

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

### **Application to the District of Columbia Zoning Commission For a Planned Unit Development**

October 25, 2005

Horning Brothers (“Horning” or “Applicant”), gives notice of its intent to file an application for a Planned Unit Development (“PUD”) and related Zoning Map Amendment for the property known as Lots 60, 61, 78, 832, 835, 853, 854, 855, 856, 857, 858, 873, 878, and 879 in Square 5877 (“Subject Property”). The Property is generally bounded by Pomeroy Road on the northwest, Stanton Street on the west, Elvans Road on the south and east, and the Wilkinson Elementary School to the north. The Subject Property is located between the Hillsdale and Fort Stanton neighborhoods of Ward 8 and consists of approximately 8.1 acres of land area. The Subject Property is currently located in the R-3 Zone District. The Applicant proposes to rezone the Subject Property to the R-5-A Zone District.

The site has steep topography and slopes generally to the west. The proposed PUD and Zoning Map amendment application will allow the construction of a residential community of 127 townhomes that creates affordable, safe, and active homeownership opportunities in this part of the District. Residential uses of the proposed height and density are not permitted in an R-3 District; therefore, it is necessary to seek a Zoning Map amendment to rezone the Subject Property to the R-5-B District.

The Applicant will create a 127 unit townhome development called Stanton Square, composed of two development clusters with strings of 3 to 8 townhouses. The townhomes will be of two dimensions, 20 feet wide by 34 feet deep, and 18 feet wide by 33 feet deep. The proposed project situates 7 of the strings, or about 48 townhomes, on the upper portion of the site to take advantage of impressive views of the downtown Washington skyline. The lower portion of the site will contain 14 strings with a total of about 79 townhomes. The site design respects the natural contours of the Subject Property, yet seamlessly integrates the upper and lower portions of the project through common design and layout.

The Applicant will create a new street system to serve the clusters of townhomes and link the development to the surrounding roadway network. The townhomes will be oriented outward to the street, with front yards and porches to activate the streetscape. Automobile access to the townhomes will be rearloaded through a network of private alleys. Each townhome will have two parking spaces. In addition, approximately 66 parking spaces for residents and their guests will be available along the streets created on the site. The total gross floor area of the proposed new development will be 288,824 square feet, resulting in an FAR of 0.8.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February

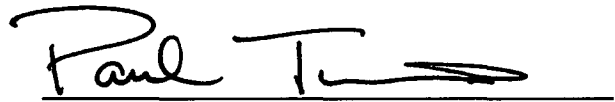
2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Kishimoto.Gordon.Dalaya PC. The civil engineer is Wiles Mensch Corp., the traffic engineer is O.R. George & Associates, Inc., and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds (202-663-8873).

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Planned Unit Development and related Amendment to the Zoning Map of the District of Columbia for Lots 60, 61, 78, 832, 835, 853, 854, 855, 856, 857, 858, 873, 878, and 879 in Square 5877 was mailed to Advisory Neighborhood Commission 8A and to the owners of all property within 200 feet of the perimeter of the project site on October 25, 2005, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7-2406.10.

A copy of the notice is included with the Application as Exhibit D.

  
Paul Tummonds

Pillsbury Winthrop Shaw Pittman