

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Consolidated Review and Approval of a Planned Unit Development and a PUD-Related Map Amendment for Lot 26 in Square 2578 was mailed to Advisory Neighborhood Commissions 1B and 1C and to all owners of all property within 200 feet of the perimeter of the project site on January 26, 2011, at least ten (10) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7-2406.10. I further certify that an amended notice of intent was mailed to Advisory Neighborhood Commissions 1B and 1C and to all property owners within 200 feet of the perimeter of the project site on March 10, 2011.

A copy of both notices are attached to this Certificate.



Christine Roddy
Goulston & Storrs

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

January 26, 2011

Il Palazzo LLC ("**Applicant**") gives notice of its intent to file an application to the Zoning Commission for consolidated review and approval of a Planned Unit ("**PUD**") and PUD-related Map Amendment. 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 is located in Square 2578, Lot 26, also known as 2700 16th Street, NW ("**Property**"). It is the site of the former Italian Embassy and it is currently improved with the Embassy building, an individually designated landmark. The Scottish Rite Temple is located to the north of the Property. The Property is bounded by Fuller Street to the south, 16th Street to the east, and Mozart Place to the west.

The Property is currently located in the R-5-D and R-5-B Zone Districts. The eastern portion of the Property is located in the R-5-D Zone District and the western portion of the Property is located in the R-5-B Zone District. The Applicant seeks a PUD-related map amendment to rezone the entirety of the Property to the R-5-D Zone District.

The Applicant proposes to preserve the existing historic landmark and to construct an addition to the rear of the building, along Mozart Place. The project will be dedicated entirely to approximately residential units. The proposed development will include approximately 85-100 units and approximately 122,940 square feet of gross floor area, including the existing building. The development will have a maximum height of 90 feet, a lot occupancy of approximately 58%, and an FAR of 3.0. The Applicant is proposing to include approximately 60-90 below-grade parking spaces.

The master developer of the project is Valor Development and land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD modification and extension application, please contact Allison Prince or Christine Roddy at Goulston & Storrs at 202.721.0011.

AMENDED NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

March 10, 2011

Il Palazzo LLC ("**Applicant**") hereby amends the notice of intent it sent to neighboring property owners on January 26, 2011. The Applicant intends to file an application with the Zoning Commission for consolidated review and approval of a Planned Unit ("**PUD**") and PUD-related Map Amendment.

The property that is the subject of the application is located in Square 2578, Lot 26, also known as 2700 16th Street, NW ("**Property**"). It is the site of the former Italian Embassy and it is currently improved with the Embassy building, an individually designated landmark. The Scottish Rite Temple is located to the north of the Property. The Property is bounded by Fuller Street to the south, 16th Street to the east, and Mozart Place to the west.

The Property is currently located in the R-5-D and R-5-B Zone Districts. The eastern portion of the Property is located in the R-5-D Zone District and the western portion of the Property is located in the R-5-B Zone District. The Applicant seeks a PUD-related map amendment to rezone the entirety of the Property to the R-5-D Zone District.

The Applicant proposes to preserve the existing historic landmark and to construct an addition to the rear of the building, along Mozart Place. The project will be dedicated entirely to residential units. The proposed development will include approximately 100-115 units and approximately 122,500 square feet of gross floor area, including the existing building. The development will have a maximum height of 90 feet, a lot occupancy of approximately 60%, and an FAR of 2.8. The Applicant is proposing to include approximately 60-90 below-grade parking spaces.

The master developer of the project is Valor Development with Potomac Construction Group and land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD modification and extension application, please contact Allison Prince or Christine Roddy at Goulston & Storrs at 202.721.0011.