

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application to the District of Columbia Zoning Commission for Design Review for BD Parcel 5 LLC, an affiliate of 752 Howard Road LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 8A, where the Property is located, ANC 8C, and to the owners of all property within 200 feet of the perimeter of the subject property on December 5, 2024, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6.

The Applicant met with the Office of Planning regarding the project on December 19, 2024, and has been engaged in conversations with the District Department of Transportation regarding the Project. Pursuant to 11-Z DCMR § 301.8, the Applicant has also been engaged in discussions with ANC 8A and ANC 8C regarding the Project. The Applicant will continue to work with government agencies and the community regarding the project.

/s/
Jeffrey Utz

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA
ZONING COMMISSION FOR DESIGN REVIEW

December 5, 2024

752 Howard Road LLC (“**Applicant**”) hereby gives notice of its intent to file an application for design review (“**Design Review**”) on a portion of the property currently known as Lot 99 in Square 5860 (“**Property**”).¹ The Property is located at 764 Howard Road, SE, Washington, DC.

The Property is located in Ward 8 along Howard Road, SE between South Capitol Street, SE and I-295. The Property is immediately south of Poplar Point and close to the Anacostia Metrorail station. Lot 99 consists of approximately 64,585 square feet of land area. The Property is designated Mixed Use (High Density Residential / High Density Commercial / Institutional) on the Future Land Use Map of the District of Columbia Comprehensive Plan and is located in the NHR Zone. The NHR Zone requires Zoning Commission Design Review for all new buildings in the zone.

The Applicant intends to construct a mixed-use building on the Property containing residential, ground-floor retail², and below-grade parking (“**Building**”). The Building will contain approximately 260,000 square feet of gross floor area (“**GFA**”), of which approximately 7,500 square feet of GFA will be devoted to retail uses. The Building will contain approximately 301 residential dwelling units and approximately 168 below-grade parking spaces. The Building will be constructed to a maximum height of 130 feet, not including penthouse.

Pursuant to Subtitle Z, Section 301.8 of the 2016 Zoning Regulations, the Applicant will request an opportunity to present the Building to Advisory Neighborhood Commission (“**ANC**”) 8A, and the Applicant is available to discuss the proposed Design Review with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 301.6 of the Zoning Regulations. If you require additional information regarding the proposed Design Review application, you may contact Lindsay Morton of Redbrick LMD at 202-329-0964 / lmorton@redbricklmd.com, or Jeff Utz of Goulston & Storrs P.C. at 202-721-1132 / jutz@goulstonstorrs.com.

¹ On November 14, 2022, the Applicant recorded a subdivision plat in Book 220 Page 126 of the land records of the District of Columbia which combined Lots 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1036, 1037, and 1042 in Square 5860 into a single lot of record, Lot 99.

² References to “retail” use also include uses falling within the retail; service (general); service (financial); eating and drinking establishment; animal sales, care, and boarding; entertainment, assembly, and performing arts; medical care; education (private); education (public); and arts, design, and creation use categories, as described in 11-B DCMR § 200.2