

## CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for the modification (“Modification”) for 2100 2<sup>nd</sup> Street SW (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 6D and to the owners of all property within 200 feet of the perimeter of the subject property on March 10, 2020, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6.

The Applicant has coordinated with the Office of Planning and the District Department of Transportation regarding the Modification. The Applicant also presented the Modification to the ANC at its April 2020 public meeting, where the ANC voted unanimously to support the Modification. The Applicant will continue engaging in community outreach and agency coordination regarding the Modification.

/s/ \_\_\_\_\_  
Meghan Hottel-Cox

## NOTICE OF INTENT TO FILE A ZONING APPLICATION

### APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A MODIFICATION FOR AN APPROVED DESIGN REVIEW

March 10, 2020

Pursuant to Subtitle Z §704, 2100 2<sup>nd</sup> Street, SW LLC (“Applicant”) gives notice of its intent to file an application for a Modification for an approved Design Review (the “Modification”) for the property known as Square 613, Lot 10 (“Property”). The Property is located at 2121 First Street, SW, and is owned by the Applicant.

The Property is in the Buzzard Point neighborhood of Ward 6. The Property consists of approximately 115,479 square feet, or approximately 2.65 acres, of land area. The Property is located in the Mixed-Use Medium Density Residential / Medium Density Commercial Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the CG-5 Zone District.

The Property was previously improved with an eight-story building that was used by the United States Coast Guard. The Zoning Commission approved an adaptive re-use of the building in Order 17-05 and 17-05A for residential and retail uses (the “Project”). The Project was approved with a Floor Area Ratio of 4.45, a height of 90 feet, and a lot occupancy of 83% at the ground floor and 61% on the upper levels.

In this Modification, the Applicant proposes to introduce a new use on a portion of the ground floor of the Project. The Applicant proposes to bring DC Central Kitchen (“DCCK”) to occupy approximately 35,000 square feet of the Project in the northwest corner of the Property. DCCK has been operating in the District since 1989 and is a nonprofit and social enterprise that combats hunger and poverty through job training and job creation. The organization provides hands-on culinary job training for individuals facing high barriers to employment while creating living wage jobs and bringing nutritious, dignified food where it is most needed, including to DC Public Schools. The Project would serve as DCCK’s new headquarters, providing office, volunteer, and job training space to further their mission. DCCK will occupy approximately 20,000 square feet of the existing ground floor and construct approximately 15,000 square feet of new floor area in a mezzanine. The resulting Floor Area Ratio of the Project would increase slightly to 4.59 as a result of the Modification.

Pursuant to Subtitle Z, Section 301.8 of the 2016 Zoning Regulations, the Applicant will request an opportunity to present the Modification to Advisory Neighborhood Commission (“ANC”) 6D, and the Applicant is available to discuss the proposed Modification 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. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed Modification application, please contact Meghan Hottel-Cox (202-721-1138).