

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Modification of Significance to plans previously approved pursuant to the Capitol Gateway design review requirements for 1900 Half Street, SW (Square 666, Lot 15) (the "Property") was mailed to the owners of all property within 200 feet of the perimeter of the Property and to Advisory Neighborhood Commission 6D on July 12, 2017. The application will be filed no earlier than forty-five (45) calendar days following July 12, 2017, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 301.6.

A copy of the Notice of Intent and the list of owners of property located within 200 feet of the Property are attached hereto.

Jessica Bloomfield

Jessica Raabe Bloomfield

August 28, 2017

Date

July 12, 2017

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission for
Approval of a Modification of Significance to Plans Previously Approved Pursuant to the
Capitol Gateway Overlay Design Review**

Jemal's Lazriv Water, LLC (the "Applicant") hereby gives notice of its intent to file an application for a Modification of Significance to plans previously approved by the Zoning Commission under the Capitol Gateway Overlay District design review requirements of the 1958 Zoning Regulations.¹ The case was originally approved pursuant to Sections 1603 and 1610 of the 1958 Zoning Regulations. The modification application will be filed pursuant to Subtitle Z, Chapter 7 of the 2016 Zoning Regulations, not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 301.6 of the 2016 Zoning Regulations. In accordance with Subtitle Z § 301.8, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the modification application.

The subject property consists of Lot 15 in Square 666 (the "Property"). Square 666 is located in the southwest quadrant of the District and is bounded by T Street to the north, the Anacostia River to the east, U Street to the south, and Water Street and Half Street to the west. The Property is the only lot in Square 666 and has an angled rectangular shape with a total land area of approximately 110,988 square feet. The Property is located in the CG-5 Zone District.

The Zoning Commission approved a design review application for the Property pursuant to Z.C. Order No. 16-06, dated July 7, 2016, and effective on August 26, 2016. The Order approved the adaptive reuse of the existing office building at the Property as a mixed-use residential and retail project containing approximately 450,711 square feet of gross floor area (4.06 FAR) and having a maximum building height of 90 feet, with a 2 foot, 3 inch roof slab on the center portion of the roof and a five foot pool deck. The approval also included the following relief from the then-applicable 1958 Zoning Regulations: (i) a variance from the maximum building height requirements of 11 DCMR § 1603.4; (ii) a variance from the loading requirements of 11 DCMR § 2201.1; and (iii) special exception relief to provide multiple penthouses at multiple heights (11 DCMR §§ 411.6 and 411.9) and to provide penthouses that do not comply with the setback requirements from an open court (11 DCMR § 411.18(c)(5)).

The proposed Modification of Significance seeks approval to modify the building's roof plan by (i) maintaining the existing penthouse structure in the center wing of the building, including the existing elevator system, machine room, and shafts, and incorporating one new elevator for rooftop access; (ii) adding emergency generators, VRF heat pumps, and exhaust fans, all enclosed in an open-air screen wall, to the north wing of the building; (iii) removing the mechanical penthouse and reducing the area of the screen wall on the south wing of the building in order to replace the HVAC system for the residential units from condenser lines to VRF heat pumps; and (iv) adding

¹ The Capitol Gateway Overlay District has been eliminated in the 2016 Zoning Regulations. The subject property is now located within the CG-5 District, which is subject to similar design review and approval requirements pursuant to Subtitle X, Chapter 6 of the 2016 Zoning Regulations.

stair pressurization fans to the existing stair towers to comply with current Building Code life safety requirements. The proposed modifications result in the need for additional zoning relief as it relates to penthouse height and setbacks from the court walls. The modified plans also include minor revisions to the building's internal layout/program and façade details and materials.

The Applicant for the project is Jemal's Lazriv Water, LLC, the architects for the project are Antunovich Associates, and the land use and zoning 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 this proposed Modification of Significance application, please contact Norman M. Glasgow, Jr. of Holland & Knight at (202) 955-3000.

200-foot Property Owner List

Potomac Electric Power
701 9th Street, NW
Washington, DC 20001-4572

Buzzard K LLC
1399 35th Street
Denver, CO 80205-2447

Florida Rock Properties, Inc.
34 Loveton Circle
Sparks, MD 21152-9204

Advisory Neighborhood Commission
6D
1101 4th Street, SW
Suite W130
Washington, DC 20024