

January 24, 2020

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the District of Columbia Zoning Commission for a  
First-Stage and Consolidated Planned Unit Development and  
Related Zoning Map Amendment**

Felice Development Group (the "Applicant"), hereby gives notice of an intent to file an application for approval of a first-stage, consolidated planned unit development ("PUD") and related Zoning Map amendment with the Zoning Commission of the District of Columbia pursuant to Subtitle Z § 300 of the 2016 District of Columbia Zoning Regulations (ZR16) (11 DCMR Z § 300 *et seq.*). The application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. This notice is given pursuant to 11 DCMR Z § 300.7.

The subject property consists of Square 1025-E, Lot 802, Square 1048-S, Lots 1, 801 and 802, RES 129 and RES 299 (the "Subject Property"). The Subject Property is a triangular shaped parcel located in the southeast quadrant of the District and contains approximately 127,499 square feet (2.9 acres ±). Specifically, it is located on the south side of M Street, bordered by the unimproved right-of-way for Virginia Avenue, S.E. and the right-of-way for Water Street, S.E. The Subject Property is located in Ward 6 within the boundaries of Advisory Neighborhood Commission 6B and Single-Member District 6B-06.

The Applicant seeks first-stage PUD approval for a portion of the Property, consolidated PUD approval for a portion of the Property, and a Zoning Map amendment for the Property from PDR-4 to MU-9 in order to develop a mixed-use project consisting of approximately 778,807 square feet of gross floor area, including 37,209 square feet of retail uses (the "Project"). The Project involves the construction of three new buildings – Building 1A with approximately 240,635 square feet of gross floor area, including 13,322 square feet of retail; Building 1B with approximately 466,883 square feet of gross floor, including 23,887 square feet of retail; Building 2 with approximately 71,289 square feet. The Project will have a maximum building height of 130 feet and a density of approximately 6.11 FAR.

The Property is designated Mixed Use (Medium Density Commercial/Institutional) on the Comprehensive Plan Future Land Use Map, and is designated Land Use Change Area on the Comprehensive Plan Generalized Policy Map. The Property is located in a Production, Distribution, and Repair (PDR) zone, which is primarily intended for heavy commercial and light manufacturing services. The Project will result in a development superior to that permitted with the matter-of-right standards, and one that is consistent with the intentions of the PUD application process.

The Applicant's architect is GTM Architects. The Applicant's land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed first-stage and consolidated PUD application, please contact Leila Batties at [leila.batties@hklaw.com](mailto:leila.batties@hklaw.com) or 202-419-2583.

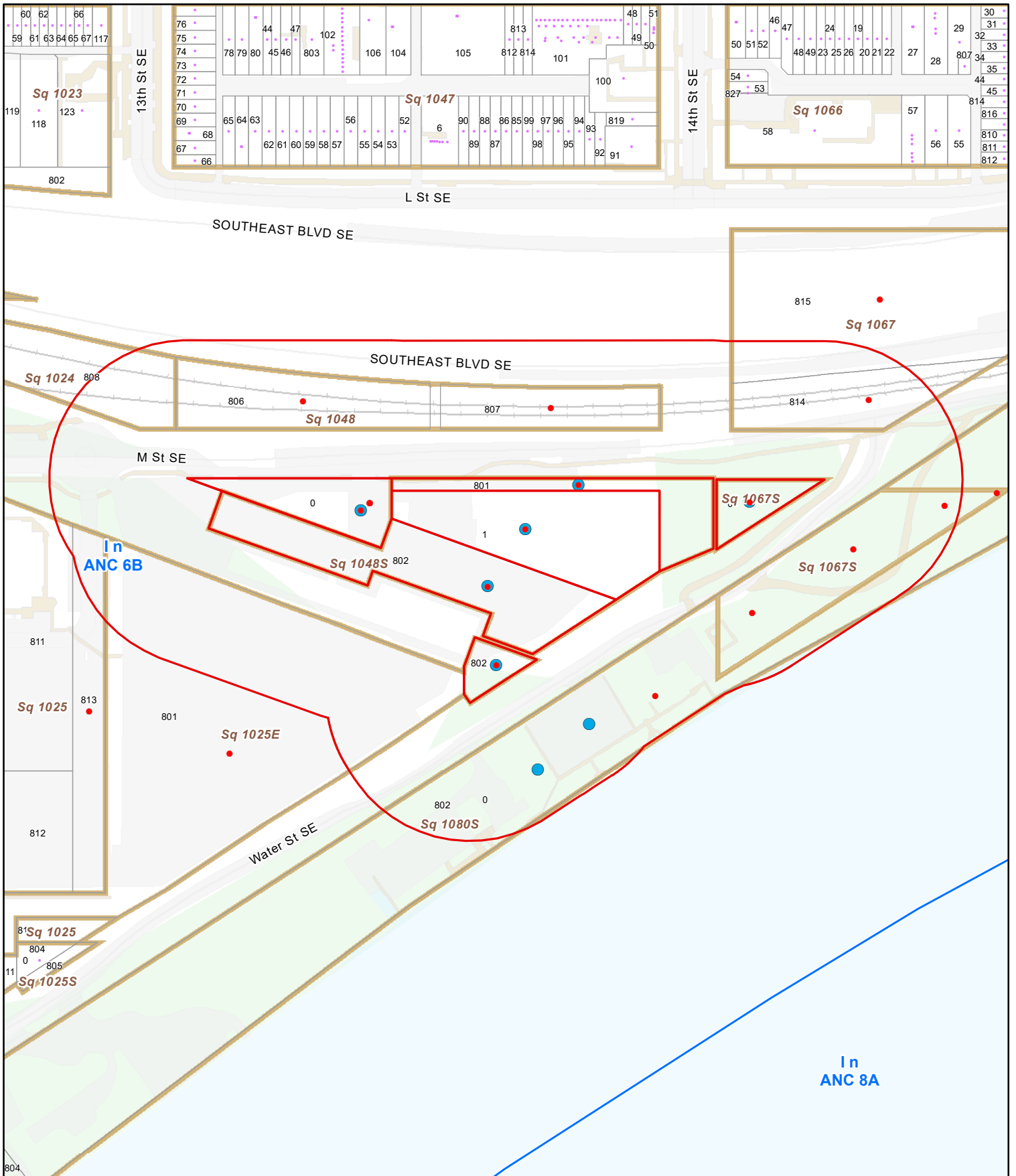
**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to file a rezoning application for a first-stage, consolidated planned unit development ("PUD") and related Zoning Map amendment with the Zoning Commission of the District of Columbia pursuant to Subtitle Z § 300 of the 2016 District of Columbia Zoning Regulations (ZR16) (11 DCMR Z § 300 *et seq.*), for property consisting of Square 1025-E, Lot 802, Square 1048-S, Lots 1, 801 and 802, RES 129 and RES 299 (the "Property") was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission 6B on January 24, 2020. The application will be filed no earlier than forty-five (45) calendar days following January 24, 2020, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Property are attached hereto.

