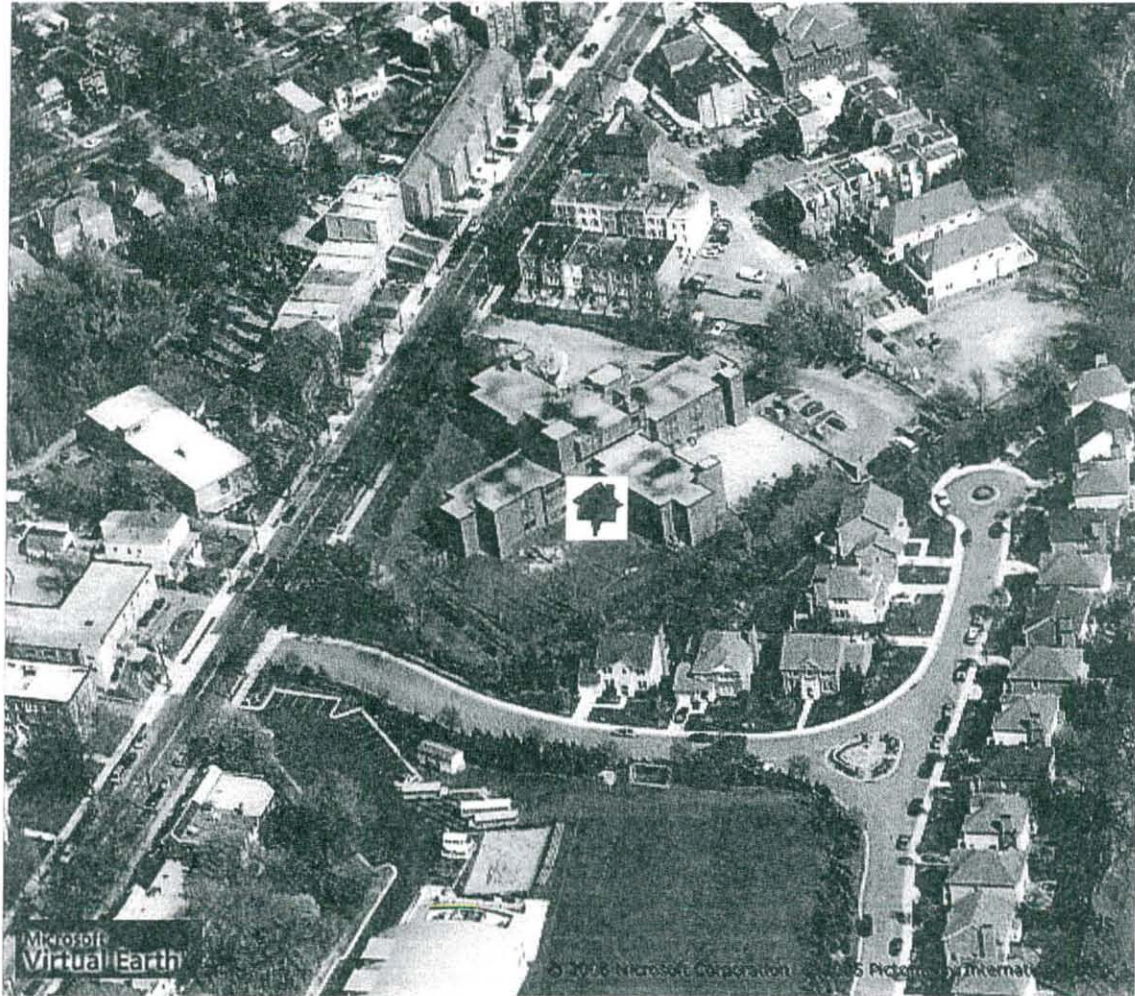


= Exact location of subject may vary by up to 300 feet

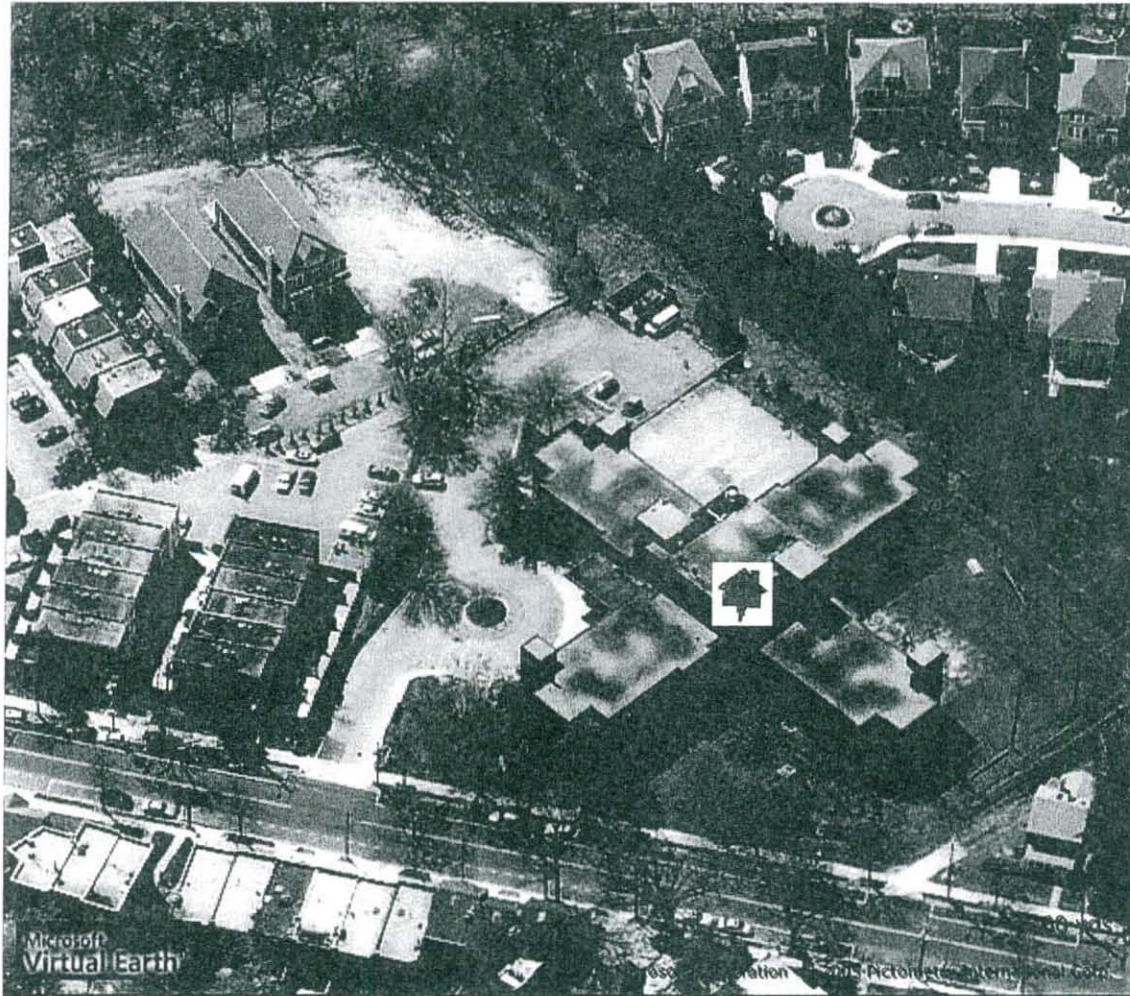
Street Map Plus Report
For Property Located At

RealQuest.com

4460 MACARTHUR BLVD NW, WASHINGTON DC 20007-2516



