

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Review and Approval of a Planned Unit Development

May 17, 2011

1711 Florida Avenue Properties, LLC ("**Applicant**") gives notice of its intent to file an application for a Planned Unit Development ("**PUD**") pertaining to Lot 95 in Square 2562 ("**Property**"). The PUD application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR not less than ten (10) days from the date of this Notice. This Notice is given pursuant to Section 2406.7 of the Zoning Regulations. In conjunction with the PUD, the Applicant also intends to apply for a Map Amendment to change the zoning of the subject property from RC/C-2-B to C-2-B

The Property is located within the Adams Morgan neighborhood of Ward 1 and contains approximately 0.60 acres (25,921 sq. ft. of land). The Property is generally bounded by Champlain Street to the west, Florida Avenue to the south, a six-story building owned and used by Security Storage to the east and a Pepco facility to the north. The Property is located in the RC/C-2-B Zone District and is improved with a three-story brick structure used primarily as a commercial parking garage. The current structure contains a limited amount of retail use.

The Applicant proposes to adaptively reuse the existing building, expand its footprint and construct an addition on top in order to create a vibrant, mixed use residential, commercial and parking project ("**Mixed-Use Building**" or "**Building**"). The Mixed-Use Building will provide approximately 125 to 130 residential units, eight

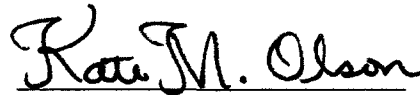
percent (8%) of which will be devoted to affordable housing, and approximately 6,600 square feet of neighborhood-serving commercial along Florida Avenue. Whereas the façades of the current building on all four sides are characterized by unattractive exterior walls with few or no windows, the Mixed-Use Building has been designed to create well-designed facades, particularly on Champlain Street and Florida Avenue, and an active, pedestrian-oriented urban streetscape along Florida Avenue. The Building will have a total Floor Area Ratio (“FAR”) of 5.8 and a building height of 79' 8". It will occupy 78% of the lot. The primary pedestrian entrance to the Building will be along Florida Avenue and vehicular ingress and egress will be located primarily on Champlain Street. The Project will include approximately 95 parking spaces. Loading facilities will be located entirely within the Building.

The developer of the Mixed-Use Building is 1711 Florida Avenue Properties, LLC. The design and professional team consists of the following: Project Architect: Bonstra | Haresign Architects; Landscape Architect: Bradley Site Design, Inc.; Transportation Engineers: Gorove | Slade Associates, Inc.; Civil Engineer: AMT Associates, Inc.; Structural Engineer: SK&A Structural Engineers; and Land Use Counsel: Greenstein DeLorme & Luchs, P.C.

If you would like additional information regarding the proposed PUD, please contact Mr. Ernie Marcus, 1711 Florida Avenue Properties, LLC (202-797-7400) or Jacques B. DePuy, Esquire, or Kate M. Olson, Esquire, Greenstein DeLorme & Luchs, P.C. (202-452-1400).

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Planned Unit Development Application for the Property located in Square 2562, Lot 95 was mailed to Advisory Council Neighborhood Commission 1C and to all of the owners of property within 200 feet of the perimeter of the subject property on May 17, 2011, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) 2406.7 – 2406.10.


Kate M. Olson
Kate M. Olson