  
\_\_\_\_\_  
Christopher S. Cohen

3/18/2020  
\_\_\_\_\_  
Date



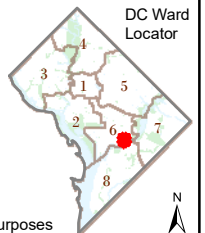
**Subject Property ID's:**  
**Square\_1025E\_802,1048S\_1,RES\_129,RES\_299**

- Subject Properties
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary

★ ★ ★ DC Office of Tax and Revenue  
OTR Real Property Assessment Division  
GIS Maps and Titles Assessment Roll  
 Geographic Information Systems

1:2,234  
 0 50  
 Feet

Print Date: 2/27/2020  
 For general planning purposes



WASHINGTON GAS LIGHT CO  
101 CONSTITUTION AV NW  
WASHINGTON, DC 20080-0001

WASHINGTON GAS LIGHT CO  
101 CONSTITUTION AV NW  
WASHINGTON, DC 20080-0001

1333 M STREET LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137-5016

WASHINGTON YACHT CLUB  
1500 M ST SE  
WASHINGTON, DC 20003-3709

DISTRICT YACHT CLUB  
1409 WATER ST SE  
WASHINGTON, DC 20003-3715

DISTRICT OF COLUMBIA  
2000 14TH ST NW  
WASHINGTON, DC 20009-4487

1333 M STREET LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137-5016

UNITED STATES OF AMERICA

CONSOLIDATED RAIL CORPORATION  
500 WATER ST  
JACKSONVILLE, FL 32202-4423

DISTRICT OF COLUMBIA  
2000 14TH ST NW  
WASHINGTON, DC 20009-4487

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2000 14TH ST NW  
WASHINGTON, DC 20009-4487

WASHINGTON GAS LIGHT CO  
1100 H ST NW  
WASHINGTON, DC 20080-0001

WASHINGTON GAS LIGHT CO  
101 CONSTITUTION AV NW  
WASHINGTON, DC 20080-0001

WASHINGTON GAS LIGHT COMPANY  
1100 H ST NW  
WASHINGTON, DC 20080-0001

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2200 BISCAYNE BLVD  
MIAMI, FL 33137-5016

DISTRICT OF COLUMBIA  
2000 14TH ST NW, 8TH FLOOR  
WASHINGTON, DC 20009-4487

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WASHINGTON, DC 20009-4487

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2000 14TH ST NW, 8TH FLOOR  
WASHINGTON, DC 20009-4487

DISTRICT OF COLUMBIA  
2000 14TH ST NW, 8TH FLOOR  
WASHINGTON, DC 20009-4487

UNITED STATES OF AMERICA  
1100 OHIO DR SW  
WASHINGTON, DC 20242-0001

UNITED STATES OF AMERICA  
1100 OHIO DR SW  
WASHINGTON, DC 20242-0001

UNITED STATES OF AMERICA  
1100 OHIO DR SW  
WASHINGTON, DC 20242-0001

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2200 BISCAYNE BLVD  
MIAMI, FL 33137

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