

**December 8, 2021**

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

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

MCRT Investments LLC (the "Applicant"), hereby gives notice of its intent to file an application for approval of a 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 Lot 0015 in Square 0439S (the "Property"). The Property is a triangular shaped parcel located in the southwest quadrant of the District and contains approximately 23,664 square feet (0.54 acres ±). The Property is generally bounded by Jefferson Middle School on the north, Maine Avenue on the southwest, and 7<sup>th</sup> Street on the southeast. The Property's immediate surroundings include Benjamin Banneker Park to the northwest, the Wharf PUD to the west (Z.C. Case No. 11-03, 11-03A-J), and the Riverside Baptist Church / The Banks PUD (Z.C. Case No. 15-05) to the east. The Property is located in Ward 6 within the boundaries of Advisory Neighborhood Commission 6D and Single Member District 6D01.

The Applicant seeks approval of a consolidated PUD and a related Zoning Map amendment from MU-12 to MU-10 for the Property to develop a multi-family residential project consisting of approximately 204,435 square feet of gross floor area, with approximately 200 residential dwelling units and the potential for ground floor retail use. (the "Project"). The Project will have a maximum building height of 110 feet, not including penthouse, and a density of approximately 8.64 FAR.

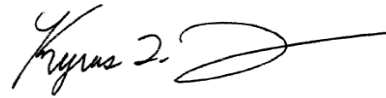
The Property is designated Mixed Use (Medium Density Commercial / Medium Density Residential) on the Comprehensive Plan Future Land Use Map, and is designated Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map.

The Applicant's architect is SK + I Architecture. The Applicant's land use counsel is Holland & Knight LLP. Should you need additional information regarding the application, please contact Kyrus Freeman at [kyrus.freeman@hklaw.com](mailto:kyrus.freeman@hklaw.com) or 202-862-5978.

### Certificate of Notice

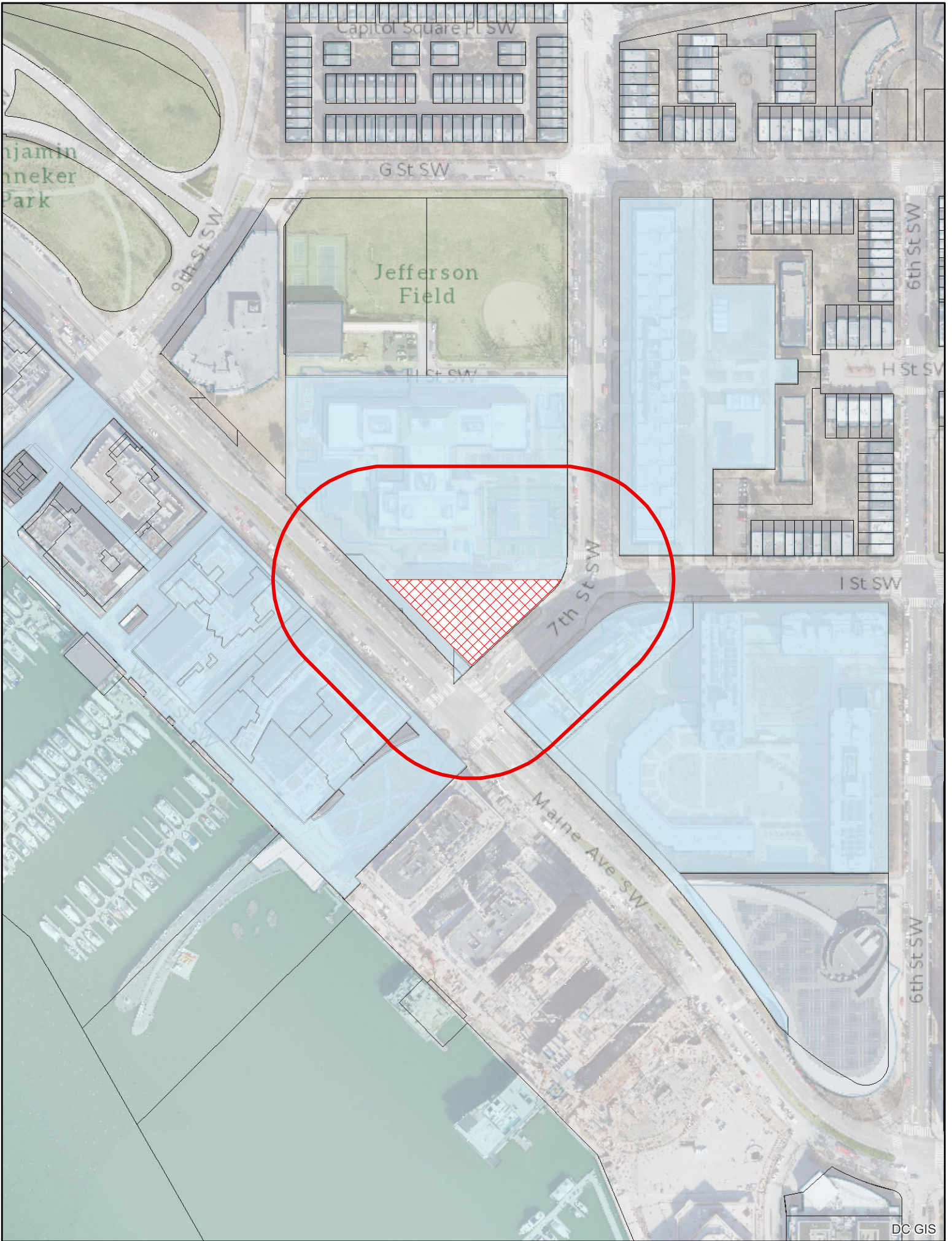
I HEREBY CERTIFY that a copy of the Notice of Intent to file a zoning application for a consolidated planned unit development ("PUD") and related Zoning Map amendment with the Zoning Commission of the District of Columbia pursuant to Subtitle Z § 300 of the 2016 District of Columbia Zoning Regulations (ZR16) (11 DCMR Z § 300 *et seq.*), for property consisting of Lot 0015 in Square 0439-S (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 6D on December 8, 2021. The application will be filed no earlier than forty-five (45) calendar days following December 8, 2021, 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.

