

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to file an application for a modification of an approved first-stage planned unit development (“PUD”) and second-stage approval for Phase 1 of the PUD by TBSC Owner I, LLC (the “Applicant”) was mailed by U.S. mail to Advisory Neighborhood Commission (“ANC”) 6E and to all owners of all property within 200 feet of the perimeter of the subject property on September 12, 2018, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.7. A copy of the notice is attached.

The Applicant presented the application to ANC 6E on October 2, 2018 and the Office of Planning on October 1, 2018, and October 22, 2018. As a result of these meetings, the Applicant has modified the east building in the South Parcel so that it has a height of eight stories along L Street and then steps up as the building goes toward Pierce Street.



By: _____

Leila. M. Jackson Batties, Esq.

October 1, 2018

AMENDMENT TO NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission for a
Modification of an Approved First Stage Planned Unit Development and
Second Stage Approval for Phase 1**

On September 12, 2018, the following notice was given:

TBSC Owner I, LLC (the “Applicant”) hereby gives notice of its intent to file an application for a modification of an approved first-stage planned unit development (“PUD”) and second-stage approval for Phase 1 of the PUD 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 Regulations.

The subject property consists of approximately 6.6 acres located in Square 620 between First Street and First Place and L and M Streets, in the northwest quadrant of the District (the “Property”). It is located within the boundaries of Advisory Neighborhood Commission 6E-06.

Pursuant to Zoning Commission Order No. 15-20 (the “Order”), the Property was granted first-stage approval for a PUD to be developed in two phases – the South Parcel to be developed as Phase 1 and the North Parcel to be developed as Phase 2. The South Parcel consists of three buildings with a total of 421 units; the building heights range from 60 to 90 feet; and the overall density is 4.31 floor area ratio (“FAR”). Phase 2 consists of two buildings with a total of 712 units; the buildings heights range from 62 to 110 feet; and the overall density is 6.53 FAR.

The Applicant seeks a modification of the approved first-stage PUD in order to reallocate density between the South Parcel and the North Parcel and to change the building height, massing and site organization for the South Parcel. Specifically, through the second-stage PUD, the Applicant proposes to construct on the South Parcel two apartment buildings housing a total of 537 units. Of those units, up to 136 units would be reserved for households that resided on the Property as the Sursum Corda Cooperative. The lot for the southwest building, near First and L Streets, would be developed at a density of 3.42 FAR; the lot for the southeast building, near First Place and L Street, would be developed at a density of 5.10 FAR; and the overall density for the South Parcel would be 4.42 FAR. The southwest building would have a height of 80 feet and the southeast building would have a height of 110 feet. This phase of the PUD would include 332 below grade parking spaces, and the construction of Pierce Street, as a private street, from First Street to First Place.

With this Amendment, the Applicant also gives notice of the following: In addition to the foregoing, the Applicant will seek modifications to certain conditions in ZC Order No. 15-20, including, but not limited to Condition B.2. relating to the units reserved for Sursum Corda Households, and Condition 7.B. relating to the timing for the installation of or contribution toward the playground equipment on Lot 896 in Square 620.

The architect for the project is WDG Architecture; the civil engineer for the project is Bohler; 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.

