

Certificate of Notice

I HEREBY CERTIFY that on July 16, 2020, a copy of the Notice of Intent to file an application for zoning map amendment (the “Notice”) for property known as Lots 1 and 2 in Square 3623 and Parcels 131/94, 131/146, 131/147, 131/155, 131/161, 131/162, and 131/217 (collectively, the “Property”) was mailed to the owners of all property within 200 feet of the perimeter of the Property (the “Owners”) and to Advisory Neighborhood Commission 5E. The zoning map amendment will seek to rezone the Property from PDR-2 to MU-10.

Pursuant to 11-Z DCMR § 304.5, the Notice is required to be sent to the affected ANC and on the Owners at least 45 days prior to the filing the above-described zoning map amendment. The 45 day notice period concluded on September 29, 2020, and the zoning map amendment application was filed on September 30, 2020.

A copy of the Notice and a listing of addresses to which the Notice was sent is attached hereto.



Leila M. Jackson Batties

September 30, 2020
Date

July 16, 2020

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
Zoning Commission for the District of Columbia for
Approval of a Zoning Map Amendment**

LDP Acquisitions, LLC (dba Jair Lynch Real Estate Partners) and 525 Rhode Island Avenue LP (an affiliate of The Wilkes Company), hereinafter together referred to as the “Applicant,” hereby give notice of their intent to file an application for a Zoning Map amendment with the Zoning Commission for the District of Columbia (“Commission”) pursuant to Subtitle Z, Section 304 of the District of Columbia Municipal Regulations, Title 11 (“11 DCMR” or the “Zoning Regulations”). Pursuant to 11-Z DCMR § 304.5, the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice.

The properties included in the application consist of Lots 1 and 2 in Square 3623 and Parcels 131/94, 131/146, 131/147, 131/155, 131/161, 131/162, and 131/217 (collectively, the “Property”). The Property is located on the south side of Rhode Island Avenue, NE, between 5th Street, NE to the west and the Metrorail tracks and Rhode Island Avenue Metrorail station to the east, and has an overall land area of approximately 122,631 square feet. The Property is located in Ward 5 and is within the boundaries of ANC 5E03.

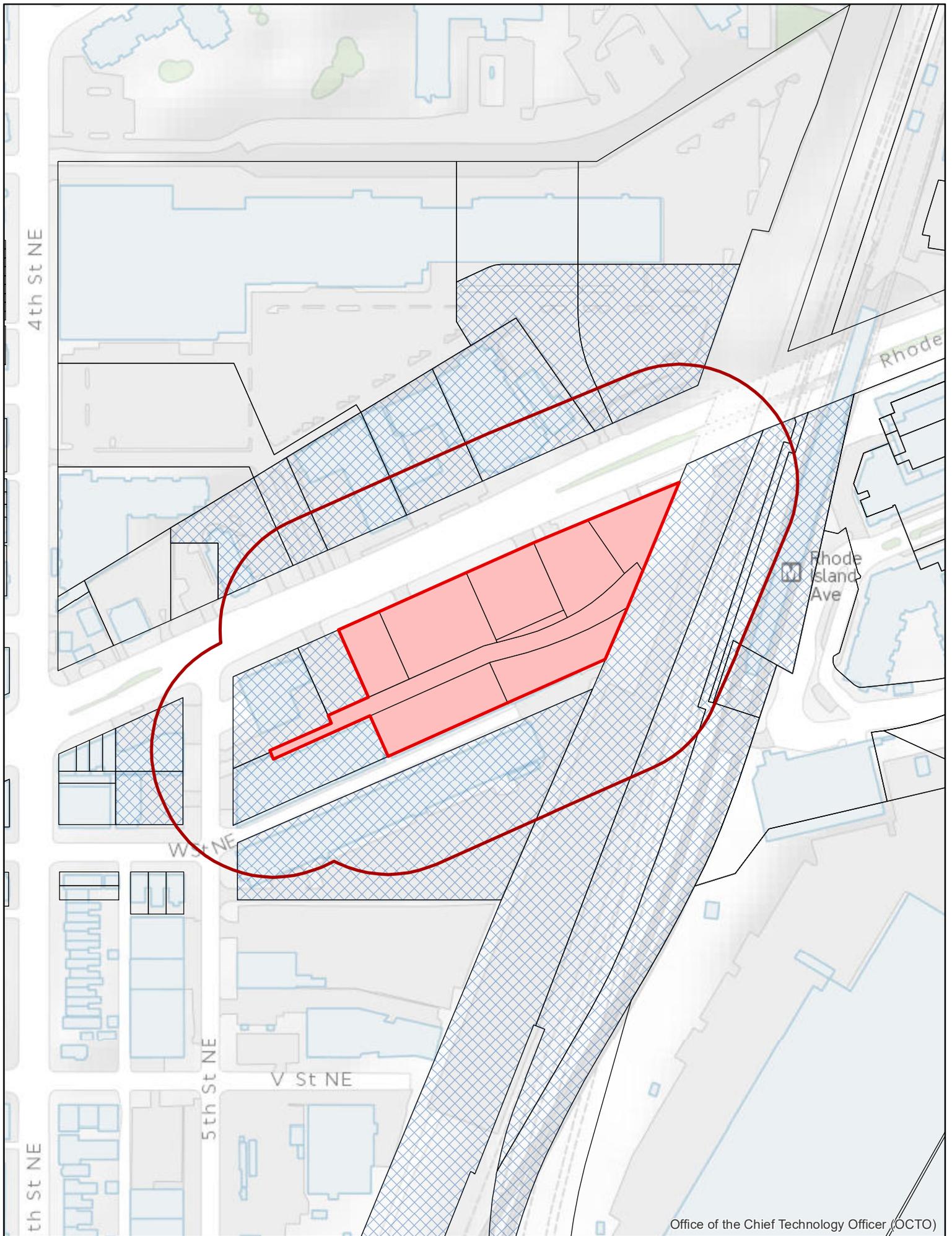
The Property is presently zoned PDR-2. The Applicant will seek a Zoning Map amendment to rezone the entire Property to the MU-10 zone. The purpose of the MU-10 zone is to permit medium- to high-density mixed-use development with a balance of uses conducive to a higher quality of life and environment for residents, businesses, employees, and institutions. *See* 11-G DCMR § 400.9(a). The MU-10 zone is intended to be applied to areas where a mixture of uses and building densities is intended to carry out elements of the Comprehensive Plan, small area plans, or framework plans, including goals in employment, population, transportation, housing, public facilities, and environmental quality. *See* 11-G DCMR § 400.9(b).

