

## CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for design review for the property known as 80 M Street (Square 699, Lot 28) (the “Property”) was mailed to Advisory Neighborhood Commission 6D (the “ANC”) and to the owners of all property within 200 feet of the perimeter of the subject property on August 20, 2019, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6. The applicant for design review is Wells REIT II 80 M Street LLC (the “Applicant”).

The Applicant met with the ANC’s Administrative Committee on October 15, 2019, and presented to the full ANC on October 21, 2019. The Applicant will make itself available to meet with the Office of Planning (“OP”), the District Department of Transportation (“DDOT”), and any interested members of the community throughout the processing of this application.

The Applicant will continue to conduct community outreach regarding the Project.

/s/  
Lawrence Ferris

## NOTICE OF INTENT TO FILE A ZONING APPLICATION

### APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR DESIGN REVIEW

August 20, 2019

Wells REIT II 80 M Street LLC (“Applicant”) hereby gives notice of its intent to file an application for design review (“Design Review”) to allow the expansion of an existing office building (“Building”) located at 80 M Street, SE (Square 699, Lot 28) (“Property”). The Property is located on the north side of M Street, SE.

The Building is in the Ballpark neighborhood of Ward 6. The Property consists of approximately 45,117 square feet of land area and is located in the High Density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The site is located in the D-5 Zone District.

The Applicant proposes to expand the Building, which currently has approximately 292,000 square feet of gross floor area and 316 parking spaces. The Building, as expanded, will contain approximately 396,000 square feet of gross floor area for a total floor area ratio (“FAR”) of 8.28, and will have building height of approximately 130 feet.

As part of the Design Review application, the Applicant will seek relief from the loading requirements for the expanded Building, which cannot accommodate the additional loading platform that is required for the expansion.

Pursuant to Subtitle Z § 301.8 of the Zoning Regulations, the Applicant will make all reasonable efforts to attend a regularly-scheduled meeting of, and present the Project to, Advisory Neighborhood Commission (“ANC”) 6D, the ANC in which the Property is located. The Applicant is available to discuss the proposed Project 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 Zoning Regulations at least 45 days after the date of this notice, which is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs, PC, and the architect is Hickok Cole. If you require additional information regarding the proposed Design Review application, please contact Allison Prince (202-721-1106).