

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for the River Front project (“Project”) for 2100 2nd Street, SW LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 6D and to the owners of all property within 200 feet of the perimeter of the subject property on September 14, 2016,¹ as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6.

The Applicant met with the Office of Planning on October 18, 2016. The Applicant also met with the District Department of Transportation on November 22, 2016 and again on February 2, 2017. The Applicant repeatedly reached out to ANC 6D through the Single Member District (“SMD”) representative, Roger Moffat, beginning in November of 2016. In January, the Applicant was able to connect with the ANC, and, based on the ANC’s available schedule, plans to present at an ANC Administrative Meeting on March 6th prior to the general ANC Meeting.

The Applicant will continue to community outreach regarding the Project.

/s/
Meghan Hottel-Cox

¹ One property owner within 200 feet was inadvertently not correctly included in this mailing due to an error. This owner’s notice was re-sent on December 1, 2016, still more than 45 days prior to the Applicant’s submission.

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA
ZONING COMMISSION FOR DESIGN REVIEW

September 14, 2016

Resent December 1, 2016

2100 2nd Street, SW LLC (“Applicant”) gives notice of its intent to file an application for design review (the “Design Review”) for the property known as Square 613, Lot 10 (“Property”). The Property is located at 2100 2nd Street, SW, and is owned by the Applicant.

The Property is in the Buzzard Point neighborhood of Ward 6. The Property consists of approximately 115,479 square feet, or approximately 2.65 acres, of land area. The Property is located in the Mixed Use Medium Density Residential / Medium Density Commercial Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the CG-5 Zone District (i.e. the W-2 Zone District in the Capital Gateway Overlay under the 1958 Zoning Regulations).

The Property is currently improved with an eight-story building that was used by the United States Coast Guard. The Applicant intends to adaptively reuse the existing improvements to create a mixed-use building consisting of residential and retail uses (“Project”). The current building contains approximately 692,721 square feet for a total Floor Area Ratio (“FAR”) of 5.99, occupies approximately 78% of the Property, and is built to a height of 90 feet. The Applicant intends to retain the FAR, lot occupancy, and height of the existing building. The Project will consist of approximately 70,273 square feet of retail uses located on the ground and mezzanine floors as well as approximately 450-470 residential units (the “Project”). The Project will also contain approximately 500-525 parking spaces.

Pursuant to Subtitle Z, Section 301.8 of the 2016 Zoning Regulations, the Applicant will request an opportunity to present the Design Review to Advisory Neighborhood Commission (“ANC”) 6D, and the Applicant is available to discuss the proposed Design Review with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed Design Review application, please contact Meghan Hottel-Cox (202-721-1138).