

Exhibit B

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT

October 18, 2021

NRP Properties LLC (the “Applicant”), on behalf of property owners 301 FL Manager LLC and ZS 2607 LLC, gives notice of its intent to file an application (the “Application”) for a planned unit development and related amendment to the Zoning Map for the property known as Lot 003 in Square 0772-N, which has a street address of 301 Florida Avenue NE (the “Property”).

The Property is located in the NoMa neighborhood on the edge of Union Market on the southern side of Florida Avenue NE. The Property is a triangular parcel with frontage on Florida Avenue NE, N Street NE and 3rd Street NE and is within two blocks of the NoMa-Gallaudet U Metrorail Station. The Property consists of 8,720 sq. ft. of land area and is currently unimproved. The Property is located in Ward 6, within the boundaries of Advisory Neighborhood Commission (“ANC”) 6C and across the street from ANC 5D.

The Comprehensive Plan’s Future Land Use Map (“FLUM”) designates the Property as mixed-use for both High-Density Residential, High-Density Commercial, and Production and Technical Employment uses. The Comprehensive Plan’s Generalized Policy Map (“GPM”) designates the Property as a Land Use Change Area. The Property is currently subject to MU-9 zoning, pursuant to Zoning Commission Case No. 15-22 wherein the Zoning Commission approved a planned unit development and related map amendment. With the PUD, the Applicant seeks to rezone the Property to the MU-30 Zone District.

The Applicant intends to seek approval for a new mixed-use development with approximately 118-124 all-affordable residential units and approximately 2,500 sq. ft. of retail (the “Project”). The total gross floor area in the Project will be approximately 104,000 sq. ft., which is a floor-area-ratio of 11.93. The proposed building height is 120 feet and the Project would be constructed to 100% lot occupancy. There will be no parking or loading in the Project, and the Applicant will request relief from such requirements.

The Application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 and Subtitle Z, Chapter 3 of the District of Columbia Zoning Regulations of 2016 (11 DCMR effective September 6, 2016, as amended). The Application can be filed 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 PGN Architects. The land use counsel is Cozen O’Connor. The Applicant is available to discuss the proposed Project and map amendment with all interested and affected groups and individuals. For additional information regarding the Application, please contact Meridith Moldenhauer Esq. at 202-747-0763.

Certificate of Notice

I HEREBY CERTIFY that on October 18, 2021 a copy of the attached Notice of Intent to File a Zoning Application was sent via first-class mail to the owners of property within 200 feet of 301 Florida Avenue NE (Lot 003, Square 772-N), Advisory Neighborhood Commission 6C, and Advisory Neighborhood Commission 5D, as required by the Zoning Regulations pursuant to Subtitle Z §§ 300.7, 300.8 and 300.11(e).

Additionally, prior to filing the subject application, the Applicant NRP Properties LLC has met with and discussed the proposed project with Advisory Neighborhood Commission 6C, D.C. Office of Planning staff, and D.C. Department of Transportation staff. The Applicant has also contacted Advisory Neighborhood Commission 5D to discuss the subject application.



Meridith H. Moldenhauer