Certificate of Notice of Intent

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Map Amendment for Lot 811 (portion) in Square 3788 was mailed to Advisory Neighborhood Commission 5A and to the owners of all property within 200 feet of the perimeter of the project site on March 26, 2004, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7 – 2406.10.

Dennis R. Hughes

ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.5I

Compliance with Consolidated PUD Requirements

The proposed project complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development ("PUD") in the District of Columbia. Because the Applicant seeks consolidated review of the proposed PUD, all of the materials required for review are being filed with this application

1. Area Requirement

The project site encompasses approximately 5.87 acres of land. This area is greater than the 2 acres of land required for a PUD in the R-4 District (11 DCMR §2401.1(c)).

2. Notice

The certificate of counsel herein states that a Notice of Intent to File a PUD Application was mailed to advisory Neighborhood Commission 5A and the owners of all property within 200 feet of the perimeter of the project site on March 26, 2004, as required by the Zoning Regulations (11 DCMR §§2406.7 -2406.10).

77292-2

March 26, 2004

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the
District of Columbia Zoning Commission
for a
Planned Unit Development and Map Amendment

Rocky Gorge at Fort Totten, LLC (the "Applicant") hereby gives notice of its intent to file a consolidated Application for a Planned Unit Development ("PUD") and an accompanying Zoning Map amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February, 2003). The Application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property which is the subject of this Application consists of approximately 255,975 square feet of land area and is located at 611 Emerson Street, NE (Square 3788, Lot 811). The property is irregularly shaped and bounded by Emerson Street to the north, CSX tracks to the west, the Thos. Somerville Co. property to the south and a strip of properties fronting on 7th Street, NE, which are owned by the Applicant. The property is currently occupied by an abandoned concrete plant. The underlying zoning of the property is a combination of R-2, FT/M, and FT/C-M-1. The proposed zoning is R-4.

The Applicant proposes to redevelop the property with construction of 75 three-story single family row dwellings with garage parking, and an average of 1,725 finished square feet (excluding garage) per dwelling. Parking for a total of approximately 156 cars will be provided throughout the PUD Site. The floor area ratio ("FAR") of the property will be approximately 0.68 FAR. The maximum building height will be three stories and 40 feet. The property will be extensively landscaped. Vehicular access to the PUD Site will be from Emerson Street, NE

Should you need additional information regarding the proposed PUD application, please contact Whayne S. Quin, Esq., of Holland & Knight, LLP, at (202) 955-3000.

cc: D.C. Zoning Commission
D.C. Office of Planning
Advisory Neighborhood Commission 5A
Councilmember Vincent Orange

ROCKY GORGE PROPERTY – NAMES AND ADDRESSEES OF PROPERTY OWNERS OWNING PROPERTY ANY PORTION OF WHICH FALLS WITHIN 200 FEET (225 SCALED) FROM PERIMETER OF ROCKY GORGE PUD SITE

SQUARE/LOT		PREMISE ADDRESS	OWNER NAME AND ADDRESS
3781	0005	5026 6th Pl NE	Antoinette B Stokes 5026 6th Pl NE Washington, DC 20017-2321
3781	0006	5024 6th Pl NE	Linda W Ashcraft 8517 Shorthills Dr Clinton, Maryland 20735-4608
3781	0007	5020 6th Pl NE	Dyee C Scrivner 173 Todd Pl NE Washington, DC 20002-1379
3781	0008	5018 6th Pl NE	Virgelene Braswell 5018 6th Pl NE Washington, DC 20017-2321
3781	0009	5014 6th Pl NE	C E Blackmon 5014 6th Pl NE Washington, DC 20017-2321
3781	0010	5012 6th Pl NE	Geraldine V Johnson 5012 6th Pl NE Washington, DC 20017-2321
3781	0011	5008 6th Pl NE	Annie R Maddux 5008 6th Pl NE Washington, DC 20017-2321
3781	0012	5006 6th Pl NE	Margaret Suber 5006 6th Pl NE Washington, DC 20017-2321
3781	0013	5002 6th Pl NE	Tamara R Broden 5002 6th Pl NE Washington, DC 20017-2321
3781	0014	5000 6th Pl NE	J L Clyburn 5000 6th Pl NE Washington, DC 20017-2321
3781	0803	0500 Emerson St NE	Nellie P Schimpff c/o Marguerite S Owen 500 Emerson St NE Washington, DC 20011-6318

