

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application (the "Notice") for a Second-Stage Planned Unit Development for 1329 5th Street, NE (Square 3591) was mailed to Advisory Neighborhood Commission 5D and the owners of all property within 200 feet of the perimeter of the project site on or around January 15, 2019 and at least 45 calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia. *See* 11-Z DCMR § 300.7. A copy of the Notice is attached hereto.



David A. Lewis

NOTICE OF INTENT TO FILE A ZONING APPLICATION

NOTICE OF INTENT TO FILE A ZONING APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR APPROVAL OF A SECOND-STAGE PLANNED UNIT DEVELOPMENT UNDER Z.C. ORDER NO. 14-12

January 15, 2019

Clarion Gables Multifamily Trust, L.P. and EAJ 1309 5TH ST, LLC (together, the “Applicant”) hereby give notice of intent to file an application for the approval of a second-stage Planned Unit Development (“PUD”) pursuant to the first-stage PUD approval contained in Z.C. Order No. 14-12 (the “First-Stage Order”) for the property known as Square 3591, Lots 803 (portions thereof), 804, 7000-7002, 7006 (portions thereof), 7007-7010, 7015, 7017, and 7019 (collectively, the “Property”)¹.

The Property has an address of 1325 5th Street, NE and is bounded by Sixth Street, NE to the east, Fifth Street, NE to the west, Union Market to the south. The Property consists of approximately 42,078 square feet of land area. The Property is currently improved with a commercial building.

The Property is located in the Mixed Use High Density Residential / Medium Density Commercial / Production, Distribution, and Repair Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan and is located within the Florida Avenue Market Study Small Area Plan, March 2009.

The Property and the remainder of Lot 5 in Square 3591 are subject to a first-stage PUD and consolidated PUD approved by the First-Stage Order. The First-Stage Order also approved an amendment to the D.C. Zoning Map for the Property from C-M-1 (the current PDR-1 Zone District) to the C-3-C Zone District (the current MU-9 Zone District). The First-Stage Order also approved two structures totaling approximately 541,400 square feet of gross floor area (“GFA”) for a floor area ratio of approximately 6.3. One of the structures approved under the First-Stage Order—approved as a First Stage PUD—is to be located on the Property (the “North Building”) and contain approximately 325,000 square feet of GFA. The second structure—approved under the First-Stage Order as a Consolidated PUD—is to be located on the south portion of Lot 5 (the “South Building”) and contain approximately 216,400 square feet of GFA. The First-Stage Order permits a range of uses.

The forthcoming Second-Stage application will pertain to the North Building only and will not affect the Consolidated PUD approved for the South Building. Additionally, the Second-Stage application for the North Building will conform to the approved height, density, parking range, uses, and PUD benefits as set forth in the First-Stage Order. The North Building will include approximately 315,000 square feet of GFA, with approximately 25,000 square feet of the total GFA devoted to ground floor non-residential uses and the balance to residential uses. The North Building will be constructed to a building height of approximately 120 feet. In concert

¹ Applicant notes that the Property is the northern portion of record lot 5 in Square 3591. Further, the assessment and taxation lots comprising the Property are being slightly revised.

with construction of the North Building, the Applicant will also construct approximately 300-475 below-grade parking spaces.

This North Building is vested under the substantive provisions of the 1958 Zoning Regulations; however, the forthcoming application will be subject to the procedural requirements of the 2016 Zoning Regulations. Accordingly, notice is hereby provided pursuant to Subtitle Z, Section 300.7 of the 2016 Zoning Regulations.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to Advisory Neighborhood Commission 5D in the near future, and the Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

This application 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), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architect is Hord Coplan Macht. Land use counsel for the Applicant is Goulston & Storrs. If you require additional information regarding the proposed PUD application, please contact Jeff Utz (202-721-1132) or Dave Lewis (202-721-1127).