

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Review and Approval of a Consolidated Planned Unit Development and PUD-related Map Amendment for Square 747, Lot 8 was mailed to Advisory Neighborhood Commissions 6C and 5D and to all owners of all property within 200 feet of the perimeter of the project site on April 5, 2016, at least ten (10) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7-2406.10.

A copy of the notice is attached to this Certificate.



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Christine Roddy  
Goulston & Storrs

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

Application to the District of Columbia Zoning Commission for Approval of a Consolidated  
Planned Unit Development and a PUD-related Map Amendment  
April 5 2016

1200 3<sup>rd</sup> Street LLC (“**Applicant**”) hereby provides a notice of intent to file a zoning application for property located at 1200 3<sup>rd</sup> Street, NE (Square 747, Lot 8) (“**Property**”). The Applicant intends to file an application with the Zoning Commission for review and approval of a Consolidated Planned Unit Development (“**PUD**”) and a PUD-related Map Amendment no less than ten days from the above date, as required by 11 DCMR Section 2406.7.

The Property is bounded by Florida Avenue, NE to the north, Third Street, NE to the east, M Street, NE to the south and railroad tracks to the west. The Applicant is proposing a mixed-use project that will include ground floor retail, two residential buildings and one hotel building (“**Project**”). The three structures will be connected through a podium that will include retail uses as well as parking. The podium will occupy approximately 95% of the Property; however, the three structures above the podium will only have a lot occupancy of approximately 64%. The project will include approximately 650 residential units and 200 hotel rooms. It will have a floor area ratio of approximately 6.9 and a maximum height of 120 feet.

The application also seeks approval of a PUD-related map amendment. The Property is located in the C-M-3 Zone District. The Applicant seeks review and approval of a PUD-related map amendment to the C-3-C Zone District.

The owner of the Property is 1200 3<sup>rd</sup> Street LLC and the developer is the Trammel Crow Company. Land use counsel for this application is Goulston & Storrs. If you require additional information regarding the proposed PUD application, please contact Christine Roddy at Goulston & Storrs at 202.721.1116.