

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for Lot 66 in Square 399 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on March 7, 2016, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR § 2406.7. A copy of the Notice is attached hereto.



Kyrus L. Freeman

3/29/2016

Date

March 7, 2016

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

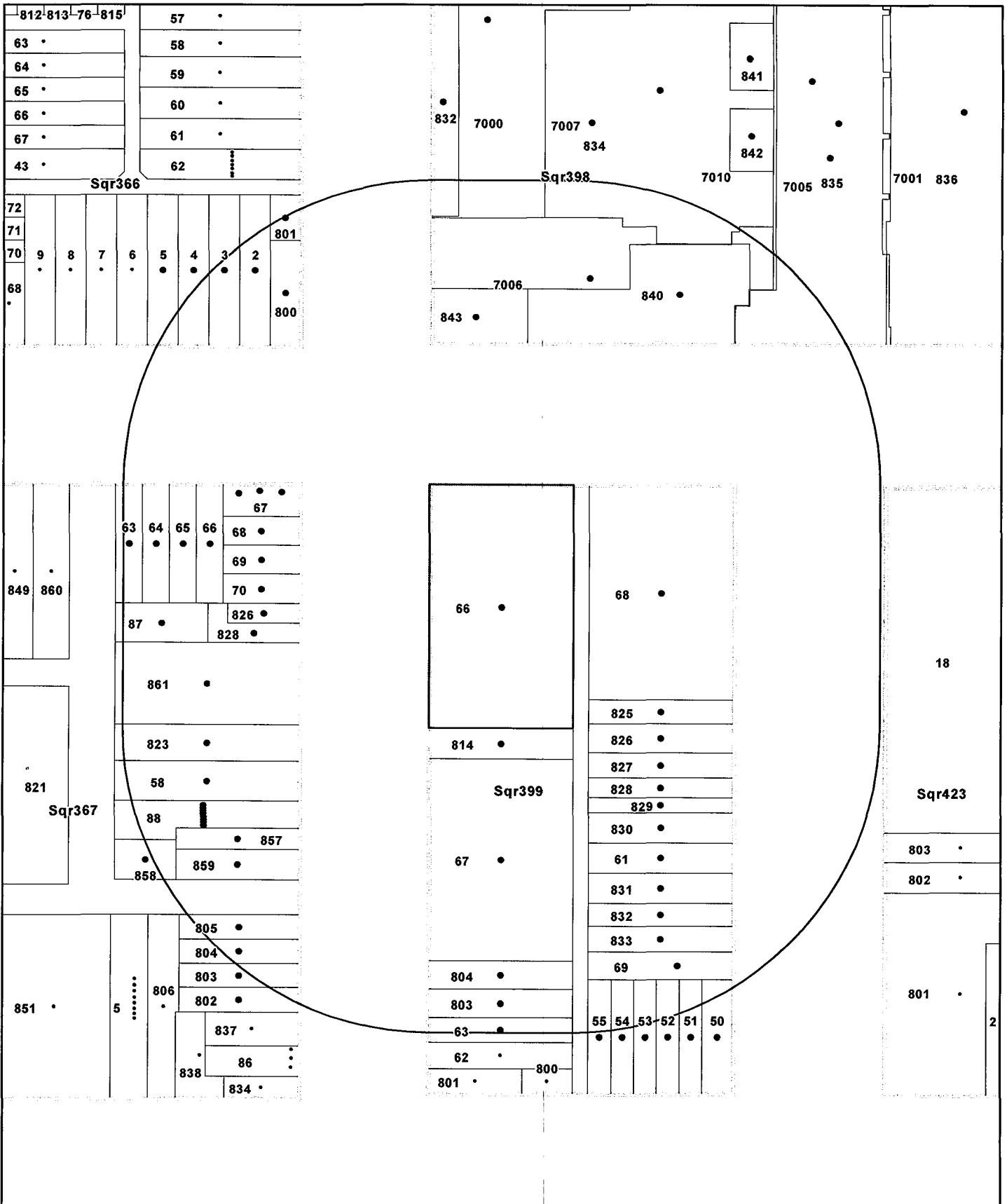
W-G 9th & O, LLC (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (July 1995)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to 11 DCMR § 2406.7.




The property that is the subject of this application consists of Lot 66 in Square 399 (the "Subject Property"). The Subject Property has a land area of approximately 15,093 square feet. The Subject Property has approximately 94.4 linear feet of frontage on O Street, NW, and approximately 160 linear feet of frontage on 9th Street, NW. Square 399 is located in the northwest quadrant of the District and is bounded by O Street to the north, 8th Street to the east, N Street to the south, and 9th Street to the west.