Antoinette Black Meadows
1715 1st Street, NE
Washington, DC 20002

Chiquita Jackson
199 35th St NE
Washington, DC 20019

Maurice E Tyler
6405 Elmhurst St
District Height, MD 20747-4906

Shakia P Ashton
151 Q Street NE Apt 3525
Washington, DC 20002-2292

Finetta Askew
817 Jefferson Street NW
Washington, DC 20011-2911

Roger Avent III
425 60th St NE Apt 1
Washington, DC 20019-2818

Johnnie M Banks
151 Q St NE #3515
Washington, DC 20002-2291

Alethea Barnes
11214 Evans Trail # 202
Beltsville Maryland 20705

Stephanie W Baxter
201 Q Street NE Apt 3332
Washington, DC 20002-2299

Angela Bell-Holbrook
200 Q St NE Apt 2438
Washington, DC 20002-2396

Augustine A Black
250 K Street NW Apt 109
Washington, DC 20002-8216

Martha A Booker
425 L Street NW Apt 208
Washington, DC 20001-2593

Arnita J Boomer
90 Waverty Drive #BB03
Frederick, MD 21702

Arthur Brockington Jr
1011 4th Street NW Apt 505
Washington, DC 20001-3042

Danielle M Brown
9232 Edmonston Road
Greenbelt, MD 20770

Jacqueline Brown
201 I Street NE #515
Washington, DC 20002-4460

Jamie Brown
3205 Bueno Vista Terrace SE Apt 3
Washington, DC 20020-1846

Jean Brown
151 Q St NE #2541
Washington, DC 20020-2140

Eileen Brown
5025 Gunther St
Capitol Heights, MD 20743

Francine T Butler
250 K Street NE Apt 1017
Washington, DC 20002-8229

Claudette Cambell-Morton
250 K Street NW #814
Washington, DC 20002-8229

Neptune O Carrington
1153 Abbey Place NE
Washington DC 20002

Kellie Chambers
646 Audrey Lane # T2
Oxon Hill, MD 20745-2617

Shada L Charity
118 Michigan Ave NE #J13
Washington, DC 20017-1022

Mary L Chavis Heard
666 Irving St NW
Washington, DC 20010-2906

Michael Chavis
3213 High Timber Ct
Waldorf, MD 20602-2516

Howard L Clements
1811 Lawrence St NE
Washington, DC 20018-2731

Sherry Cloyd Jones
1038 Quebec Pl NW
Washington, DC 20010-1418

George L Cousart Jr
312 Seaton Pl NE
Washington, DC 20002-1506

Terri N Cullen
1131 University Blvd #2022
Silver Spring, MD 20902-3357

Centrell R Cunningham
2005 E St NE
Washington, DC 20002-4759

Denise Day
1712 Montello Ave NE
Washington, DC 20002-7821

Lisa A Dunston
2929 Connecticut Ave NW #412
Washington, DC 20008-1419

Claretta Duren
151 Q St NE #3224
Washington, DC 20002

Edith Duren
151 Q St NE #3204
Washington, DC 20002

Mary L Ellerby
5323 Connecticut Avenue NW #401
Washington, DC 20015-1823

Antionette Erby-Jones
134 Michigan Ave NE Apt Q11
Washington, DC 20017-1020

Adriene Farr
4660 MLKing Jr Ave SW # A907
Washington, DC 20032-4933

Elaine Felder
3726 Connecticut Ave NW Apt 16
Washington, DC 20008-4557

Kim D Felder
3726 Connecticut Ave NW Apt 18
Washington, DC 20008-4557

Tammy D Felder
3701 Mass Ave NW Apt 110
Washington, DC 20016-5035

Gregory Fletcher
210 Oakwood St SE Unit 105
Washington, DC 20032-1754

Marilyn D Gathers
3726 Connecticut Ave NW #522
Washington, DC 20008-4557

Christina S Giles
5323 Connecticut Avenue, NW #601
Washington, DC 20015-1869

Candice Green
1629 Columbia Rd NW Apt 333
Washington, DC 20009-3642

Charlene S Green
907 6th St SW Apt 916C
Washington, DC 20024-3854

Rashaad A Green
200 Q Street NE #2336
Washington, DC 20002-2373

Ethelle Greenhill
1032 14th St SE #304
Washington, DC 20003

Tawanda M Gurley
5323 Connecticut Ave NW
Washington, DC 20015-1869

Catherine Hall-Warren
5513 Illinois Ave NW
Washington, DC 20011

Jowanda S Harris
905 6th Street SW Apt 811B
Washington, DC 20024-3843

Toni M Harrison
150 Q Street NE Apt 1427
Washington, DC 20002-2383

Mary Anne Hawkins
5415 Connecticut Avenue NW #429
Washington, DC 20015-2765

Lateasa B Hill
907 6th St SW #401B
Washington, DC 20024-3854

Valerie A Hilton
43 K Street NW #713
Washington, DC 20001-2398

Diane Hinkle
3126 Brinkley Rd #202
Temple Hills, MD 20748-6308

Darlene M Holbrook Jones
201 I St NE #403
Washington, DC 20002-4449

Mary A House
250 K Street NE Apt 419
Washington, DC 20002-8214

Stephanie L House
26 Galveston Place SW #5E
Washington, DC 20032-2068

Inika House
1222 U St SE #3
Washington, DC 20020-7029

Donna Hubert
4525 Hil Mar Dr #103
District Heights, MD 20747

