

October 1, 2019

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
Zoning Commission of the District of Columbia for
Approval of a Zoning Map Amendment**

(Square 417, Lot 53 and Lot 54)

Square 417, LLC (the "Applicant"), the designated representative of land owner Howard University, hereby gives notice of its intent to file an application for approval of a zoning map amendment with the Zoning Commission of the District of Columbia pursuant to Subtitle Z § 304 of the 2016 District of Columbia Zoning Regulations (ZR16) (11 DCMR Z § 304 *et seq.*). The application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. This notice is given pursuant to 11 DCMR Z § 304.5.

The subject property consists of Lot 53 and Lot 54 in Square 417 (the "Property"). The Property is located in the northwest quadrant of the District and contains approximately 42,751 square feet bounded by 7th Street on the east; S Street on the south; a 10-foot wide public alley on the west; and T Street on the north. The Property is located in Ward 1 within the boundaries of Advisory Neighborhood Commission 1B01.

The Applicant seeks a map amendment to rezone the Property from RF-1 to ARTS-3. The purposes of ARTS Zone Districts are, among other things, to encourage pedestrian activity, especially retail, entertainment, and residential uses, and to strengthen the design character and identity of the area by means of physical design standards. Specifically, the ARTS-3 District is intended to permit medium-density, mixed-use development, with a focus on employment. In the ARTS-3 District, the maximum permitted building height is 65 feet (75 feet with Inclusionary Zoning ("IZ")). The maximum permitted density, not including bonus density permitted under Subtitle K § 802, is 4.0 FAR (4.8 FAR with IZ), of which no more than 2.5 FAR can be devoted to non-residential uses. The maximum permitted lot occupancy for residential uses is 75% (80% with IZ).

The Property is designated Mixed Use (Medium Density Commercial / Medium Density Residential) on the Comprehensive Plan Future Land Use Map, and is designated Neighborhood Enhancement Area on the Comprehensive Plan Generalized Policy Map. The Property is also within the boundaries of the Convention Center Area Strategic Development Plan and the Uptown Destination District (DUKE) Plan, both being small area plans adopted by the D.C. Council. The Applicant believes that the proposed map amendment will result in zoning for the Property that is consistent with each of these Plans.

The Applicant's land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed zoning map amendment application, please contact Leila Batties at leila.batties@hklaw.com or (202) 419.2583.