

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a First-Stage Planned Unit Development and Zoning Map Amendment for Lots 831, 844, 846, 850, & 851 in Square 2132 was mailed to Advisory Neighborhood Commission 3C and the owners of all property within 200 feet of the perimeter of the project site on May 6, 2016, at least 45 calendar days prior to the filing of this application for a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ Z-300.7 & Z-300.8.

A copy of the notice is attached hereto.


Cary R. Kadlecek

RE-NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For Two Planned Unit Developments and Related Zoning Map Amendment

May 6, 2016

Wardman Hotel, LLC and Wardman Park Residential, LLC (“**Applicant**”) give new notice of their intent to file two applications for two Planned Unit Developments (“**PUD**”) and a related Zoning Map amendment for the property known as 2660 Woodley Road NW (Square 2132, Lots 831, 839, 843, 844, 846, and 849-851) (“**Subject Property**”). The Applicant will file these applications under the 2016 Zoning Regulations, which become effective on September 6, 2016. This is an update to the Notice of Intent sent on April 15, 2016.

The Subject Property currently contains the Washing Marriott Wardman Park hotel plus two residential structures. It contains of approximately 415,835 square feet of land area and is zoned R-5-B and R-5-D. It is included in the high density residential and medium density residential land use categories on the District of Columbia Future Land Use Map.

As part of both PUDs, the Applicant proposes to rezone the Subject Property to the RA-4 zone. For the first application, the Applicant proposes the development of a consolidated PUD on the north side of the Subject Property for a new residential building with a maximum height of approximately 90 feet and containing approximately 221,522 gross square feet and approximately 110-120 residential units. Parking will be accommodated in the existing underground garage on the Subject Property. For the second application, the Applicant proposes a First-Stage PUD for four new residential buildings on the south side of the Subject Property. Each of the First-Stage PUD buildings will have a maximum height of 90 feet, and, in total, the First-Stage PUD will contain approximately 1,313,025 gross square feet.

The Applicant and its development team have met with members of Advisory Neighborhood Commission (“**ANC**”) 3C, the Woodley Park Neighborhood Association, and other members of the community regarding the PUD projects, and are available to discuss the proposed development with all interested groups and individuals.

These applications will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), and this Notice is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architects are David M. Schwarz Architects and Gensler. The land use counsel is Goulston & Storrs, P.C. If you require additional information regarding the proposed PUD applications, please contact Cary Kadlecek, Esq. (202-721-1113).