

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application (the "Notice") for a Second-Stage Planned Unit Development for 1000 4th Street, SW (Square 542, Lot 822) was mailed to Advisory Neighborhood Commission 6D and the owners of all property within 200 feet of the perimeter of the project site on December 22, 2017, at least 45 calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia. *See* 11-Z DCMR § 300.7. A copy of the Notice is attached hereto.



David A. Lewis

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for Review and Approval of a
Second-Stage Application of an Approved Planned Unit Development

Square 542, Lot 822

December 22, 2017

PN Hoffman (“**Applicant**”), on behalf of the District of Columbia, in its capacity as property owner of the parcel located at the address of 1000 4th Street, SW (the “**Property**”) hereby submits this notice of its intent to file an application for review and approval of a second-stage Planned Unit Development (“**PUD**”). The first-stage PUD to which this application succeeds was originally approved by the District of Columbia Zoning Commission pursuant to Z.C. Order No. 02-38A, effective as of Jan. 25, 2008 (the “**Waterfront Station PUD**”). This notice is given pursuant to Subtitle Z, Section 300.7 of Subtitle 11-Z of the District of Columbia Code of Municipal Regulations, effective September 6, 2016, as amended, which permits an application be filed no sooner than 45 days after the mailing of this notice. The Property is located within the C-3-C zone district (now the MU-9 zone).

The Property, currently vacant, is the last remaining parcel in the Waterfront Station PUD to be the subject of a second-stage PUD application. The Property is the “Northeast Building” of the Waterfront Station PUD and is located midblock along 4th Street, SW. It is bounded to the north by the Christ United Methodist Church, to the east by Wesley Place, SW and private property, to the south by the mixed-use office and retail building at 1100 4th Street, SW, and to the west by 4th Street, SW. The recently completed multifamily residential building known as “The Eliot”, approved as a second-stage PUD pursuant to the Waterfront Station PUD, is located immediately across 4th Street, SW from the Property. The Property is 59,044 square feet in area.

The Waterfront Station PUD authorized a maximum gross floor area (“**GFA**”) of 400,000 square feet and a maximum height of 114 feet (12 stories) for the Property. The Property was approved for a mix of multifamily residential and ground floor retail and service-type uses.

In this second-stage application, the Applicant proposes to construct a single mixed-use building consistent with the parameters in the Waterfront Station PUD. The Property will be improved with approximately 446 residential units and a mix of ground floor retail and service uses, including a pre-kindergarten program and a theater (the “**Project**”). In total the Project will include 391,500 square feet of gross floor area. The Project includes approximately 446 units (of which 30 percent are reserved as affordable units), approximately 10,500 square feet of retail GFA along 4th Street, SW, approximately 9,000 square feet for the pre-kindergarten, and approximately 9,700 square feet of theater use. In addition, the Project includes approximately 209 below-grade parking spaces. The Project has a maximum height of 114 feet. Upon completion of the Project and all other pending second-stage PUDs pursuant to the Waterfront

Station PUD, the overall FAR and lot occupancy of the entire Waterfront Station PUD will be within the 4.33 FAR and 58 percent lot occupancy limits approved in the first-stage PUD.

Although the Waterfront Station PUD is vested under the 1958 Zoning Regulations, the procedural requirements of the 2016 Regulations apply to this application. The developer of the Project is the Applicant and land use counsel is Goulston & Storrs. The Applicant intends to attend a duly noticed meeting of Advisory Neighborhood Commission 6D after the date hereof and prior to filing the application for the Project. The Project's architect is Torti Gallis Urban. Any interested or affected persons or organizations may contact the Applicant about the Project and this application through counsel, David M. Avitabile of Goulston & Storrs, at (202) 721-1137.