

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application (the "Notice") for a Consolidated Planned Unit Development for 1200 5<sup>th</sup> Street, NW (Square 481, Lot 23) was mailed to Advisory Neighborhood Commission 6E and the owners of all property within 200 feet of the perimeter of the project site on or around June 7, 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.



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David A. Lewis

**NOTICE OF INTENT TO FILE A ZONING APPLICATION TO THE DISTRICT OF  
COLUMBIA ZONING COMMISSION FOR APPROVAL OF A CONSOLIDATED  
PLANNED UNIT DEVELOPMENT - JUNE 7, 2019**

MCF WALP Phase 1, LLC (the "Applicant") hereby gives notice of intent to file an application for the approval of a new consolidated Planned Unit Development ("PUD") for the property known as Square 481, Lot 23 (the "Property").

The Property has an address of 1200 5<sup>th</sup> Street, NW and is bounded by Sixth Street, NW to the west, Fifth Street, NW to the east, N Street, NW to the north and M Street, NW to the south. The Property consists of approximately 92,394 square feet of land area and currently contains vacant apartment buildings and surface parking spaces. The Property is located within the boundaries of Advisory Neighborhood Commission 6E.

The Property is located in the Moderate Density Residential Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan and is located within the Convention Center Area Strategic Development Plan. It is located approximately one block from the Mt Vernon Square/7<sup>th</sup> Street-Convention Center Metrorail Station.

The Property is located in the RA-2 zone and the Applicant does not seek to amend the Zoning Map in connection with the forthcoming application. The Applicant intends to develop the Property with a multifamily residential building containing approximately 360 residential units (245,295 square feet of gross floor area for a floor area ratio of approximately 2.65) that will occupy approximately 77% of the Property and will have a building height of approximately 50 feet (the "Project"). The Project will also include approximately 100 vehicular parking spaces in a below-grade parking garage. Additional details regarding the Project will be included in the application materials to the Zoning Commission.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team will request an opportunity to attend a duly noticed meeting of Advisory Neighborhood Commission 6E between the date of this notice and the filing of the application for the PUD, and the Applicant or its representatives will be 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 (excluding any days in the month of August) from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architect is Torti Gallas Urban. Land use counsel for the Applicant is Goulston & Storrs. If you require additional information regarding the proposed PUD application, please contact Paul Tummonds (202-721-1157) or Dave Lewis (202-721-1127).