NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

August 10, 2004

The Capital Children's Museum, Abdo Development, L.L.C., and Broadway Capitol, LLC (collectively the "**Applicant**"), hereby gives notice of its intent to file an application for a Planned Unit Development ("**PUD**") and amendment to the Zoning Map of the District of Columbia. This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended). The application will be filed with the Zoning Commission not less than ten (10) days from this date. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on Lot 13 in Square 751, ("**Subject Property**") known as 800 Third Street, N.E. The Subject Property is currently the site of the National Capital Children's Museum. The Subject Property consists of approximately 104,756 square feet of land area and includes the entire block bounded by H, Second, I, and Third Streets, N.E. The Subject Property is presently located in the C-3-A and C-3-B Zone Districts. The Zoning Map Amendment application seeks to rezone the Subject Property from the C-3-A and C-3-B Zone Districts to the C-3-C Zone District.

The proposed PUD project will allow for the renovation and rehabilitation of the property's existing historic buildings with the introduction of approximately 55 residential units inside the existing main historic building on H Street, N.E. and an amenity facility in the existing two-story historic building near the center of the site. The remainder of the Subject Property will be developed with two residential buildings that will feature street-oriented frontage along Second, I, and Third Streets, N.E. The two new residential buildings will include approximately 420 residential units. All of the residential units in the project will be for-sale units.

Access to the below-grade parking garage of approximately 500 parking spaces for the entire project will occur from Second Street, N.E. A vehicular entrance and exit will be located on I Street, N.E. at approximately mid-block. This vehicular entrance will be used for resident and guest drop-off and pick-up only. A pedestrian only entrance will be located on Third Street, N.E. at the approximate location of the existing vehicular entrance to the Capital Children's Museum.

The total gross floor area included in the proposed PUD is approximately 594,027 square feet of gross floor area for a total Floor Area Ratio ("**FAR**") of approximately 5.67. The new buildings will have a height of approximately 110 feet and the existing Capital Children's Museum building has a height of approximately 65 feet measured from I Street, N.E. The proposed project will have a lot occupancy of approximately

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65%. The proposed project is considerably smaller than what is permitted under the C-3-C Zone District PUD Guidelines (maximum FAR of 8.0 and a maximum building height of 130 feet).

Councilmember Sharon Ambrose is hosting a community forum regarding the proposed PUD project on August 19, 2004. The community forum will be held at the Capital Children's Museum and will start at 6:30 PM.

The Applicant is represented by Jim Abdo and Toby Millman of Abdo Development; the architects are members of Esocoff & Associates Architects; and the land use counsel is Shaw Pittman. If you require additional information regarding the proposed PUD and Map Amendment application, please contact Allison Prince (202) 663-8853, or Paul Tummonds (202) 663-8873.