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
3781 0804	0600 Gallatin St NE	M&M Properties Llc 600 Gallatin St NE Washington, DC 20017-2359
3781 0805	0401 Farragut St NE	District Of Columbia c/o Office Of Property Mgmt One Judiciary Square 441 4th St NW Washington, DC 20001-2714
3782 0001	0601 Faraday Pl NE	Clarence Lyttle c/o Phillip Buggs 601 Faraday Pl NE Washington, DC 20017-2356
3782 0002	0603 Faraday Pl NE	Esther Lacy 603 Faraday Pl NE Washington, DC 20017-2356
3782 0003	0607 Faraday Pl NE	Marion D Crocker 607 Faraday Pl NE Washington, DC 20017-2356
3782 0004	0609 Faraday Pl NE	Louise V Teneyck 609 Faraday Pl NE Washington, DC 20017-2356
3782 0005	0613 Faraday Pl NE	Joyce M Aires 613 Faraday Pl NE Washington, DC 20017-2356
3782 0060	0638 Emerson St NE	Alma L Royal 638 Emerson St NE Washington, DC 20017-2351
3782 0061	636 Emerson St NE	Beverly D Burns 636 Emerson St NE Washington, DC 20017-2351
3782 0062	0632 Emerson St NE	Mary E Poole 632 Emerson St NE Washington, DC 20017-2351
3782 0063	0630 Emerson St NE	Marie C Jackson c/o L Rudden Real Estate 630 Emerson St NE Washington, DC 20017-2351
3782 0064	0626 Emerson St NE	Cecily Darden 626 Emerson St NW Washington, DC 20011-4006

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
3782 0065	0624 Emerson St NE	Terri D Boulding 624 Emerson St NE Washington, DC 20017-2351
3782 0066	0620 Emerson St NE	V I Cassell 620 Emerson St NE Washington, DC 20017-2351
3782 0067	0618 Emerson St NE	Phyllis G Riley 618 Emerson St NE Washington, DC 20017-2351
3782 0068	0614 Emerson St NE	Judith Oliver 614 Emerson St NE Washington, DC 20017-2351
3782 0069	0612 Emerson St NE	Elizabeth G Fortune 612 Emerson St NE Washington, DC 20017-2351
3782 0070	0608 Emerson St NE	Gail V Brooks 608 Emerson St NE Washington, DC 20017-2351
3782 0071	0606 Emerson St NE	Mary Cureton 606 Emerson St NE Washington, DC 20017-2351
3782 0072	0602 Emerson St NE	N Kidd 602 Emerson St NE Washington, DC 20017-2351
3782 0073	0600 Emerson St NE	Earl R Datcher Care Ann G Datcher 600 Emerson St NE Washington, DC 20017-2351
3788 0001	0621 Emerson St NE	Lottie A Walker 621 Emerson St NE Washington, DC 20017-2352
3788 0002	0623 Emerson St NE	Samuel L White 623 Emerson St NE Washington, DC 20017-2352
3788 0003	0625 Emerson St NE	Jeanette E Ford 625 Emerson St NE Washington, DC 20017-2352
3788 0004	0627 Emerson St NE	Betty B Fortune 627 Emerson St NE Washington, DC 20017-2352

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
3788 0005	0629 Emerson St NE	Wanamaker Barnes 629 Emerson St NE Washington, DC 20017-2352
3788 0006	0631 Emerson St NE	Abdul R Ali 1813 Falcon Ct Severn, MD 21144-3131
3788 0007	0633 Emerson St NE	Sandra D Osborne 633 Emerson St NE Washington, DC 20017-2352
3788 0008	0635 Emerson St NE	James S Jones 800 Highway 15 North Bishopville, Sc 29010
3788 0009	0637 Emerson St NE	Mattie W Carter 637 Emerson St NE Washington, DC 20017-2352
3788 0010	0639 Emerson St NE	C Lyttle 639 Emerson St NE Washington, DC 20017-2352
3788 0011	0641 Emerson St NE	Andra T Hunter 641 Emerson St NE Washington, DC 20017-2352
3788 0012	0643 Emerson St NE	Rhonda M Jackson 643 Emerson St NE Washington, DC 20017-2352
3788 0013	0645 Emerson St NE	Eugene Robinson 645 Emerson St NE Washington, DC 20017-2352
3788 0014	0647 Emerson St NE	Wilson L Whitaker 647 Emerson St NE Washington, DC 20017-2352
3788 0015	0649 Emerson St NE	Julia A Elder 649 Emerson St NE Washington, DC 20017-2352
3788 0016	0651 Emerald St NE	Jean O Wilson 651 Emerson St NE Washington, DC 20017-2352
3788 0017	0653 Emerson St NE	Ramon A Alvarez 653 Emerson St NE Washington, DC 20017-2352
3788 0018	0655 Emerson St NE	Beatrice H Nesbit 655 Emerson St NE Washington, DC 20017-2352

