

Exhibit B

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 and Related Zoning Map Amendment for the Property 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 15, 2020 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.

_____/s/_____

Allison C. Prince

NOTICE OF INTENT TO FILE A ZONING APPLICATION
with the District of Columbia Zoning Commission for a
Planned Unit Development and Related Zoning Map Amendment

June 15, 2020

631 P Street Ventures LLC (the “**Applicant**”), hereby gives notice of its intent to file an application for approval of a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment with the District of Columbia Zoning Commission (the “**Commission**”). 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 property that is the subject of this application is located on the vacant site on the north side of P Street, NW between 7th Street, NW to the west and Marion Street, NW to the east (Square 445, Lots 191, 192, 193, 800, 821 and 822) (“**Property**”). The Property is currently unimproved and has a total land area of 21,704 square feet.

The Property is located to the south of Bread for the City, east of the Jefferson Marketplace Apartments / Kelsey Gardens PUD at 1550 7th Street NW, northeast of the Roadside/O Street Market at 1400 7th Street NW, and north of the Kennedy Recreation Center. The surrounding residential areas consist of apartment houses and rowhouses as well as the Washington Convention Center two blocks to the south.

The Property consists of approximately 21,704 square feet of land area and is currently located in the MU-4 zone district, which allows a maximum height of 50 feet and a maximum floor area ratio (“**FAR**”) of 3.0 for residential buildings with inclusionary zoning. As part of this application, the Applicant proposes to rezone the Property to the MU-6 Zone District and to construct a mixed-use building containing ground floor retail uses, residential units above, and underground parking. The project will include both market rate and affordable units.

A PUD-related map amendment to the MU-6 Zone District would allow a maximum building height of 110 feet and a FAR of 8.64. The Applicant is proposing a building with a maximum height of 90 feet plus a habitable penthouse. The project will contain approximately 165,000 square feet of gross floor area, which is equivalent to a FAR of approximately 7.6 and will include approximately 220 residential units and approximately 7,000 square feet of retail and service uses. The building will occupy approximately 79.4 % of the lot on the ground floor and 74.8 – 83.4% of the lot on upper floors. The underground parking area will accommodate up to approximately 57 parking spaces.

The project architect is Eric Colbert & Associates. The land use counsel is Goulston & Storrs, PC. Should you need additional information regarding this proposed application, please contact Allison Prince, Esq. at (202) 721-1106.