

# EXHIBIT E

**June 19, 2018**

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

**Application to the District of Columbia Zoning Commission for Design Review Approval**

TM Jacob LLC (the "Applicant") hereby gives notice of its intent to file an application for design review approval under Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations (the "Zoning Regulations"). The Applicant proposes to construct a 100% affordable development at 1530 First Street SW (the "Property"). Pursuant to Subtitle X § 603.1, the Applicant will request flexibility from the Zoning Commission for the development standards pertaining to lot occupancy (Subtitle K § 504.6) and courts (Subtitle K § 504.10). In addition, pursuant to Subtitle X § 603.3, the Applicant will request special exception relief from the loading requirements of Subtitle C § 901.1.

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 § 301.6 of the Zoning Regulations. In accordance with Subtitle Z § 301.8, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the project.

The Property that is the subject of this application includes Lot 53 in Square 656. The Property is located on First Street between Q and P Streets in the southwest quadrant of the District of Columbia. Square 656 is bounded by Q Street to the south, Half Street to the east, P Street to the north, and First Street to the west. The Property contains approximately 13,032 square feet of land area, is zoned CG-4, and is currently improved with a former private school building.

The Applicant proposes to construct a new mixed-use building containing approximately 103,461 square feet of gross floor area (up to 8.0 FAR) that will occupy approximately 93.5% of the Property on the ground level and no more than 81.78% on upper floors. The building will contain approximately 7,420 square feet of ground-floor retail uses, with approximately 91,192 square feet of residential use above, generating approximately 102 units. All of the residential units will be affordable per the Department of Housing and Community Development's requirements. The maximum building height will be approximately 100 feet and the building will include a penthouse that will comply with all penthouse standards. The building will include approximately 25 below-grade vehicle parking spaces, two car sharing spaces, and 39 long-term bike parking spaces that will be accessible from the garage level. The project will provide one loading berth and platform in compliance with Subtitle C § 901.1, but will seek special exception relief for the service/delivery space.

The developer for this proposal is TM Jacob LLC; the architect is PGN Architects; and the land use counsel is Cozen O'Connor. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. Should you need any additional information regarding the proposed design review application, please contact Stephen Varga at [svarga@cozen.com](mailto:svarga@cozen.com) or 202-747-0770.

## CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to file an application for design review by TM Jacob LLC (the "Applicant") was mailed by U.S. mail to Advisory Neighborhood Commission ("ANC") 6D and to all owners of all property within 200 feet of the perimeter of the subject property on June 19, 2018, as required by the Zoning Regulations of the District of Columbia, DCMR Title 11, Subtitle Z § 301.6. The Applicant has met with the Office of Planning to review the project and has met preliminarily with the ANC. A copy of the notice is attached.

By: Stephen Varga

Date: June 19, 2018