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
3788 0019	0657 Emerson St NE	L A Dean 657 Emerson St NE Washington, DC 20017-2352
3788 0020	0659 Emerson St NE	Eleanor P Warren 659 Emerson St NE Washington, DC 20017-2352
3788 0021	661 Emerson St NE	Brenda C Jay 661 Emerson St NE Washington, DC 20017-2352
3788 0060	0710 Delafield St NE	George C Holley 710 Delafield St NE Washington, DC 20017-2348
3788 0061	0708 Delafield St NE	Beverly J Hamilton 708 Delafield St NE Washington, DC 20017-2348
3788 0062	0706 Delafield St NE	Fred Nesmith 706 Delafield St NE Washington, DC 20017-2348
3788 0063	0702 Delafield St NE	Robin C Kelly 702 Delafield St NE Washington, DC 20017-2348
3788 0064	0700 Delafield St NE	Robert M Williams 700 Delafield St NE Washington, DC 20017-2348
3788 0065	Delafield St NE	Genstar Stone Products c/o Lafarge, Redland, Genst 300 E Joppa Rd Ste 200 Towson, MD 21286-3015
3788 0066	Delafield St NE	
3788 0067	Delafield St NE	
3788 0068	Delafield St NE	
3788 0069	Delafield St NE	
3788 0070	Delafield St NE	
3788 0071	NE	
3788 0072	NE	
3788 0073	NE	
3788 0074	7th St NE	
3788 0075	7th St NE	
3788 0076	7th St NE	
3788 0077	7th St NE	
3788 0078	7th St NE	
3788 0079	7th St NE	
3788 0080	7th St NE	
3788 0081	7th St NE	
3788 0082	7th St NE	
3788 0811	0611 Emerson St NE	

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
3788 0810	4900 Puerto Rico Av NE	Thomas Somerville Company 16155 Trade Zone Ave Upper Marlboro, MD 20774-8733
3789 0009	0706 Decatur Pl NE	R H Webb 706 Decatur Pl NE Washington, DC 20017-2343
3789 0010	0702 Decatur Pl NE	Johnny Martin 702 Decatur Pl NE Washington, DC 20017-2343
3789 0011	0700 Decatur Pl NE	Rodney A Savoy Po Box 4438 Washington, DC 20017-0438
3789 0012	0701 Delafield St NE	Maria O Melchor 701 Delafield St NE Washington, DC 20017-2349
3789 0013	0703 Delafield St NE	James A Thomas 703 Delafield St NE Washington, DC 20017-2349
3789 0014	0707 Delafield St NE	Lydia T Moss 707 Delafield St NE Washington, DC 20017-2349
3790 0011	0700 Decatur St NE	Bernard L White 700 Decatur St NE Washington, DC 20017-2345
3790 0012	701 Decatur Pl NE	Lajuan Quander 701 Decatur Pl NE Washington, DC 20017-2344
3790 0013	0703 Decatur Pl NE	Robert L Diggs 703 Decatur Pl NE Washington, DC 20017-2344
3790 0014	0707 Decatur Pl NE	Joseph E Jones 707 Decatur Pl NE Washington, DC 20017-2344
PAR 01240098	3rd St NE	United States Of America c/o National Park Service 1100 Ohio Drive, Suite 220 Washington, DC 20242
PAR 01240161 PAR 01240170	Gallatin St NE Farragut St NE	Washington Metropolitan Area Transit Authority 600 5th St NW Washington, DC 20001-2610

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
PAR 01240163 PAR 01240172	0225 Gallatin St NE Gallatin St NE	Silver Hill Concrete Ltd 6401 Golden Triangle Dr # 00 Greenbelt, MD 20770-3202
PAR 01240181	0221 - 0223 Gallatin St NE	Super Concrete Corporation 5001 Fort Totten Dr NE Washington, DC 20011-7560

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