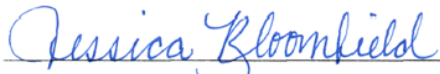


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for property located at Lots 814, 817, and a portion of Lot 818 in Square 698 (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 on May 31, 2022. The application will be filed no earlier than forty-five (45) calendar days following May 31, 2022, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 301.6.

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


Jessica Raabe Bloomfield

5/31/2022
Date

May 31, 2022

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission for
Design Review Approval**

1100 SOUTH CAPITOL LLC (the “Applicant”) hereby gives notice of its intent to file an application pursuant to Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations (the “Zoning Regulations”) for design review of a mixed-use development project located at Lots 814, 817, and a portion of Lot 818 in Square 698 (collectively, the “Subject Property”).¹

The application will be filed with the Zoning Commission of the District of Columbia (the “Zoning Commission”) not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. In accordance with Subtitle Z § 301.8, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission (“ANC”) during the 45-day notice period.

The Subject Property contains approximately 39,189 square feet of land area and is bounded by L Street, SE to the north, a public alley to the east, M Street, SE to the south, and South Capitol Street, SE to the west. The Subject Property is zoned D-5 and is located within the M and South Capitol Streets Sub-Area. The Subject Property is presently improved with surface parking on Lots 814 and 817 and the office and rectory of St. Vincent DePaul Church on a portion of Lot 818. The Church building on Lot 818 will remain intact and is not subject to this zoning application.

The Applicant proposes to develop the Subject Property as a residential building, potentially with ground floor retail/service use fronting M Street (the “Project”). The Project would be comprised of approximately 375,000 square feet of total gross floor area, with approximately 241 residential units and approximately 5,000 square feet of retail/service uses. The maximum building height will be 130 feet, with upper-level setbacks along South Capitol Street. The penthouses will have a maximum height of 20 feet and will contain penthouse habitable and mechanical space. The Project will include approximately 195 parking spaces in a below-grade parking garage. Parking and loading for the Project will be accessed from the public alley.

The developer for this Project is 1100 SOUTH CAPITOL LLC; the architect is Robert A.M. Stern Architects; and the land use counsel is Holland & Knight LLP. The Applicant is available to discuss the Project with all interested and affected groups and individuals. Should you need any additional information regarding the proposed design review application, please contact Christine Shiker or Jessica Bloomfield of Holland & Knight LLP at (202) 955-3000.

¹ The owner of Lot 818 in Square 698 is the Roman Catholic Archbishop Of Washington. The design review application ultimately filed with the Zoning Commission may or may not include a portion of Lot 818. However, out of an abundance of caution, this Notice of Intent assumes that the portion of Lot 818 is included within the Subject Property and will be developed as part of the Project (defined herein). This Notice is being delivered to the owners of property located within 200 feet of boundaries of the entire Subject Property, including the entirety of Lot 818. The Church building itself will remain intact and is not subject to this zoning application.

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ANZALONE PROPERTIES LLC
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