

August 24, 2016

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 Related Map Amendment**

Roadside Development and Dantes Partners (the “Applicant”) hereby gives notice of its intent to file an application on behalf of the District of Columbia for approval of a consolidated planned unit development (“PUD”) and related map amendment under Subtitle X, Chapter 3 of the 2016 District of Columbia Zoning Regulations (the “2016 Regulations”). The application will be filed with the Zoning Commission for District of Columbia (the “Zoning Commission”) not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 300.7 of the 2016 Regulations.

The subject property is located at the southwest corner of the intersection of 8th and O Street, NW, on Lot 68 in Square 0399, within the boundaries of ANC 6E (the “Property”). The Property has a combined land area of approximately 13,306 square feet and is located in Ward 6. The Property is within the C-2-A District, which converts to the MU-4 Zone under the 2016 Regulations that take effect on September 6, 2016. The Applicant will seek to rezone the Property to the MU-6 Zone. The Property is designated Medium Density Residential/Medium Density Commercial on the Comprehensive Plan Future Land Use Map.

The Applicant proposes to redevelop the Property with approximately 76 residential units, including multifamily units and townhouses. Thirty percent of the total units will be affordable for households with incomes not exceeding 50% and 80% of the area median income (“AMI”), respectively. The project will also include approximately 5,000 square feet of retail and approximately 1,240 square feet of office and meeting space for the Church of the Immaculate Conception. The height of the proposed development will not exceed 100 feet; the maximum density will be 6.3 floor area ratio (“FAR”). Below grade parking will be provided at a ratio of approximately 1 space per 3 units.

The architects for the project are Shalom Baranes Associates; the landscape architect is Lea/Siri Landscape Architects; the civil engineer is Wiles Mensch Corporation; the traffic consultant is Wells & Associates, LLC; and the land use and zoning counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Leila Batties, Esq. of Holland & Knight at (202) 955-3000.