

October 7, 2014

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 Zoning Map Amendment**

On October 7, 2014, Barry Place Partners, LLC, (the "Applicant") sent notice of its intent to file an application for consolidated approval of a Planned Unit Development ("PUD") and related Zoning Map amendment to owners of property located within 200 feet of Lots 742-749, 756-769, 1034, 1038, 1039, and portions of public alleys to be closed in Square 2882 (the "Property"). On November 7, 2014, the Applicant filed the application with the District of Columbia Zoning Commission (the "Commission") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (February 2003)). The application was filed on behalf of the owners of the Property: Barry Place Partners, LLC, Howard University, Shauna L. Dillavou, and Gary Shay.

While filing the application, the Applicant became aware that it unintentionally omitted several lots within Square 2882 in the initial Notice of Intent. **The property covered under the PUD and related Map Amendment application is the following: Square 2882, Lots 742-769, 1034, 1038 and 1039.** The boundary of the proposed PUD does not change as a result of this omission, and notice was therefore mailed to the correct owners of property within a 200 foot radius. The Property has a combined land area of approximately 58,797 square feet and is located on the north side of Barry Place, NW, between 9th Street and Sherman Avenue, and is within the boundaries of ANC 1B-11. It is improved with a warehouse building, rowhouses, and a surface parking lot.

The Property is presently located in the R-5-B District. The Applicant seeks to rezone the Property from R-5-B to C-2-B in connection with the PUD application. The proposed map amendment is consistent with the Property's designation on the Comprehensive Plan's Future Land Use Map, which is Medium Density Residential/Medium Density Commercial. The proposed map amendment is also consistent with the Property's designation on the Comprehensive Plan's Generalized Policy Map, which is the Howard University Town Center Land Use Change Area.

The Applicant proposes to redevelop the Property with a mixed use project comprised of approximately 237,611 square feet of residential, generating 319 dwelling units ($\pm 10\%$) and approximately 11,517 square feet of retail. At least 10 percent of the residential units will be set aside as Inclusionary Zoning units reserved for households whose income does not exceed 80 percent of the area medium income. The building will have a maximum height of 80 feet; the FAR will be 5.0; and the lot occupancy will be 93% at the ground level and 72% starting at the second level of the building. The project will include 145 on-street parking spaces and two 30-foot deep loading berths.

The architect for the project is Niles Bolton Associates and the land use and zoning counsel is Holland & Knight LLP. Should you need any additional information regarding this proposed PUD and map amendment application, please contact Leila Batties, Esq. of Holland & Knight at (202) 955-3000.