The MU-10 zone permits a maximum building height of 90 feet (100 feet for Inclusionary Zoning (“IZ”) developments). 11-G DCMR § 403.1. The maximum permitted density in the MU-10 zone is 6.0 floor area ratio (“FAR”) (7.2 FAR for IZ developments), of which up to 3.0 FAR may be devoted to non-residential uses. 11-G DCMR § 402.1. The maximum permitted lot occupancy for residential use in the MU-10 zone is 75% (80% for IZ developments).

The Property is designated Mixed Use (High Density Residential and Medium Density Commercial) on the Comprehensive Plan Future Land Use Map, and is designated as a Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map. The Property is also within the boundaries of the Rhode Island Avenue “Diamond of the District” Small Area Action Plan which recognizes the Property’s potential to provide more housing along Rhode Island Avenue.

This notice is given pursuant to 11-Z DCMR § 304.5 which requires written notice to be sent to the affected Advisory Neighborhood Commission (“ANC”) and to owners of all property within 200 feet of the perimeter of the property involved a proposed Zoning Map amendment. On June 16, 2020, the Applicant appeared before ANC 5E, the affected ANC within which the Property is located, to discuss its intent to file the Zoning Map amendment application at which time ANC 5E voted 8-0-2 to support the rezoning of the Property to MU-10.

Should you need additional information regarding the proposed Zoning Map amendment application, please contact Norman M. Glasgow, Jr. at 202-419-2460 or Shane L. Dettman, Director of Planning Services, at 202-469-5169.



4th St NE

th St NE

5th St NE

V St NE

Rhode Island Ave

MRP 600 RI LLC
3050 K Street NW
Suite 125
Washington, DC 20007-5122

District of Columbia
2000 14th Street, NW
8th Floor
Washington, DC 20009-4487

Kenneth C Marsden Trustee
3304 Shady Lane
Glenwood, MD 21738-9515

Greater Mount Calvary Holy Church
610 Rhode Island Avenue NE
Washington, DC 20002-1233

Square 3605 Parking LLC
2237 33rd Street NE
Washington, DC 20018-1505

Fifth Street LLC
12210 Lemar Court
Silver Spring, MD 20904-1868

CSX Realty Development
500 water Street
Jacksonville, FL 32202-4423

CSX Realty Development
CSX Tax
500 water Street #J910
Jacksonville, FL 32202-4423

Rhode Island Development Group
8017 Dorsey Run Road
Unit A-4
Jessup, MD 20794-9371

525 Rhode Island Avenue LP
5101 Wisconsin Avenue NW
Suite 200
Washington, DC 20016-4136

Patrick J. Keogh
5108 Keokuk Street
Bethesda, MD 20816-3011

Paramount Community Dev. Corp.
610 Rhode Island Avenue NE
Washington, DC 20002-1233

ASU Holdings LLC
1617 Army Navy Drive
Arlington, VA 22202-1632

ANC 5E05
Attn: Bradley Thomas
107 P Street NW
Washington, DC 20001

AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004-1120

Bryant Phase I D LLC
3050 K Street NW
Suite 125
Washington, DC 20007-5122

OWL Development LLC
1750 K Street NW
Suite 200
Washington, DC 20006-2322

AMERCO Real Estate Company
PO Box 29046
Phoenix, AZ 85038-9046

District of Columbia
1133 N Capitol Street NE
Washington, DC 20002-7549

Washington Metropolitan Transit Auth.
600 5th Street NW
Washington, DC 20001-2610

ANC 5E03
Attn: Cortney Segmen
2027 3rd Street NW
Washington, DC 20002

Bryant Phase I-A and C LLC
3050 K Street NW
Suite 125
Washington, DC 20007-5122