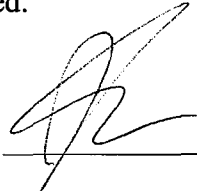


**CERTIFICATE OF NOTICE**

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 FP Eckington Holdings, LLC (the "Applicant") was mailed by U.S. mail to Advisory Neighborhood Commission ("ANC") 5E and to all owners of all property within 200 feet of the perimeter of the subject property on January 9, 2017, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.7. A copy of the notice is attached.

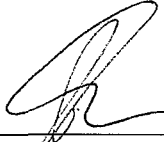
By:   
\_\_\_\_\_

Joseph O. Gaon

Date: 4/20/17

**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 FP Eckington Holdings, LLC (the "Applicant") was mailed by U.S. mail to Advisory Neighborhood Commission ("ANC") 5C on February 21, 2017. A copy of the notice is attached.

By:  \_\_\_\_\_

Joseph O. Gaon

Date: 2/20/17

**January 9, 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**

FP Eckington Holdings, LLC (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 District of Columbia Zoning Regulations (the "Zoning 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 Zoning Regulations. In accordance with Subtitle Z § 300.9, the Applicant 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 property that is the subject of this application includes Lot 15 (also known for assessment and taxation purposes as Lots 805, 806, 807 and 7000) in Square 3581 (the "Site"). Square 3581 is bounded by the Washington Metropolitan Area Transit Authority tracks to the east, R Street, N.E. to the north, Harry Thomas Way, N.E. to the west, New York Avenue, N.E. to the south. The Site contains approximately 77,898 square feet of land area. The Site is split-zoned PDR-2 and PDR-4, and the application includes a request to rezone the Site to the MU-6 zone district.

The Applicant proposes to construct a residential development with approximately 335 units and approximately 8,000 square feet of ground floor retail. The project also includes the development of a neighborhood dog park and realignment of the Metropolitan Branch Trail. The maximum height of the building will be approximately 85 feet and will include approximately 4.0 FAR. The project will include approximately 130 parking spaces, with access to the parking garage from the R Street, N.E. to the north of the Site.

The developer for this proposal is FP Eckington Holdings, LLC; the architect for the PUD is Torti Gallas Urban; and the land use counsel is Holland & Knight LLP. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. Should you need any additional information regarding the proposed PUD application, please contact Christine Shiker of Holland & Knight LLP at (202) 955-3000.

Washington Gateway Apartment  
Venture  
3520 Piedmont Road, NW  
Suite 410  
Atlanta, GA 30305-1512

Chao Mwachofi  
4481 Shady Point Place  
Chantilly, VA 20151-2243

William C. Alsip  
239 R Street, NE, #B  
Washington, DC 20002-2135

WMATA  
600 5<sup>th</sup> Street, NW  
Washington, DC 20001-2610

Hanh M. Lee  
232 R Street, NE  
Washington, DC 20002-2136

Moses Brooks, Jr.  
234 R Street, NE  
Washington, DC 20002-2136

Jean Debrosse  
7416 Melba Avenue  
West Hills, CA 91307-1457

Robert N. Wiley  
1439 South Carolina Avenue, SE  
Washington, DC 20002-2329

State Farm Mutual Automobile  
One State Plaza  
Bloomington, IL 61710-0001

Square 3605 Parking LLC  
2237 33<sup>rd</sup> Street, NE  
Washington, DC 20019-1505

CK MRP Washington Gateway II  
3050 K Street, NW  
Suite 125  
Washington, DC 20007-5122

Ted Johnson  
233 R Street, NE, #A  
Washington, DC 20002-2135

Neema Kumar  
1804 Independence Avenue, SE  
Washington, DC 20003-2098

Real Estate & Improvement Co. of  
Baltimore  
500 Water Street, #J910  
Jacksonville, FL 32202-4423

David A. Bradford  
1519 Jefferson Street  
Hyattsville, MD 207782-3453

District of Columbia  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004-3003

Scott D. Pointer & Carla J. Hansen  
237 R Street, NE  
Washington, DC 20002-2135

Washington Terminal Company  
400 N. Capitol Street, NW  
Washington, DC 20001-1511

Errol U. Paul  
231 R Street, NE  
Washington, DC 20002-2135

District of Columbia  
441 4<sup>th</sup> Street, NW  
Washington, DC 20001-2714

Eric M. Frater  
233 R Street, NE, #A  
Washington, DC 20002-2135

David M. Heckler & Douglas J. Heckler  
239 R Street, NE, #A  
Washington, DC 20002-2135

Iverson R. Aultman, Jr.  
241 R Street, NE, Unit B  
Washington, DC 20002-2135

Brandon Iriye  
1706 3<sup>rd</sup> Street, NE  
Washington, DC 20002-2126

Karen Moore  
236 R Street, NE  
Washington, DC 20002-2136

Jennifer Nieratko  
229 R Street, NE  
Washington, DC 20002-2135

Federal Express Corporation  
3630 Hacks Cross Road  
Memphis, TN 38194-0001

Washington Terminal Company  
60 Massachusetts Avenue, NE  
Washington, DC 20002-4285

151 Q Street Residential LLC  
4445 Willard Avenue  
Suite 400  
Chevy Chase, MD 20815-4641

Felipe M. Barragan & Dora Zeldon  
1708 3<sup>rd</sup> Street, NE  
Washington, DC 20002

Randy Nolan  
President, Eckington Civic Association  
38 Quincy Pl NE  
Washington, DC 20002

Advisory Neighborhood Commission 5E  
c/o Teri Janine Quin, Chair  
1708 2<sup>nd</sup> Street, NW  
Washington, DC 20001

Advisory Neighborhood Commission 5C  
P.O. Box 91902  
Washington, DC 20090