The Subject Property is presently zoned C-2-A. The Applicant is seeking to rezone the Subject Property to the C-2-B District in connection with this application. The requested map amendment is consistent with the Comprehensive Plan's Future Land Use Map designation of the Subject Property as mixed-use: Medium-Density Commercial and Medium-Density Residential. The requested map amendment is also consistent with the Comprehensive Plan's Generalized Policy Map designation of the Subject Property as a Neighborhood Commercial Center.

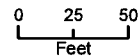
The Applicant proposes to build a mixed-use building on the Subject Property with a maximum density of 6.0 floor area ratio ("FAR") and approximately 90,458 square feet of gross floor area. The building will include approximately 6,988 square feet of gross floor area devoted to retail use and approximately 83,470 square feet of gross floor area devoted to residential use. The building will include 66 residential units (plus or minus 10%) and a total of approximately 57 off-street parking spaces located in two levels of a below-grade parking garage. The building will be constructed to a maximum height of 90 feet at its highest point.

The applicant for this proposal is W-G 9th & O, LLC; the architect for the project is Esocoff & Associates; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyrus L. Freeman of Holland & Knight LLP at (202) 955-3000.



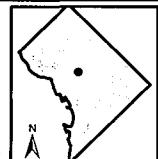
-  Radius
-  Ownership Polygons
-  DC Squares