= Exact location of subject may vary by up to 300 feet

Street Map Plus Report
For Property Located At**RealQuest.com****4460 MACARTHUR BLVD NW, WASHINGTON DC 20007-2516**

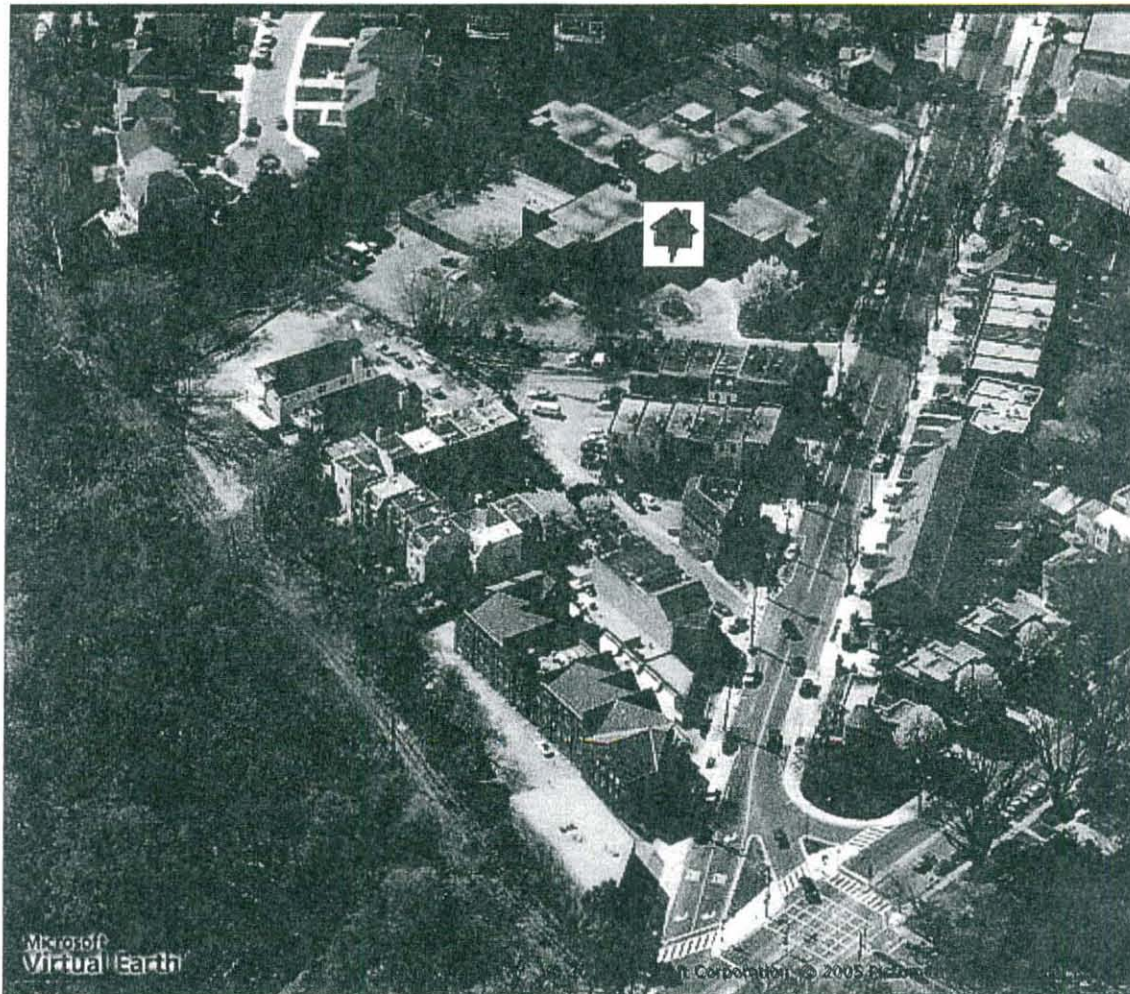
= Exact location of subject may vary by up to 300 feet