Fanta F Jabbie
4603 N. Capitol St NE
Washington, DC 20011-6723

Cynthia M Jackson
1829 I Street NE #1
Washington, DC 20002-4062

Lula M Jackson
1011 4th Street NW Apt 205
Washington, DC 20001-3039

Melvin Jackson
1324 Gallatin PI NW
Washington, DC 20011

Fitzherbert R Johnson
16010 Excalibur Road
Bowie, MD 20716-3928

Kenneth F Jones
140 M Street NE Apt 845
Washington, DC 20002-3899

Veronica S Jones
200 Q Street NE Apt 2225
Washington, DC 20002-2389

Sharon R Kidd
1011 4th St NW Apt 705
Washington, DC 20001-3044

Carline M Law
4430 South Dakota Avenue NE
Washington, DC 20017

Tammy G Lowery
201 I St NE Apt 812
Washington, DC 20002-4469

Juanita P Lyles
1900 Lamont St NW Apt 304
Washington, DC 20010-2629

Peggy J Lynch
3003 Van Ness St NW
Washington, DC 20008-4701

Cinetra Marlow
4710 Mary Beth Blvd
Clinton, MD 20735-9627

Bernice Matthews
525 G Street SW #101
Washington, DC 20024-2745

Rodney T McNeil
715 Decatur PI NE
Washington, DC 20017-2344

Lynette C Meadows
8509 Dunbar Avenue
Hyattsville, Maryland 20785-4826

Joana M Miranda
3726 Connecticut Ave NW Apt 513
Washington, DC 20008-4550

Natalia Mitchell
151 Q St NE #3344
Washington, DC 20002-2289

Malik E Moody
2225 16th St NE
Washington, DC 20018-1206

Cherie Moore
150 Q St NE #1227
Washington, DC 20002-2379

Marquida C Moore
151 Q Street NE Apt 3517
Washington, DC 20002-2379

Lola L Murray
200 Q Street NE Apt 2425
Washington, DC 20002-2395

Delores Myers
200 Q Street NE Apt 917
Washington, DC 20002-2373

James Myers
200 Q St NE #2329
Washington, DC 20002-2140

Janice Myers
250 K St NE Apt 722
Washington, DC 20002-8222

Shamadye J Newaldass
151 Q St NE #3432
Washington, DC 20002-2140

Christine Nicholson
1119 I St NE
Washington, DC 20002-7117

Paulette Parker
312 34th Street NE #1
Washington, DC 20019-1409

Richard S Parker
4000 Massachusetts Ave NW Apt. 904
Washington, DC 20016-5111

Denise L Peoples
201 Q St NE #3437
Washington, DC 20002-2328

Calvin Perry Jr
3070 Stanton Rd SE Apt 201
Washington, DC 20020-7807

Rose Pone
2800 Woodley Rd NW #411
Washington, DC 20008-4139

Danita Rooker
529 G Street Apt 204
Washington, DC 20024-2747

Lorraine J Rooker
529 G Street SW Apt 204
Washington, DC 20024-2747

Tonya A Rooker
523 G Street SW Apt 304
Washington, DC 20024-2744

Tymiasha O Roundtree
907 6th Street SW #504A
Washington, DC 20024-3854

Carolyn Russell
3804 South Capitol Street SW #202
Washington, DC 20032

Willan A Ryan
425 L Street, NW
Washington, DC 20001-2515

Ella L Saintil
150 Q St NE #1310
Washington, DC 20002-2380

Edline C Saintil
1355 Maryland Ave NE
Washington, DC 20002-4407

Al Scott
5661 3rd St NE #207
Washington, DC 20011-2508

Velda Skelton
3322 Curtis Drive #T2
Suitland, MD 20746

Gwendolyn A Smith
140 M St NE #252
Washington, DC 20002-3574

Jerome L Smith
151 Q St NE #3122
Washington, DC 20002-2173

Mary J Spencer
426 Elm St NW
Washington, DC 20001

Tiffany R Spencer
2312 41st Street NW #2
Washington, DC 20007-4976

Lorenzo J Stewart
1314 Downing Pl NE #1
Washington, DC 20018

Gail Stewart
144 Michigan Avenue NE Apt V43
Washington, DC 20027-1072

Johnny L Swinson
15 Underwood Pl NE
Washington, DC 20012-2117

Deborah Taylor
151 Q St NE #1326
Washington, DC 20002-2140

Chawntae Y Trull
4954 8th Street NE
Washington, DC 20017-1072

Eunice Tucker
4142 Suitland Rd
Suitland, MD 20746

John S Turay
425 L St NW #711
Washington, DC 20001-2792

Janice E Tyler
762 Quebec Pl NW
Washington, DC 20010-1611

Steven T Tyler
201 Q St NE #3135
Washington, DC 20002-2295

Marjorie J Vines
151 Q Street NE #2412
Washington, DC 20002-2140

Eugene Webb
106 Michigan Ave NE #44
Washington, DC 20017-1026

Thelma T White
6925 Maple St NW Apt 212
Washington, DC 20012-2200

Bridgette A Wiggins
201 Q St NE Apt 3232
Washington, DC 20002-2296

Cynthia B Williams
102 Michigan Avenue NE Apt B43
Washington, DC 20017-1027

Stella Williams
8003 Brookmeade Ct.
Severn, MD 21144-6809

Lewis Williams
1845 Summit Place NW #407
Washington, DC 20009-2349

Irene P Wills
200 Q Street NE #2441
Washington, DC 20002-2396