

**CERTIFICATE OF NOTICE**

I HEREBY CERTIFY that a copy of the Notice of Intent to file an application for approval of a consolidated planned unit development ("PUD") and related map amendment by Providence Place I LP (the "Applicant") was mailed by U.S. mail to Advisory Neighborhood Commission ("ANC") 7C and to all owners of all property within 200 feet of the perimeter of the subject property on January 24, 2017, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.2. A copy of the notice is attached.

The Applicant presented the application to ANC 7C on February 9, 2017. The development program for the PUD and the PUD benefits and amenities package resulted from the discussions with the ANC.

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4651 Nannie Helen Burroughs Ave, NE  
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**January 24, 2017**

**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**

APC Urban, LLC, on behalf of the Progressive Baptist National Convention (collectively, the "Applicant"), hereby gives notice of its intent to file an application 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 Zoning Regulations.

The subject property consists of a portion of Lot 824 in Square 5194, which is part of the Progressive National Baptist Convention campus located at the southeast corner of the intersection of 50<sup>th</sup> Street and Nannie Helen Burroughs Avenue, NE (the "Property"). The Property is in Ward 7, within the boundaries of ANC 7C. It has a land area of approximately 68,000 square feet and is within the RA-1 Zone District; the Applicant will seek to rezone the Property to the RA-2 Zone District. The majority of the Property is designated as Moderate Density Residential on the Comprehensive Plan Future Land Use Map; the remainder of the Property is designated Medium Density Residential and Parks/Open Space on the Comprehensive Plan Future Land Use Map.

The Applicant proposes to redevelop the Property with approximately 100 residential units, all of which will be affordable for households with incomes not exceeding 60% of the median family income ("MFI"). Of the 100 units, 35 will be replacement units for the Lincoln Heights/Richardson Dwellings residential community. The height of the proposed building will be approximately 35 feet; the density will be approximately 1.85 floor area ratio ("FAR"); and below grade parking will be provided at a ratio of approximately 1 space per 2 units.

The architects for the project are Torti Gallas Urban; the civil engineer is AMT Engineering; the traffic consultant is Gorove/Slade Associates; 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.