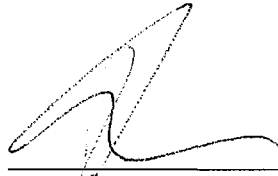


CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to file an application for approval of a consolidated planned unit development ("PUD") and related map amendment by the Warrenton Group (the "Applicant") was mailed by U.S. mail to Advisory Neighborhood Commission ("ANC") 7C and to all owners of all property within 200 feet of the perimeter of the subject property on January 31, 2017, as required by the Zoning Regulations of the District of Columbia, 11-Z DCMR § 300.2. A copy of the notice is attached.

The Applicant presented the application to ANC 7C on October 13, 2016. The development program for the PUD and the PUD benefits and amenities package resulted from the discussions with the ANC.

By:



Joseph O. Gaon

January 31, 2017

NOTICE OF INTENT TO FILE A ZONING APPLICATION

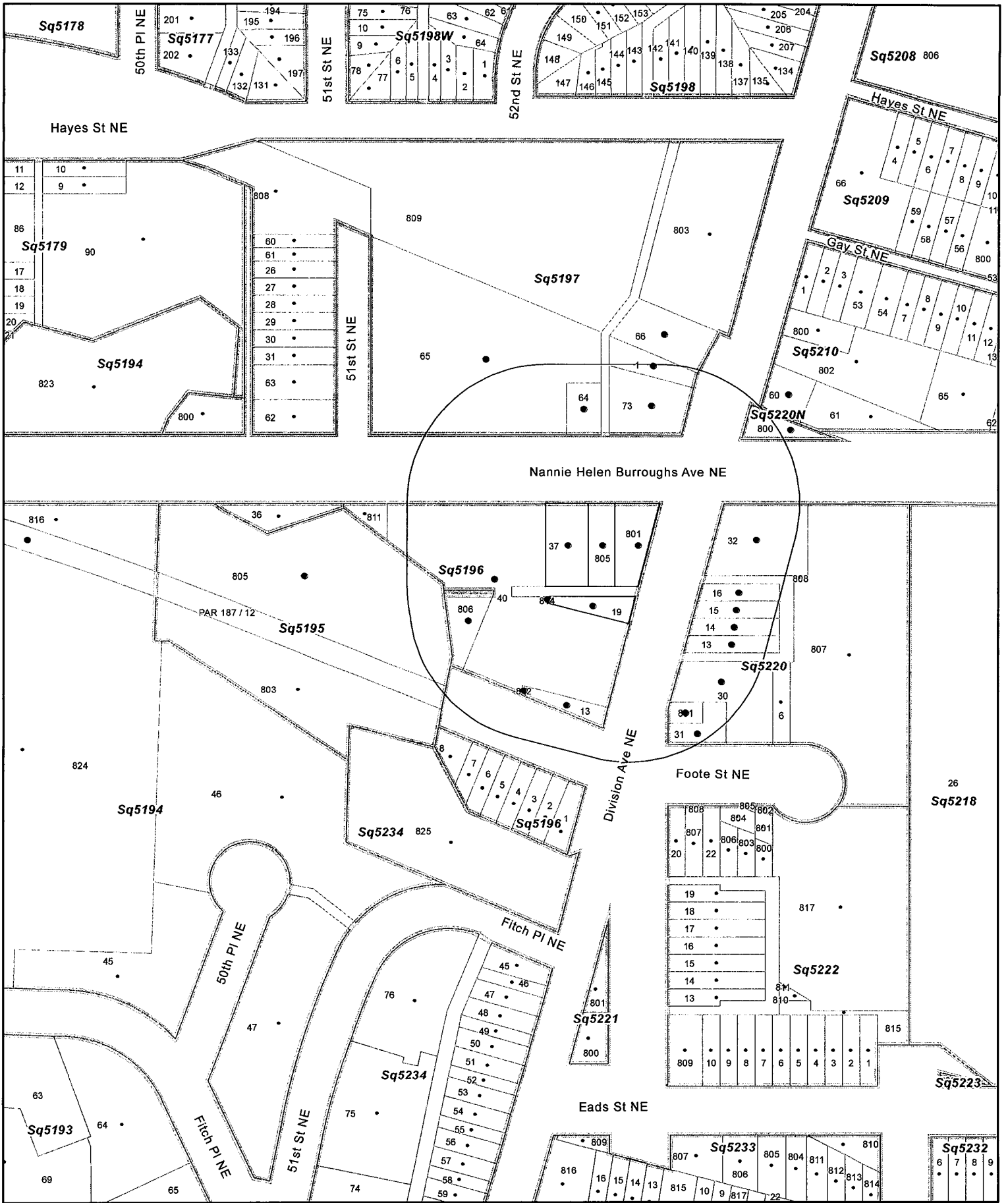
**Application to the District of Columbia Zoning Commission for
Approval of a Consolidated Planned Unit Development and Related Map Amendment**

The Warrenton Group (the "Applicant") hereby gives notice of its intent to file an application for approval of a consolidated planned unit development ("PUD") and related map amendment under Subtitle X, Chapter 3 of the 2016 District of Columbia Zoning Regulations (the "2016 Regulations"). The application will be filed with the Zoning Commission for District of Columbia (the "Zoning Commission") not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 300.7 of the 2016 Regulations.

The subject property consists of Square 5196, Lots 801, 805, 0037 and 0019 and the adjacent alley; and the corresponding street addresses are 5131, 5127 and 5119-5123 Nannie Helen Borroughs Avenue, NE and 612 Division Avenue, NE (the "Property"). The Property, which includes the historic Strand Theater at the southwest corner of the intersection of Nannie Helen Borroughs and Division Avenues, is within the boundaries of ANC 7C-01. The Property has a combined land area of approximately 22,974 square feet and is zoned MU-3. The Applicant will seek to rezone the Property to the MU-5-A Zone District. The Property is designated Low Density Commercial/Moderate Density Residential on the Comprehensive Plan Future Land Use Map.

The Applicant proposes to redevelop the Property with approximately 86 residential units. Of the 86 units, 28 will be replacement units for the Lincoln Heights/Richardson Dwellings residential communities in accordance with The Lincoln Heights and Richardson Dwellings New Communities Initiative Revitalization Plan. The remainder of the units will be reserved for households with incomes not exceeding 60% of the median family income ("MFI"). The project will also include approximately 5,930 square feet of retail in the Strand Theater building. The height of the proposed development will not exceed 68 feet; the residential density will be approximately 4.6 floor area ratio ("FAR"); and the maximum non-residential density will be approximately .9 FAR. The development will have approximately 25 below-grade parking spaces.

The architects for the project are PGN Architects, PLLC; the civil engineer for the project is Bowman Consulting Group; and the land use and zoning counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Leila Batties, Esq. of Holland & Knight at (202) 955-3000.



Property ID: 5196 0019, 0037, 0801, 0805

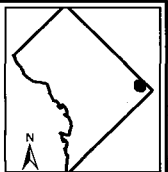
1:2,195

0 25 50
Feet

Date: 4/3/2017

For general planning purposes

*** DC Office of Tax and Revenue
G.I.R. Real Property Assessment Division
G.I.S. Geographic Information Systems



UNITED STATES OF AMERICA

UNITED STATES OF AMERICA

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