

EXHIBIT F

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Zoning Map Amendment for the NW One Phase 3 Owner, LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 6E and to the owners of all property within 200 feet of the perimeter of the subject property, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 304.5.

The Applicant presented to ANC 6E on September 24, 2024, prior to mailing the Notice of Intent. The Applicant offered to present to the ANC again during the notice period, but the ANC deferred an additional presentation until after the Application is filed. The Applicant has engaged extensively and will continue to engage the community regarding the proposed Zoning Map amendment to ensure community voices are part of the application.

/s/ Lawrence Ferris

Lawrence Ferris

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA
ZONING COMMISSION FOR AN AMENDMENT TO THE ZONING MAP

September 25, 2024

NW One Phase 3 Owner, LLC, on behalf of the District of Columbia acting through the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”; together with NW One Phase 3 Owner, LLC, the “Applicant”) gives notice of its intent to file an application for an amendment to the Zoning Map (“Amendment”) for the property known as Square 621, Lot 860 (“Property”). The Property is located at 1010 North Capitol Street NW. The Property will be developed by NW One Phase 3 Owner, LLC pursuant to a ground lease with the District of Columbia, acting through DMPED, which owns the Property.

The Property is located in the northwest quadrant of the District in Ward 6 and is bounded by North Capitol Street to the east, K Street NW to the south, and a public alley to the west and north. The Property consists of approximately 25,452 square feet of land area. The Property is located primarily in the mixed High Density Residential and Medium Density Commercial Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan, with a portion of the Property at the north located in the mixed High Density Residential and Low Density Commercial Land Use categories. The Property is located in the Central Washington area on the Comprehensive Plan’s Generalized Policy Map. The Property is located in the MU-4 Zone District and is currently improved with a surface parking lot. Through the Amendment, the Applicant seeks to rezone the Property to the MU-9A Zone District to facilitate future mixed-use redevelopment. The proposed MU-9A zoning would permit a maximum height of 90 feet, or 100 feet for an Inclusionary Zoning (“IZ”) project, and a maximum floor-area-ratio (“FAR”) of 6.5, or 7.8 FAR for an IZ project.

Pursuant to Subtitle Z, Section 304.6 of the District of Columbia Zoning Regulations, the Applicant will request an opportunity to present the Amendment to Advisory Neighborhood Commission (“ANC”) 6E in the near future. The Applicant is available to discuss the proposed Amendment with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 5 of the Zoning Regulations, 11 DCMR, not less than 45 days from the date of this notice, which is given pursuant to Subtitle Z, Section 304.5 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed Map Amendment application, please contact Lawrence Ferris (202-721-1135).

NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
621	250	33 K ST NW	DISTRICT OF COLUMBIA
	865-	2 L ST NW	2000 14TH ST NW 8 TH FLOOR
	878		WASHINGTON DC 20009-4487
	7001-	33 K ST NW	
	7022		
674	439	1005 NORTH CAPITOL ST NE	
622	55	28 K ST NW	28 K ST LLC 8311 OLD SEVEN LOCKS RD BETHESDA MD 20817-2009
622	56	26 K ST NW	MORTON, YVONNE A 26 K ST NW WASHINGTON DC 20001-1329
622	57	24 K ST NW	SEAL MITCHELL INC
622	59	20 K ST NW	C/O JOHN C FORMANT REAL ESTATE 225 PENNSYLVANIA AVE SE WASHINGTON DC 20003-1108
622	58	22 K ST NW	KAPTEN MAGNUS LLC 406 H ST NE, 2ND FL WASHINGTON DC 20002-4336
622	844	19 I ST NW	PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE 19 I ST NW WASHINGTON DC 20001-1425
674	438	1011 NORTH CAPITOL ST NE	KAISER FOUNDATION HEALTH ATTN: PROPERTYMANAGER BOX 6095 A 2101 E JEFFERSON ST ROCKVILLE MD 20852-4908
674	441	1001 NORTH CAPITOL ST NE	JEMAL'S SANCTUARY LLC 655 NEW YORK AVE NW STE 830 WASHINGTON DC 20001-5795

675 853 999 NORTH CAPITOL ST NE

US UNION SQUARE DC 999 LLC
4201 WILSON BLVD
ARLINGTON VA 22203

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WASHINGTON DC 20001

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ANC 6E07
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