

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Review and Approval of a Consolidated and First Stage Planned Unit Development for Lot 14 in Square 708 was mailed to Advisory Neighborhood Commission 6D and to all owners of all property within 200 feet of the perimeter of the project site on November 8, 2011, at least ten (10) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7-2406.10.

A copy of the notice is attached to this Certificate.

  
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Christine Roddy  
Goulston & Storrs

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

Application to the District of Columbia Zoning Commission for Approval of a Modification to  
an Approved Planned Unit Development and Related Map Amendment

November 8, 2011

Florida Rock Properties, Inc. (“**Applicant**”) hereby provides its notice of intent to file a zoning application for 25 Potomac Avenue, SE (Square 708, Lot 14). The Applicant intends to file an application with the Zoning Commission for consolidated review and approval of a Planned Unit (“**PUD**”) and PUD-related Map Amendment no less than ten days from the above date, as required by 11 DCMR Section 2406.7.

The property that is the subject of the application is located in Square 708, Lot 14, and is also known as 25 Potomac Avenue, SE (“**Property**”). It is the site of a concrete plant that recently ceased operations. It is located south of Potomac Avenue, SE, north of the Anacostia River and between South Capitol Street to the west and First Street, SE to the east.

The Property has a lengthy development history. Florida Rock first proposed a plan in 1998 for a commercial development on the site. The development plan was subsequently modified to include residential and hotel use in Zoning Commission Case No. 04-14. That plan included four phases of development, with a commercial office building as the first phase. The Applicant has since determined that now is an optimal time to go forward with residential development at this site. Accordingly, it is submitting a plan to move forward with a residential building as the first phase of development. The proposed building will consist of approximately 300-350 residential units and approximately 285 parking spaces. It will be a maximum height of approximately 97 feet and have a floor area ratio of 4.06.

The Applicant also seeks to modify the remaining phases of the development. It will submit concept plans for the remaining three buildings which will outline the maximum height of 130 feet, a maximum gross floor area of 1,153,500 square feet, and circulation for those buildings. The plans will not, however, provide a specific design. The Applicant will return to the Zoning Commission in the future for a separate public hearing to discuss the design of those buildings. The remaining three phases will be for residential, office and hotel use.

In summary, the Applicant is seeking consolidated review and approval of a Two-Stage PUD and PUD-related map amendment to the C-3-C Zone District for the first phase of development. The Applicant is seeking approval of a First-Stage PUD and PUD-related Map Amendment to the C-3-C Zone District for the remaining three phases of development.

The owner of the Property is Florida Rock Companies, Inc. The owner has formed a joint venture with MRP Realty for the development of the first phase of the project. Land use counsel for this application is Goulston & Storrs. If you require additional information regarding the proposed PUD modification application, please contact Allison Prince or Christine Roddy at Goulston & Storrs at 202.721.0011.