

**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 Lots 0819 and 0078 in Square 0748 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 23, 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.



Name: Margaret A Crowley  
Principal/COO  
J Street Companies

Date: June 6, 2016 \_\_\_\_\_

**May 23, 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**

JS Congress Holdings, LLC, an affiliate of J Street Development Company, LLC (the "Applicant"), on behalf of the owners, Congress LLC (Lot 0819) and Capital View LLC (Lot 0078), 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 existing District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.*). 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 section 2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lots 0819 and 0078 in Square 0748 (the "Subject Property"). The Subject Property has a land area of approximately 10,500 square feet (including square footage from the adjacent alley). The Applicant intends to apply to have the alley, which currently runs east to west between the two parcels closed and grant an easement on the northern portion of the Subject Property to allow access to the north-south portion of the alley, which services the neighboring townhouses that front on 3rd Street, NE. The Applicant is seeking a waiver of the requirement in Chapter 24 of the Zoning Regulations that requires a minimum lot area of 15,000 square feet for a PUD. The Subject Property has approximately 172 linear feet of frontage on Congress Street, N.E. and approximately 45 linear feet of frontage on L Street, NE. The Subject Property is bounded by private property to the north and east, and by Congress Street, NE to the west and L Street to the south.

The Subject Property is presently zoned C-M-1. 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 residential, medium-density commercial, and Production, Distribution and Repair ("PDR"). The requested map amendment is also consistent with the Comprehensive Plan's Generalized Policy Map designation of the Subject Property as a Land Use Change Area.

The Applicant proposes to raze the non-historic existing buildings and construct a mixed-use building composed of PDR and residential uses. The building will have an FAR of 6.0 and will include approximately 61,000 square feet of gross floor area. Approximately 57,000 square feet of gross floor area will be devoted to residential uses and approximately 4,000 square feet of gross floor area will be devoted to PDR uses. Examples of PDR uses being contemplated include an urgent care center, which is a current tenant in one of the buildings, a small neighborhood hardware and/or paint store, and possible relocation of certain functions of Union Kitchen, which

is located on the opposite side of Congress Street. The Applicant is continuing to investigate the most appropriate PDR uses for the neighborhood. Of the housing provided, 8% will be affordable housing, which will add to the District's affordable housing stock. Under the current industrial zoning, housing is not permitted. The building will include approximately 60 residential units (plus or minus 10%) and 14 off-street parking spaces located in a below-grade parking garage. The building will be constructed to a maximum height of 90 feet at its highest point.

The public benefits and amenities of the Project include, among other things, housing, ground floor PDR uses, a new design on a site which has remained partially vacant for the past few years, an environmentally sustainable building, improvements to the public space along the street frontage on Congress Street to be coordinated with the District government, the provision of an ample number of bicycle parking places in a secure, convenient location, and other benefits coordinated with the community, including support for the NoMA Park Foundation and working with ANC 6C to identify community needs prior to the public hearing on this application.

The Applicant for this proposal is JS Congress Holdings, LLC, an affiliate of J Street Development Company, LLC and the owners of the Subject Property are Congress LLC (Lot 0819) and Capital View LLC (Lot 0078); the architect for the project is Nelson Architects, PC; and land use counsel is Castro Haase & Brown, PLLC. Should you need any additional information regarding the proposed applications, please contact Carolyn Brown of Castro Haase & Brown PLLC at (202) 846-7477.

**ROSTER OF PROPERTY OWNERS WITHIN 200 FEET OF LOT 0819, SQUARE 0748  
AND LOT 0078, SQUARE 0748**

<b>SSL</b>	<b>PREMISES ADDRESS</b>	<b>OWNERS</b>
0748 0080	1101 2ND ST NE	TREASURY DEPARTMENT FEDERAL CREDIT UNION PO BOX 27301; WASHINGTON DC 20038-7301
0748 0807	1104 3RD ST NE	JEMAL'S 1100 3RD STREET LLC 702 H ST NW; WASHINGTON DC 20001-3874
0748 0072	1106 3RD ST NE	DISTRICT OF COLUMBIA 1133 N CAPITOL ST NE; WASHINGTON DC 20002-7561
0748 0071	1108 3RD ST NE	ARITA D BROWN 1108 3RD ST NE; WASHINGTON DC 20002-3406
0748 0806	1110 3RD ST NE	ROXANNE M SCOTT 1110 3RD ST NE; WASHINGTON DC 20002-3406
0748//0079	1110 CONGRESS ST NE	NMD PROPERTIES I LLC 3329 75TH AVE; HYATTSVILLE MD 20785-1509
0748 0805	1112 3RD ST NE	1112 3RD LLC 1112 3RD ST NE; WASHINGTON DC 20002-3406
0748 0804	1114 3RD ST NE	FRED IRBY IV 1114 3RD ST NE; WASHINGTON DC 20002-3406
0748 0075	1116 3RD ST NE	HELEN B DARDEN 1169 3RD ST NE; WASHINGTON DC 20002-3405
0748 0818	1116 CONGRESS ST NE	CAMPBELL CENTURION T 1116 CONGRESS ST NE; WASHINGTON DC 20002-3418
0748 0074	1118 3RD ST NE	MILDRED BROWN 1116 3RD ST NE; WASHINGTON DC 20002-3406

<b>SSL</b>	<b>PREMISES ADDRESS</b>	<b>OWNERS</b>
0748 0820	1120 3RD ST NE	1120 3RD STREET NE LLC 5999 STEVENSON AVE STE 310; ALEXANDRIA VA 22304-3302
0748 0046	1120 CONGRESS ST NE	YI RONG JEAN L.L.C 1120 CONGRESS ST NE; WASHINGTON DC 20002-3418
0748 0045	1124 CONGRESS ST NE	YI RONG JEAN L.L.C 1120 CONGRESS ST NE; WASHINGTON DC 20002-3418
0748 0044	1124 CONGRESS ST NE	YI RONG JEAN L.L.C 1120 CONGRESS ST NE; WASHINGTON DC 20002-3418
0748 0019	214 L ST NE	B3 LLC 214 L ST NE; WASHINGTON DC 20002-3536
0748 0042	CONGRESS ST NE	JEMAL'S ULINE LLC DOUGLAS DEVELOPMENT 702 H ST NW; WASHINGTON DC 20001-3874
0748 0043	CONGRESS ST NE	JEMAL'S ULINE LLC DOUGLAS DEVELOPMENT 702 H ST NW; WASHINGTON DC 20001-3874
5233 0001	CONGRESS ST NE	DISTRICT OF COLUMBIA SUITE 307 1350 PENNSYLVANIA AVE NW; WASHINGTON DC 20004-3003
5233 0002	CONGRESS ST NE	DISTRICT OF COLUMBIA SUITE 307 1350 PENNSYLVANIA AVE NW; WASHINGTON DC 20004-3003
ANC 6C		PO Box 77876 Washington, DC 20013