

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

April 12, 2013

Square 5914, LLC and the Washington Metropolitan Area Transit Authority (collectively, the “**Applicant**”) hereby give notice of their intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment for the property located along Alabama Avenue, SE, between 13th Street, SE and Malcolm X Elementary School, comprised of Parcels 229/160, 229/103, 229/151, 229/161, 229/153 in Square 5914 and Lots 6 and 7 in Square 5914 (the “**Subject Property**”). The Applicant is authorized to process this application on behalf of all of the Subject Property owners.

The Subject Property is currently improved with an entrance to the Congress Heights Metro Station and four residential buildings. The Kiss and Ride Parking Lot for the Congress Heights Metro station and the Alabama Avenue entrance to the St. Elizabeth’s Hospital East Campus property are located across Alabama Avenue from the Subject Property. The Subject Property consists of approximately 88,486 square feet of land area. The Subject Property is currently included in the R-5-A Zone District and is included in the mixed use medium density residential/medium density commercial land use categories on the District of Columbia’s Comprehensive Plan Future Land Use Map. The Applicant proposes to rezone the Subject Property to the C-3-B Zone District.

The Applicant proposes the development of a mixed-use, transit-oriented project consisting of two buildings with frontage along Alabama Avenue, SE and 13th Street, SE. The PUD project will maintain the entrance to the Congress Heights Metro Station and will include an enhanced plaza area around the entrance to the Metro Station. The PUD project will include approximately 205-215 apartment units and ground floor retail (approximately 7,800 square feet) in the building located at the intersection of Alabama Avenue and 13th Street. The residential building will have a measured building height of approximately 93 feet. The residential portion of the project will include an amount of affordable housing that will satisfy the District’s Inclusionary Zoning requirements. The PUD project will also include an office building located along Alabama Avenue. The office building will include approximately 235,000 square feet and will also have approximately 8,750 square feet of retail in the ground floor adjacent to the entrance to the Congress Heights Metro Station. The office building will have a measured building height of approximately 94.5 feet.

The proposed project will include a total of approximately 445,000 square feet of gross floor area, resulting in a Floor Area Ratio (“**FAR**”) of approximately 5.03. The project will include approximately 215 parking spaces which will be accessed from a new private alley at the rear of the Subject Property via Alabama Avenue and 13th Street.

The C-3-B Zone District permits a maximum FAR of 5.0 (4.0 commercial) as a matter-of-right and 5.5 FAR (4.5 commercial) in a PUD project. The maximum height allowed as a matter-of-right in the C-3-B Zone District is 70 feet. A PUD project in the C-3-B Zone District

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permits a maximum height of 90 feet. However the Zoning Commission may authorize an increase of not more than 5% in the maximum height (94.5 feet for the C-3-B Zone District) provided the increased height is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of Chapter 24 of the Zoning Regulations.

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), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Maurice Walters Architect, P.C. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Goulston & Storrs, PC (202-721-1157).