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", with a long horizontal flourish extending to the right.

By: Kyrus L. Freeman

Date: December 8, 2021



DISABLED AMERICAN VETERANS  
PO BOX 14301  
CINCINNATI, OH 45250-0301

RIVERSIDE BAPTIST CHURCH  
699 MAINE AVENUE SW  
WASHINGTON, DC 20024-3499

DISTRICT OF COLUMBIA  
1133 NORTH CAPITOL STREET NE  
WASHINGTON, DC 20002-7549

DISTRICT OF COLUMBIA  
690 WATER STREET SW  
WASHINGTON, DC 20024-2422

WHARF HORIZONTAL REIT  
LEASEHOLDER LLC  
693 WATER STREET SW  
WASHINGTON, DC 20024-2422

WHARF 4B CONDO OWNER LLC  
696 WATER STREET SW  
WASHINGTON, DC 20024-2422

TODD S DECKELBAUM TRUSTEE  
1745 SHEA CENTER DRIVE - STE 200  
HIGHLANDS RANCH, CO 80129-1540

VIO CONDOMINIUM BOARD  
1800 M STREET NW - STE 450N  
WASHINGTON, DC 20036

COUNCIL OF CO-OWNERS OF TOWN  
SQUARE TOWERS CONDOMINIUM  
700 7TH STREET SW  
WASHINGTON, DC 20024

680 EYE ST LLC (C/O HOFFMAN &  
ASSOCIATES)  
760 MAINE AVENUE SW  
WASHINGTON, DC 20024-2495

DISTRICT OF COLUMBIA  
690 WATER STREET SW  
WASHINGTON, DC 20024-2422

DISTRICT OF COLUMBIA  
691 WATER STREET SW  
WASHINGTON, DC 20024-2422

DISTRICT OF COLUMBIA  
694 WATER STREET SW  
WASHINGTON, DC 20024-2422

WHARF HORIZONTAL REIT LEASHOLDER  
LLC  
697 WATER STREET SW  
WASHINGTON, DC 20024-2422

COUNCIL OF CO-OWNERS OF TOWN  
SQUARE TOWERS CONDOMINIUM  
1800 M STREET NW - STE 450N  
WASHINGTON, DC 20036

Advisory Neighborhood Commission 6D  
1101 4th Street SW, Suite W-130  
Washington, DC 20024

DISTRICT OF COLUMBIA  
690 WATER STREET SW  
WASHINGTON, DC 20024-2422

WHARF HORIZONTAL REIT  
LEASEHOLDER L  
690 WATER STREET SW  
WASHINGTON, DC 20024-2422

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

WHARF HORIZONTAL REIT  
LEASEHOLDER LLC  
692 WATER STREET SW  
WASHINGTON, DC 20024-2422

WHARF 4B CONDO OWNER LLC  
695 WATER STREET SW  
WASHINGTON, DC 20024-2422

WHARF 4B CONDO OWNER LLC  
698 WATER STREET SW  
WASHINGTON, DC 20024-2422

VIO CONDOMINIUM BOARD  
45 SUTTON SQUARE SW  
WASHINGTON, DC 20024