

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

May 7, 2010

Lano Parcel 12 LLC (“**Applicant**”) gives notice of its intent to file an application to modify the First Stage of the Parkside Planned Unit Development (“**PUD**”) for a portion of the Parkside PUD, which was originally approved by the District of Columbia Zoning Commission pursuant to Order No. 05-28, effective on April 13, 2007; to extend the Zoning Commission’s approval of the First Stage PUD; and to file a Second Stage application for the construction of the Community College of the District of Columbia. This application will be filed with the Zoning Commission pursuant to Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), 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 the application does not include the entire Parkside PUD; it includes only the portion of the PUD which has frontage on both Kenilworth Terrace and Kenilworth Avenue. The subject property includes property located in Lots 14-23 and 803-813, and portions of Lots 24 and 802 in Square 5055. It was referred to as Blocks G, H, and a portion of Block I in the First Stage PUD application to the Zoning Commission and in Zoning Commission Order. 05-28 (“**Property**”). The Property is bounded by Kenilworth Avenue, N.E. on the south, Kenilworth Terrace, NE on the north, Foote Street, NE on the west and the remainder of Block I of the Parkside PUD on the east. See the attached plat.

The Applicant seeks to modify the uses approved for the Property, the height approved for the Property, and the PUD-related map amendment. It also seeks to extend the approval provided by the First Stage PUD for a period of two years. The Second Stage application seeks approval to establish a satellite campus for the Community College of the District of Columbia. Further detail is provided below.

Modification of the First Stage PUD

The First Stage PUD approved approximately 605-675 residential units and 500,000-750,000 square feet of commercial space for this portion of the Parkside PUD. In 2007, the Zoning Commission approved for the Property a combined lot occupancy of approximately 80%, a gross floor area of approximately 1,675,000 square feet, and a maximum height of 110 feet in the First Stage PUD. The Applicant seeks to modify this approval to allow for the Community College of the District of Columbia to be constructed in portions of Blocks H and I in place of the previously approved residential use. The Applicant also seeks to increase the height of the office buildings approved for Block H from 110 feet to 130 feet and to increase the height of the

remaining buildings on the Property up to 110 feet. In order to realize the proposed heights, the Applicant is proposing a modification to the PUD-related map amendment to rezone the property for the two office towers in Block H to the C-3-C Zone District and to rezone the remainder of the Property to the CR Zone District. The Applicant is not proposing to increase the approved gross floor area or the lot occupancy of the Property. Finally, the First Stage PUD approval is set to expire on October 2, 2011. The Applicant seeks to extend this approval an additional two years so that the PUD approval will not expire until October 2, 2013.

Second Stage PUD

An application for a Second Stage PUD is being simultaneously filed with the modification application. The Second Stage application seeks approval for the development of the community college referenced above. The College will be constructed on portions of Blocks H and I. The proposed building consists of approximately 300,000 square feet, resulting in approximately 1,666,025 square feet of development on the Property. The building height will be approximately 110 feet tall and the lot occupancy for the entire Property will be approximately 79%. The building will include ground floor, neighborhood-serving retail and the remainder of the building will be dedicated to classrooms and accessory office space.

The master developer of the project is City Interests, LLC and land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD modification and extension application, please contact Christine Roddy at Goulston & Storrs at 202.721.1116.