


**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for Lots 4, 25, and 803 in Square 3588 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on April 27, 2016, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.

  
\_\_\_\_\_  
Kyrus L. Freeman  
4/27/16  
\_\_\_\_\_  
Date

April 27, 2016

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

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

EAJ 400 Florida Avenue, LLC (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (July 1995)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lots 4, 25, and 803 in Square 3588 (collectively the "Subject Property"). The Subject Property has a land area of approximately 20,455 square feet. The Subject Property has approximately 85 linear feet of frontage on 4<sup>th</sup> Street, NE, and approximately 160.78 linear feet of frontage on Florida Avenue, NE. Square 3588 is located in the northeast quadrant of the District and is bounded by Morse Street to the north, 5<sup>th</sup> Street to the east, Florida Avenue to the south, and 4<sup>th</sup> Street to the west.

The Subject Property is presently zoned C-M-1. The Applicant is seeking to rezone the Subject Property to the C-3-C District in connection with this application. The requested map amendment is consistent with the Comprehensive Plan's Future Land Use Map designation of the Subject Property as mixed-use: High Density Commercial, Medium Density Residential, and Production, Distribution and Repair. The requested map amendment is also consistent with the Comprehensive Plan's Generalized Policy Map designation of the Subject Property as a Multi-Neighborhood Center.

The Applicant proposes to build a mixed-use building composed of residential and hotel uses. The building will have an overall density of 8.0 FAR and will include approximately 163,633 square feet of gross floor area. Approximately 98,144 square feet of gross floor area will be devoted to residential use and approximately 65,489 square feet of gross floor area will be devoted to hotel use. The building will include approximately 110 residential units and approximately 164 hotel rooms (plus or minus 10%). The building will be constructed to a maximum height of 120 feet at its highest point.

The applicant for this proposal is EAJ 400 Florida Avenue, LLC; the architect for the project is SK+I Architecture; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyrus L. Freeman of Holland & Knight LLP at (202) 955-3000.

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