

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

September 11, 2008

Matthews Memorial Terrace, Limited Partnership, a joint venture between The Community Builders, Inc. and Matthews Memorial Baptist Church (collectively the “**Applicant**”), gives notice of its intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment for the properties known as: Square 5868, Lots 172, 1000, 1001, 1002, 1047, & 1050 (collectively, the “**Subject Property**”). The Subject Property is bounded by Dunbar Road, SE to the east, single family dwellings to the north, Martin Luther King Jr. Avenue SE to the west, and a multifamily residential building to the south. The property is depicted in the shaded blue areas on the attached context plat.

The Subject Property includes single family dwellings, parking lots, and vacant lots. The Subject Property contains of approximately 1.83 acres of land area. The Subject Property is currently located in the R-5-A Zone District and is also located in the Moderate Density Residential category on the District of Columbia Generalized Land Use Map.

The Applicant proposes the development of a mixed-use project with a significant residential component. The Applicant envisions that approximately 100 residential units will be created in this project. All residential units will be affordable with different degrees of affordability in order to serve individuals with diverse income levels. In addition, a significant component of the project will be a community building, which will house a community service center. The community building will contain a community meeting room, a dining room, a social services center, and a medical clinic. The dining room will operate as a restaurant open to the public during limited hours, and a bookstore/café on the first floor will also be open to the public during limited hours.

Both the residential building and the community building will front on Martin Luther King Jr. Avenue, S.E. The residential building will be the southernmost building, and the separate community building will be just north of it.

The heights of the buildings along Martin Luther King Jr. Avenue will vary. The residential building will be five stories, and the community building will be three stories. Parking spaces for the residential building will be provided in a below-grade parking structure. Parking for the community building will be provided in a surface parking lot behind the two buildings. The total gross floor area included in the Project is approximately 113,000 square feet for a total Floor Area Ratio (“**FAR**”) of approximately 1.4.

In order to accommodate the development program, the Applicant proposes to rezone the entire Subject Property to the R-5-B Zone District. The surrounding property will remain in the R-5-A Zone District.

The Applicant has already engaged in an extensive public outreach program and has had many meetings with various groups and organizations such as the Barry Farms New Communities Executive Advisory Board, ANC 8A, ANC 8C, Ward 8 Business Council, and the Anacostia Coordinating Council. The Applicant will continue to engage in this public dialogue process and is available to discuss the proposed development with all interested groups and individuals.

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 PGN Architects, PLLC. The 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 Allison Prince of Pillsbury (202-663-8853), David Parrish of The Community Builders, Inc. (202-552-2505), or Dr. C. Matthew Hudson Jr., Pastor of Matthews Memorial Baptist Church (202-889-3709 ext 106).

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Planned Unit Development and related Amendment to the Zoning Map of the District of Columbia for Lots 172, 1000, 1001, 1002, 1047, and 1050 in Square 5868 was mailed to Advisory Neighborhood Commission 8C and to the owners of all property within 200 feet of the perimeter of the project site on September 11, 2008 at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7-2406.10.

A copy of the notice is included with the Application as Exhibit D.


Cary Kadlecek

Pillsbury Winthrop Shaw Pittman