

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the REVISED¹ Notice of Intent to File a Zoning Application for a Planned Unit Development and Zoning Map Amendment (the "Application") for 3443 Benning LLC (the "Applicant") was mailed to Advisory Neighborhood Commission 7D and to the owners of all property within 200 feet of the perimeter of the subject property on May 24, 2016, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) Subtitle Z. The Notice of Intent was originally given to said parties on March 18, 2016, and a revised Notice of Intent was mailed as aforesaid to clarify that such Application would proceed under the Zoning Regulations to be in effect as of September 2016.

In connection with the project that is the subject of this Application, the Applicant has met with Advisory Neighborhood Commission 7D, as well as staff from the Ward 7 Council Member, the District of Columbia Office of Planning and the District of Columbia Department of Transportation, the Sixth District Police Department, the River Terrace Community Organization, and numerous interested members of the public, all as further detailed in the Statement to which this Certificate is attached.



David A. Lewis

¹ The notice was revised to indicate that the application was being filed under the 2016 Zoning Regulations.

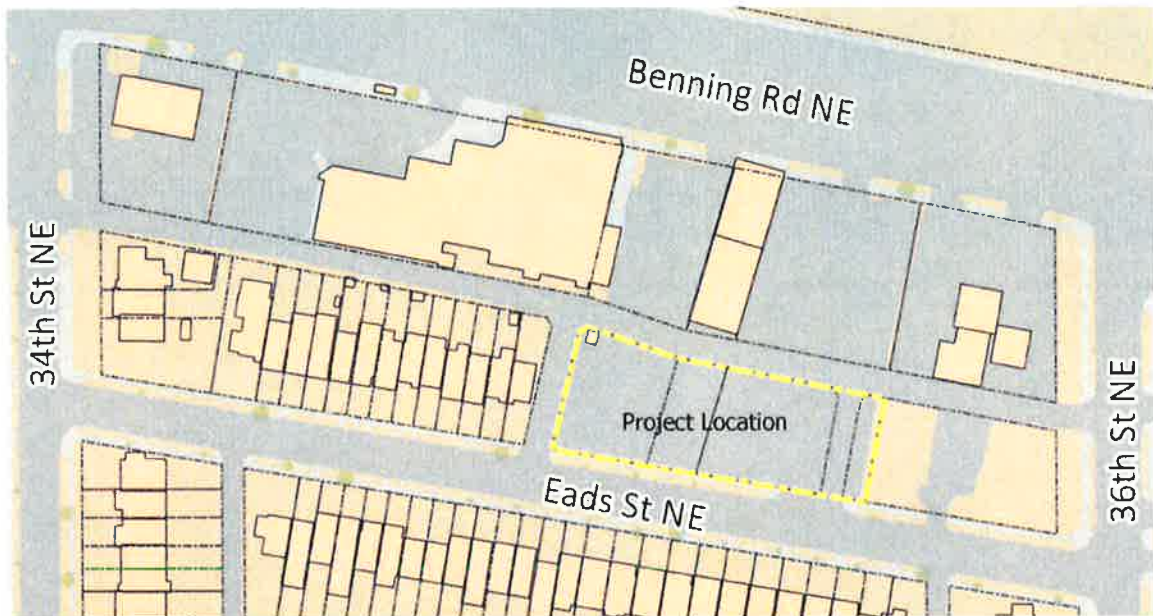
REVISED² NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT AND RELATED
AMENDMENT TO THE ZONING MAP

MAY 24, 2016

3443 Benning LLC (“Applicant”) gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) and related amendment to the Zoning Map for the property known as Square 5017, Lots 839-842 and a portion of a public alley to be closed (“Property”). The Property is generally bounded by Eads Street NE on the south, a public alley to the west and north, and private property to the east in the River Terrace neighborhood of Ward 7. The Property consists of approximately 17,050 square feet, or approximately 0.39 acres, of land area. The Property is located in the Mixed Use Medium Density Commercial / Moderate Density Residential and the Moderate Density Residential Land Use categories on the Future Land Use Map. The Property is currently located in the R-3 Zone District; through the PUD, the Applicant seeks to rezone the property to either the MU-4 Zone District (i.e. the old C-2-A Zone under the previous Zoning Regulations) or the MU-7 Zone District (i.e. the old C-3-A Zone under the previous Zoning Regulations).

Project Location Map



The Property is currently a surface parking lot. The Applicant intends to construct a new residential building with approximately 71 residential dwelling units (the “Project”). The Project will be designed with two components: a smaller rowhouse-scaled apartment building located on

² The notice has been revised to indicate that the application is being filed under the 2016 Zoning Regulations as well as indicate a change in project architect.

the western portion of the Property, and a five-story apartment building on the eastern portion of the Property. The two components will be connected at the ground level. The Project will also contain one level of parking containing approximately 24 parking spaces.

The total gross floor area included in the Project is approximately 61,380 square feet, for a total Floor Area Ratio ("FAR") of 3.6. The Project will occupy approximately 80% of the Property. The apartment building component of the Project will be constructed to a building height of approximately 50 feet; the rowhouse-scaled component will be constructed to a height of approximately 35 feet.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to Advisory Neighborhood Commission ("ANC") 7D, and the Applicant is available to discuss the proposed development with all interested groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 and Subtitle Z, Section 300 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architect is Grimm and Parker. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact David Avitabile (202-721-1137).