

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent (the "NOI") to File a Zoning Application for a Second-Stage Planned Unit Development and Modification of First-Stage Planned Unit Development Approval (collectively, the "Application") for Mid-City Financial Corporation (the "Applicant") was mailed to Advisory Neighborhood Commission 5B and 5C and to the owners of all property within 200 feet of the perimeter of the subject property on August 4, 2016, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) Subtitle Z.

In connection with the project that is the subject of this Application, the Applicant (i) has made all reasonable efforts to appear at a meeting of Advisory Neighborhood Commission 5C since delivering the NOI and prior to the date hereof; (ii) anticipates appearing at a duly noticed meeting of Advisory Neighborhood Commission 5B within one week of the date hereof, and (iii) has met with staff from the District of Columbia Office of Planning and the District of Columbia Department of Transportation, and numerous interested members of the public, all as further detailed in the Statement to which this Certificate is attached.



David A. Lewis

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Second-Stage Planned United Development and Modification of First-Stage Planned Unit Development Approval

August 4, 2016

Mid-City Financial Corporation (the “**Applicant**”) gives this notice (“**Notice**”) of their intent to file an application for a Second-Stage Planned United Development (“**PUD**”) and Modification of the First-Stage PUD approval on a portion of the existing Brookland Manor apartment complex property. The portion of the Brookland Manor apartment property that is subject to this Second-Stage PUD application is bound by Brentwood Road, NE to the west, Saratoga Avenue, NE to the north, and 14th Street, NE to the east. This property was identified as Block 7 in the First-Stage PUD application approved by the Zoning Commission in ZC Case No. 14-18 (which became effective on November 6, 2015).

This PUD application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended) at least forty-five (45) days after the date of this Notice. This Notice is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations.

In ZC Case No. 14-18, the Zoning Commission approved the rezoning of Block 7 to the R-5-B Zone District (to be known as the RA-2 Zone District after September 6, 2016) and approved twenty-eight two-over-two residential units along Brentwood Road, NE and Saratoga Avenue, NE. In addition, the Zoning Commission approved a five-story building, with a height of approximately 60 feet, and approximately 217,332 square feet of space along Saratoga Avenue with frontage on the proposed Community Green. The five-story building included 286 units of housing, with a senior housing component of approximately 150-200 units. The total amount of density approved on Block 7 was 3.0 FAR and the maximum permitted heights of the buildings on Block 7 was 60 feet.

In this Second-Stage PUD and Modification of the First-Stage PUD approval application, the Applicant is proposing the development of two residential buildings on Block 7. One building will be an apartment building that will be approximately 45 feet tall, will include approximately 140 apartment units, and will occupy approximately 69% of the lot in which it will be located. This building will include approximately 65 parking spaces. The second building will be an apartment building that will be approximately 50 feet tall, will include approximately 200 apartments reserved for people that are 62 years old and over, and will occupy approximately 74% of the lot in which it is located. This building will include approximately 50 parking spaces. The total FAR proposed on Block 7 is 3.0.

The project architect is Torti Gallas Urban; the civil engineer is Bohler DC; the transportation consultant is Gorove Slade Associates Inc.; and the land use counsel is Goulston & Storrs PC. If you would like additional information regarding the proposed Second-Stage PUD application, please contact Paul Tummonds at Goulston & Storrs via phone at (202) 721-1157.