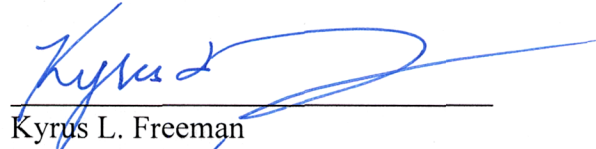
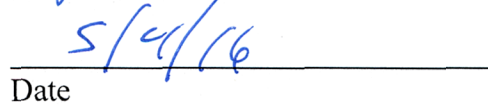


**Certificate of Notice**

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 a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for a portion of Lot 849 in Square 2890 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 May 4, 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

  
\_\_\_\_\_

Date

**May 4, 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**

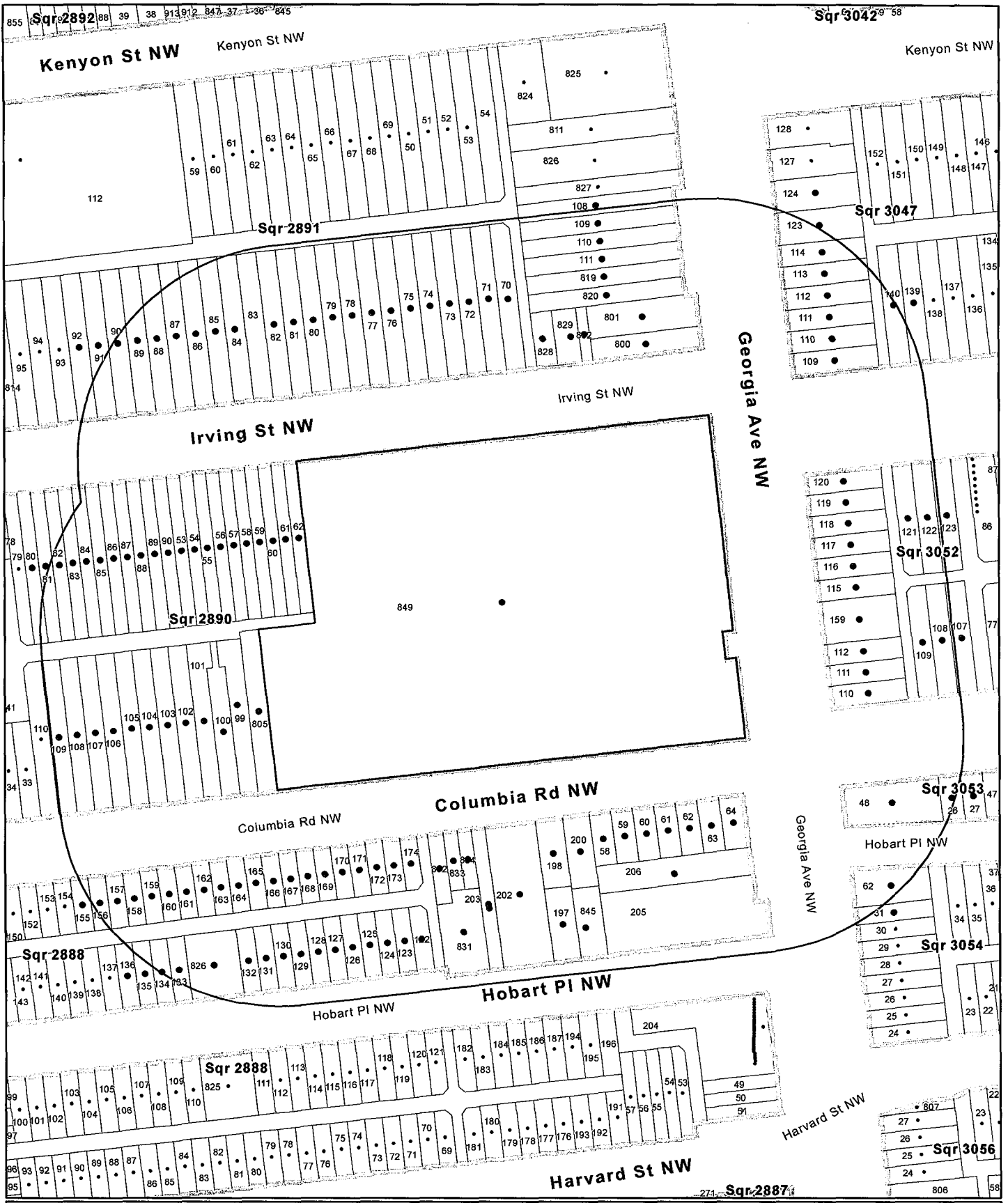
Park View Community Partners and the District of Columbia (together, the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 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 §2406.7 of the Zoning Regulations.




The property that is the subject of this application consists of portion of Lot 849 in Square 2890 (the "Subject Property"). The Subject Property has a land area of approximately 75,000 square feet and is bounded by Irving Street, NW to the north, Georgia Avenue, NW to the east, Columbia Road, NW to the south, and private property to the west.

The eastern portion of the Subject Property along Georgia Avenue is presently zoned C-2-A, and the western portion of the Subject Property is presently zoned R-4. The Applicant is seeking to rezone the eastern portion of the Subject Property to the C-2-B District and the western portion of the Subject Property to the R-5-B District in connection with this application. The requested map amendment is consistent with the policies set forth in the Comprehensive Plan for the Subject Property.

The Applicant proposes to redevelop the Subject Property with an apartment house containing 195 residential units, a senior building containing 76 residential units, and 8 townhomes, resulting in 279 total new residential units. The total unit mix will include public housing replacement units, affordable/workforce units, and market-rate units. Retail and amenity spaces and a major new public park will also be incorporated into the project. The Subject Property will be developed with an overall density of approximately 279,844 total square feet of gross floor area (4.1 floor area ratio ("FAR")) and approximately 60% lot occupancy. The apartment house will have a maximum height of 90 feet; the senior building will have a maximum height of 60 feet; and the townhomes will have a maximum height of 40 feet.

The applicant for this proposal is Park View Community Partners and the District of Columbia; the architect for the project is Torti Gallas Urban; and 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

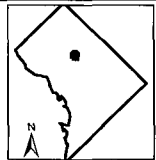
Property ID: 2890 0849

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



Date: 5/3/2016

For general planning purposes



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M & K LE PROPERTIES LLC  
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