

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application (the “Notice”) for a Map amendment for the property located at 401 14th Street, SW (Square 0231, Lot 0803); along with a 1.18 acre adjacent tract of land between lot 803 and Maine avenue, SW (the “Property”) was mailed to Advisory Neighborhood Commission 2A and the owners of all property within 200 feet of the perimeter of the Property on April 1, 2026, at least forty-five (45) calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 304.5. A copy of the Notice is attached hereto.

Counsel for the Applicant emailed Chairman Patel on April 29, 2026 and May 13, 2026 to introduce the request (prior to filing anything) and ask if they wanted to meet to discuss. As of the date of this filing, the ANC has not directly responded, but given the nature and timeline for a map amendment, the Applicant is confident that it will be able to fully present the request to the affected community with ample time for community feedback and input.

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NOTICE OF INTENT TO FILE A ZONING MAP AMENDMENT APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION
FOR AN AMENDMENT TO THE ZONING MAP (UNZONED to D-8) for 401 14TH
STREET, SW

April 1, 2026

401 14 St SW 2025 LLC (the “**Applicant**”), the contract purchaser of (i) the property located at 401 14th Street, SW (Square 0231, Lot 0803); along with (ii) a 1.18 acre adjacent tract of land between the lot 803 and Maine Avenue, SW, the jurisdiction for which has recently been transferred from the National Park Service to the General Services Administration, in furtherance of the disposition of the Liberty Loan building (collectively, the “**Property**”), gives notice of intent to file an application for an amendment to the Zoning Map (“**Map Amendment**”).

The Property is currently unzoned and, through this Map Amendment, the Applicant proposes that the Property, which is currently not zoned, be zoned D-8. The Property is in the process of being transferred from federal to private ownership. The purposes of the D-8 zone are to permit high-density development, to foster the transition of a federally-owned area south of the National Mall into a mixed-use area of commercial, residential, cultural, arts, retail, and service uses with both public and private ownership. Accordingly, zoning the Property to D-8 would not be inconsistent with the Comprehensive Plan.

Pursuant to Subtitle Z § 304.6 of the Zoning Regulations, the Applicant will make all reasonable efforts to present the Amendment to the Advisory Neighborhood Commission 2A at one of its regularly scheduled meetings.

This application will be filed with the District of Columbia Zoning Commission pursuant to Subtitle X, Chapter 5 of the Zoning Regulations at least forty-five (45) days after the date of this notice, which is given pursuant to Subtitle Z § 304.5 of the Zoning Regulations. The land use counsel is Martin Sullivan and Alex Wilson of Sullivan & Barros, LLP. If you would like additional information regarding this proposed Amendment application, please contact Sarah Harkcom at (202-733-4460 or sharkcom@sullivanbarros.com).