

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for a Planned Unit Development and an Amendment to the Zoning Map of the District of Columbia

March 18, 2009

Brookland Artspace Lofts, L.P. (the “**Applicant**”) gives notice of its intent to file an application for a Planned Unit Development (“**PUD**”) and an Amendment to the Zoning Map of the District of Columbia. 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 this date. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application includes approximately 21,000 square feet of land area and is formally designated as Square 3831, Lot 47 and Square 3832, Lot 803 (collectively referred to as the “**Property**”). The Property is bounded by 8th Street, NE to the west; Square 3831, Lot 28 to the north; Square 3832, Lot 15 to the south and railroad tracks to the east. Kearney Street runs through the center of the Property. The Property is currently occupied by “Dance Place” (Square 3832, Lot 803) and “Brookland Studios” (Square 3831, Lot 47). See attached plat.

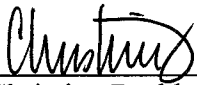
The Applicant is proposing to replace the existing Brookland Studios with forty-one (41) affordable artist studios with accessory apartments and office space. It will construct a dance studio on the existing Dance Place site. The proposal will enhance the Brookland community as well as the variety of housing types available in the neighborhood. The dance studio will be an amenity to the community. The Applicant is also seeking a Zoning Map Amendment from the C-M-1 Zone District to the C-2-B Zone District.

The PUD Project will include two buildings: one consisting of approximately 50,500 square feet of artist studio and apartment space and the other consisting of approximately 18,000 square feet of dance studio space. The total gross floor area included in the PUD Project will be approximately 68,500 square feet of gross floor area for a floor area ratio of 3.5 on the Brookland Studios site and 2.7 on the Dance Place site. The height of the buildings will be approximately 50 feet. The lot occupancy for the residential building will be approximately 85%.

The developer of the project is Brookland Artspace Lofts, L.P. The architect is Hickok Cole. Land use counsel is Pillsbury Winthrop Shaw Pittman. If you require additional information regarding the proposed PUD and Map Amendment application, please contact Allison Prince or Christine Roddy (202-663-8000) at Pillsbury Winthrop Shaw Pittman.

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for Consolidated and First Stage Approval of a Planned Unit Development for Lot 47 in Square 3831 and Lot 803 in Square 3832 was mailed to Advisory Neighborhood Commission 5C and to the owners of all property within 200 feet of the perimeter of the subject property on March 18, 2009, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7 – 2406.10.



Christine Roddy