Property ID: 0399 0066



Date: 2/9/2016

For general planning purposes



*** DC Office of Tax and Revenue
 Real Property Assessment Division
 GIS Geographic Information Systems

BAI A LIN
903 O ST NW
WASHINGTON, DC 20001-4227

904 O STREET LLC
1348 T ST NW STE 200
WASHINGTON, DC 20009-4439

MOSLEY FANNY S
1828 LINCOLN RD NE
WASHINGTON, DC 20002-1553

LAMBROS BISBIKIS
4925 BEL PRE RD
ROCKVILLE, MD 20853-2215

YVONNE J ROSENBERG
1336 9TH ST NW
WASHINGTON, DC 20001-4208

ARSHANOOSH YOUSEFI
1348 T ST NW STE 200
WASHINGTON, DC 20009-4439

WEN Z KWOCK
907 O ST NW
WASHINGTON, DC 20001-4227

MOGES GEBREMARIAM
4660 WILKENS AVE STE 203
BALTIMORE, MD 21229-4846

1314 1/2 INC
4636 5TH ST S
ARLINGTON, VA 22204-1323

ROBERT M ELWOOD
3274 HARNESS CREEK RD
ANNAPOLIS, MD 21403-1616

WIN L LO
1332 9TH ST NW
WASHINGTON, DC 20001-4208

1314 1/2 INC
4636 5TH ST S
ARLINGTON, VA 22204-1323

HUANG H QING
14405 QUIETWOOD TER
NORTH POTOMAC, MD 20878-4814

MARY A FITZGIBBON
PO BOX 3817
CROFTON, MD 21114-3817

1314 1/2 INC
4636 5TH ST S
ARLINGTON, VA 22204-1323

WILLIAM O WRIGHT
1335 10TH ST NW
WASHINGTON, DC 20001-4215

ZEKI FINDIKOGLU
1306 9TH ST NW
WASHINGTON, DC 20001-4208

BERNAD EHRlich & VERA EHRlich REVOCABLE
913 CLINTWOOD DR
SILVER SPRING, MD 20902-1705

VELOUR LLC
3508 T ST NW
WASHINGTON, DC 20007-2217

DEBORAH D BODDIE
1308 9TH ST NW
WASHINGTON, DC 20001-4208

8TH & N CONDOS LLC
5004 5TH ST NW
WASHINGTON, DC 20011-4045

MURIEL E GREGORY
4321 ARGYLE TER NW
WASHINGTON, DC 20011-4243

JAMES MOY
1310 9TH ST NW
WASHINGTON, DC 20001-4208

8TH & N CONDOS LLC
5004 5TH ST NW
WASHINGTON, DC 20011-4045

908 O STREET LLC
1348 T ST NW # 200
WASHINGTON, DC 20009-4439

HILLARY PAUL
9306 ALCONA ST
LANHAM, MD 20706-2407

8TH & N CONDOS LLC
5004 5TH ST NW
WASHINGTON, DC 20011-4045

JAMES L HAMMOND
906 O ST NW
WASHINGTON, DC 20001-4228

1320 9TH STREET NW LLC
2342 MASSACHUSETTS AVE NW
WASHINGTON, DC 20008-2801

8TH & N CONDOS LLC
5004 5TH ST NW
WASHINGTON, DC 20011-4045

8TH & N CONDOS LLC
5004 5TH ST NW
WASHINGTON, DC 20011-4045

GWENDOLYN W FIELDS
16740 CLAGGETT LANDING RD
UPPR MARLBORO, MD 20774-8917

YVONNE J ROSENBERG
1336 9TH ST NW
WASHINGTON, DC 20001-4208

8TH & N CONDOS LLC
5004 5TH ST NW
WASHINGTON, DC 20011-4045

ADRIENNE WAHEED
1324 8TH ST NW
WASHINGTON, DC 20001-4206

1326 NAYLOR COURT LLC
1348 T ST NW STE 200
WASHINGTON, DC 20009-4439

JEMAL'S BENJO LLC
702 H ST NW # 400
WASHINGTON, DC 20001-3734

KATHLEEN MURRAY
1322 8TH ST NW
WASHINGTON, DC 20001-4206

JAMES M MALONE
1316 9TH ST NW # 1
WASHINGTON, DC 20001-4208

SCRIPTURE CHURCH OF CHRIST INC
PO BOX 12008
WASHINGTON, DC 20005-0908

ARIA DEVELOPMENT PARTNERS II LLC
150 E 58TH ST FL 28
NEW YORK, NY 10155-0002

CAROLYN A PLANK
1316 9TH ST NW # 2
WASHINGTON, DC 20001-4208

CONVENTION CENTER LLC
7303 HANOVER PKWY STE A
GREENBELT, MD 20770-2029

A M LAWSON
PO BOX 76374
WASHINGTON, DC 20013-6374

RAJAN HINGORANEY
5219 WESTWIND CT
SUGAR LAND, TX 77479-4120

TARSEM SINGH
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WASHINGTON, DC 20001-4206

MARTIN E HARDY
871 DOLLEY MADISON BLVD
MC LEAN, VA 22101-2404

GEORGE E DANILOVICS III
1316 NAYLOR CT NW # 4
WASHINGTON, DC 20001-4226

DISTRICT OF COLUMBIA
1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

SUZANE REATIG
4904 CHESAPEAKE ST NW
WASHINGTON, DC 20016-4335

SHAW MANOR LLC
1326 H ST NE # 2
WASHINGTON, DC 20002-4447

JEMAL'S BENJO LLC
702 H ST NW # 400
WASHINGTON, DC 20001-3734

GETANEH WONDEMAGHEW
1310 8TH ST NW
WASHINGTON, DC 20001-4206

MAINLAND LLC
128 SEATON PL NW
WASHINGTON, DC 20001-1623

JEMAL'S BENJO LLC
702 H ST NW # 400
WASHINGTON, DC 20001-3734

HEIDI K MACKEY TRUSTEE
446 M ST NW
WASHINGTON, DC 20001-4647

SHAW MANOR LLC
1326 H ST NE # 2
WASHINGTON, DC 20002-4447

EFFORTS FROM EX CONVICTS INC
1329 9TH ST NW
WASHINGTON, DC 20001-4207

YVONNE J ROSENBERG
1336 9TH ST NW
WASHINGTON, DC 20001-4208

SHAW MANOR LLC
1326 H ST NE # 2
WASHINGTON, DC 20002-4447

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

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WASHINGTON, DC 20036-3101

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WASHINGTON, DC 20036-3101

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WASHINGTON, DC 20036-3101

CITYMARKET AT O CONDO LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O CONDO LLC
1730 RHODE ISLAND AVE NW STE
WASHINGTON, DC 20036-3117

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW STE
WASHINGTON, DC 20036-3117

CITYMARKET AT O CONDO LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O CONDO LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

LIHTC SENIOR HOUSING LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITY MARKET AT O SH LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

RICARDO MUNOZ
1306 8TH ST NW # 2
WASHINGTON, DC 20001-4206

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

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WASHINGTON, DC 20036-3101

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WASHINGTON, DC 20036-3101

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1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O CONDO LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITYMARKET AT O EAST AND WEST LLC
1730 RHODE ISLAND AVE NW
WASHINGTON, DC 20036-3101

CITY MARKET HOTEL DEVELOPMENT LLC
11410 COMMON OAKS DR
RALEIGH, NC 27614-7002