

**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to a First-Stage Planned Unit Development and for approval of a Second-Stage Planned Unit Development, for property located at 375 and 425 M Street, SW (Lots 825 and 826 in Square 542) (the "Subject Site"), was mailed to the owners of all property within 200 feet of the perimeter of the Subject Site and to Advisory Neighborhood Commission 6D on October 28, 2016. The application will be filed no earlier than forty-five (45) calendar days following October 28, 2016, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice is attached hereto as Exhibit A.

  
\_\_\_\_\_  
Jessica Raabe Bloomfield

4/4/2017  
\_\_\_\_\_  
Date

**EXHIBIT A**

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

October 28, 2016

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

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

Waterfront 375 M Street, LLC and Waterfront 425 M Street, LLC, the owners of property located at 375 and 425 M Street, SW (Lots 825 and 826 in Square 542) (the “Properties”), hereby give notice, pursuant to Subtitle Z § 300.7 of the District of Columbia Zoning Regulations, 11 DCMR (September, 2016), as amended (the “Zoning Regulations”) of their intent to file the following: (i) an application for a modification to the First-Stage PUD approved for the Properties; and (ii) an application for a Second-Stage PUD approval for the Properties. The owners are collectively referred to herein as the “Owner.”

Pursuant to 11 DCMR Subtitle Z § 300.7, the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. In accordance with 11 DCMR Subtitle Z § 301.8, the Owner is required to make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the project. The Owner is also available to discuss the proposed development with all interested and affected groups and individuals.

Pursuant to Z.C. Order No. 02-38, dated July 31, 2003, and effective on November 28, 2003, the Zoning Commission approved a First-Stage PUD for portions of Squares 499 and 542 in southwest Washington, DC (the “PUD Site”) to be developed as a medium-density project with eight buildings comprised of office, retail, and residential uses. Pursuant to Z.C. Order No. 02-38A, dated November 19, 2007, and effective on January 25, 2008, the Zoning Commission approved a modification to the First-Stage PUD, a Second-Stage PUD for the center portion of the PUD Site, and a Zoning Map amendment. The Properties were included in the First-Stage PUD modification, which approval was extended twice for 425 M Street (Z.C. Order Nos. 02-38C and 02-38E) and once for 375 M Street (Z.C. Order No. 02-38E). The Owner now requests further modifications to the First-Stage PUD and approval of a Second-Stage PUD for the Properties.

By virtue of the Order No. 02-38A, the Properties were zoned C-3-C, which is now known as the MU-9 District under the 2016 Zoning Regulations. 375 M Street (“West M”) contains approximately 61,065 square feet of land area. The approved First-Stage plans for West M include approximately 322,785 square feet of gross floor area devoted to office and retail use and a maximum building height of 127 feet. 425 M Street (“East M”) contains approximately 46,768 square feet of land area. The approved First-Stage plans for East M include approximately 339,815 square feet of gross floor area devoted to office and retail uses and a maximum building height of 127 feet.

The owner seeks Second-Stage approval and modifications to the First-Stage approval to convert the primary use of the West M and East M buildings from office use to residential use, with retail, service, commercial and/or office uses on the ground floor and potentially portions of the second floor. Both the West M and East M buildings will maintain their approved gross floor area, height, and setbacks as shown on the approved First-State PUD plans. West M and East M will each include a below-grade parking garage accessed from the abutting private drive. Loading facilities will also be provided for each building, accessed off the abutting private drive.

The developers and owners for this proposal are Waterfront 375 M Street, LLC and Waterfront 425 M Street, LLC; the architect for the project is Perkins Eastman DC; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Christine M. Shiker of Holland & Knight LLP at (202) 955-3000.

**EXHIBIT B**

**PROPERTY OWNER LIST**



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<p>Susie H. Humphreys 456 M Street, SW - #10 Washington, DC 20024-2603</p>	<p>James M. Johnson 454 M Street, SW - #1 Washington, DC 20024-2603</p>	<p>Alice I. Baker 452 M Street, SW - #2 Washington, DC 20024-2603</p>
<p>Marcia L. Norman 450 M Street, SW Washington, DC 20024-2603</p>	<p>Edward Frederick Hainke Jr. 10755 Sawpit Cove Road Lusby, MD 20657-2841</p>	<p>Bazimana G. Kanani 446 M Street, SW - #5 Washington, DC 20024-2603</p>
<p>Carlton P. Alexis 444 M Street, SW - #6 Washington, DC 20024-2603</p>	<p>Leonard C. Pryor Trustee 442 M Street, SW Washington, DC 20024-2603</p>	<p>Wilbur A. Smith 2215 Aloha Drive - Apt. 5K Honolulu, HI 96815-2801</p>
<p>Bert Coleman 438 M Street, SW- #9 Washington, DC 20024-2603</p>	<p>Julian I. Graubart 436 M Street, SW Washington, DC 20024-2603</p>	<p>Susan R. Selafsee 434 M Street, SW - #11 Washington, DC 20024-2603</p>

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Andrew Heifetz 43651 Mink Meadows Street Chantilly, VA 20152-3625	William Shanklin Jr. 1217 4th Street, SW Washington, DC 20024-2307	Mae Simms Boggs Trustee 1215 4th Street, SW - #3 Washington, DC 20024-2307



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