Street Map Plus Report

For Property Located At

RealQuest.com®

4460 MACARTHUR BLVD NW, WASHINGTON DC 20007-2516



= Exact location of subject may vary by up to 300 feet

COMPLIANCE WITH CHAPTER 24 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The Project complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development ("PUD") in the District of Columbia. The Zoning Regulations, pursuant to Section 2406.6, also permit an application for a PUD to be filed in conjunction with a request for a zoning map amendment and the application complies with those requirements accordingly.

1. **Area Requirement:** The Project encompasses approximately 120,926 square feet of land. This area is more than the two acre minimum area requirement for a PUD in the R-5-A Zone District (11 DCMR § 2401.1(c)).

2. **Notice:** The Certificate of Notice herein states that a Notice of Intent to File a PUD Application was mailed to Advisory Neighborhood Commission 3D and to the owners of all property within 200 feet of the perimeter of the Property, as required by the Zoning Regulations (11 DCMR §§ 2406.7 - 2406.10).

3. **Sections 2406.11(a) and 2406.12(a):** The completed application form for the Preliminary PUD and the Zoning Map Amendment are attached as Exhibit E.

4. **Section 2406.11(b):** A map showing the location of the proposed project, the existing zoning for the Property and zoning of adjacent properties is included in Exhibit K.

5. **Sections 2406.11(c) and 2406.12(b):** The preceding Statement outlines the purposes and objectives of the project, and how this application meets the evaluation standards for PUD's enumerated in the Zoning Regulations.

6. **Sections 2406.11(d) and 2406.12(c):** A general site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces is included in Exhibit B and Appendix 1.

7. **Section 2406.12(d):** A landscaping and grading plan is provided in Exhibit B.

8. **Section 2406.12(e):** Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are included in Exhibit B and Appendix 2.

9. **Section 2406.12(f):** A general circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans is included in Exhibits B and C.

10. **Sections 2403.11 and 2406.11(e):** A tabulation of development data providing relevant information regarding the proposed project is included in the Statement and on the Project Plans in Exhibit B.

List of Publicly Available Maps, Plans, and Other Documents

1. Exhibits herein.
2. Zoning Regulations and Zoning Map of the District of Columbia.
3. Generalized Land Use Map of the District of Columbia.
4. District of Columbia Comprehensive Plan.
5. Metrobus and Metrorail Maps.
6. Orders of the District of Columbia Zoning Commission.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 5, 2007

Plat for Building Permit of SQUARE 1356 LOTS 28, 929, 932, 933

Scale: 1 inch = 40 feet Recorded in Book 159 Page 102 (LOT 28)
Book A&T Page 3832-W (LOTS 929, 932 & 933)

Receipt No. 00446

Furnished to: PWSP

[Signature]
Surveyor, D.C.
By: LMA *[Signature]*

I hereby certify that all existing improvements shown hereon are completely dimensioned and are correctly placed, as is all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and placed, and agree, with plans accompanying this application, that the subdivision shown as shown herein is drawn, and dimensioned, accurately to the same scale as the proposed lines shown on this plat and that for reason of the proposed improvements to be erected as shown herein the size of any existing lot or premises is not decreased to an area less than is required by the zoning regulations for lot and area; and it is further certified and agreed that accessible parking area shall be provided by the zoning regulations and be reserved in accordance with the zoning regulations, and that this area has been correctly shown and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved grade and other grade will not result in a rise of grade along curbside of driveway at any point on private property in excess of 20% for single family dwellings or less, or in excess of 12% in any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

