

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Zoning Map Amendment submitted by Milestone East Capitol 2 LLC, Milestone East Capitol 3 LLC, Milestone East Capitol 4 LLC, and Milestone East Capitol 5 LLC (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 7F and to the owners of all property within 200 feet of the perimeter of the subject property on November 20, 2018, at least 45 calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11 DCMR Subtitle Z, Section 304.5.

The Applicant presented the proposed rezoning at ANC 7F’s regularly scheduled public meeting on October 16, 2018 and at executive sessions on October 9 and November 13, 2018. The Applicant will continue to work with the community and government agencies regarding the Map Amendment.

A copy of the notice is attached hereto.

By: 

John Patrick Brown, Jr., Esq.

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
AN AMENDMENT TO THE ZONING MAP**

November 20, 2018

Milestone East Capitol 2 LLC, Milestone East Capitol 3 LLC, Milestone East Capitol 4 LLC, and Milestone East Capitol 5 LLC (“**Applicant**”) give notice of its intent to file an amendment to the Zoning Map (“**Map Amendment**”) for the properties located at 3610 Minnesota Avenue, SE (Square 5411, Lot 802), 3501-3547 East Capitol Street, SE (Square 5412, Lot 801), 127 35th Street, SE (Square 5413, Lot 802), and 3425 East Capitol Street, SE (Square 5413N, Lot 801) (“**Property**”) and consisting of a portion of the Meadow Green Courts Apartments (“**Meadow Green**”). The Property consists of approximately 12 acres and is located at the intersection of Minnesota Avenue and East Capitol Street, SE within the Fort Dupont Park neighborhood of Ward 7.

The Property is located in the Moderate Density Residential use category on the Future Land Use Map (“**FLUM**”) of the District of Columbia Comprehensive Plan. The Property is currently located in the RA-1 Zone District. Through the Map Amendment, the Applicant seeks to rezone the Property to the RA-2 Zone District, which is consistent with the FLUM.

Built in the early 1940’s, the existing buildings and units at Meadow Green are functionally and economically obsolete. The Applicant intends to have a phased demolition followed by construction of new residential units (“**Project**”). The proposed RA-2 will allow for this Project. The Applicant is committed to retaining every household who wants to continue living at Meadow Green. The Applicant entered into a Development Agreement between with the Meadow Green Courts Tenants Association which stipulates that the Applicant will relocate

all households affected by the redevelopment to temporary units within Meadow Green during construction and permanent units in the new Project. The Applicant will pay all relocation costs. Resident rental agreements, including rent levels, are not affected by the relocation process and future rent increases are restricted. For those few residents who want to move permanently from the community, the Applicant will pay their off-site relocation costs.

Pursuant to Subtitle Z §304.6 of the Zoning Regulations, the Applicant will make all reasonable efforts to present the Map Amendment to Advisory Neighborhood Commission (“ANC”) 7F at one of its regularly-scheduled meetings.

This application will be filed with the District of Columbia Zoning Commission pursuant to Subtitle X, Chapter 5 of the Zoning Regulations at least forty-five (45) days after the date of this notice, which is given pursuant to Subtitle Z §304.5 of the Zoning Regulations. The land use counsel is Greenstein DeLorme & Luchs, P.C. If you require additional information regarding this proposed Amendment application, please contact John Patrick Brown, Jr. or Kate M. Olson at 202-452-1400 or jpb@gdllaw.com, kmo@gdllaw.com.