

**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Amended<sup>1</sup> Notice of Intent to file a zoning application for a consolidated planned unit development ("PUD") and related Zoning Map amendment with the Zoning Commission of the District of Columbia pursuant to Subtitle Z § 300 of the 2016 District of Columbia Zoning Regulations (ZR16) (11 DCMR Z § 300 *et seq.*), for property consisting of Lot 0053 in Square 0390 (the "Property") was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commission 6D on December 1, 2021. The application will be filed no earlier than forty-five (45) calendar days following December 1, 2021, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Property are attached hereto.



By: Leila M. Jackson Batties  
Date: December 1, 2021

---

<sup>1</sup> The Amended Notice of Intent was issued in order to change the zone that will be requested by the Applicant as part of the PUD. The original notice of intent that was issued on November 9, 2021, indicated that the Applicant would request a PUD-related Zoning Map amendment to rezone the Property to MU-10.

December 1, 2021

**[AMENDED] NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the District of Columbia Zoning Commission for a  
Consolidated Planned Unit Development and  
Related Zoning Map Amendment**

801 Maine Ave SW PJV, LLC (the "Applicant"), hereby issues this amended notice of its intent to file an application for approval of a consolidated planned unit development ("PUD") and related Zoning Map amendment with the Zoning Commission of the District of Columbia pursuant to Subtitle Z § 300 of the 2016 District of Columbia Zoning Regulations (ZR16) (11 DCMR Z § 300 *et seq.*).<sup>1</sup> The application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this amended notice. This amended notice is given pursuant to 11 DCMR Z § 300.7.

The subject property consists of Lot 0053 in Square 0390 (the "Property"). The Property is a triangular shaped parcel located in the southwest quadrant of the District and contains approximately 53,363 square feet (1.23 acres ±). The Property is generally bounded by G Street SW on the north, Maine Avenue SW on the south, and 9<sup>th</sup> Street SW on the west. The Property's immediate surroundings include Benjamin Banneker Park to the west, Jefferson Middle School to the east, the Wharf PUD to the south (Z.C. Case No. 11-03, 11-03A-J), and the Capitol Square PUD (Z.C. Case No. 98-10). The Property is located in Ward 6 within the boundaries of Advisory Neighborhood Commission 6D and Single Member District 6D01.

The Applicant seeks approval of a consolidated PUD and a related Zoning Map amendment from MU-12 to MU-9 for the Property to develop a mixed-use project consisting of approximately 442,958 square feet of gross floor area, including ground floor retail use and approximately 500 - 530 residential dwelling units (the "Project"). In response to surrounding development, the height of the Project will range between 100 – 120 feet, not including penthouse. The Project will have an approximate density of 7.7 FAR.

The Property is designated Medium Density Commercial on the Comprehensive Plan Future Land Use Map, and is designated Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map.

The Applicant's architect is Perkins Eastman DC. The Applicant's land use counsel is Holland & Knight LLP. Should you need additional information regarding the application, please contact Leila Batties at leila.batties@hklaw.com or 202-419-2583.

---

<sup>1</sup> This amended notice of intent is being issued in order to change the zone that will be requested by the Applicant as part of the PUD. The original notice of intent that was issued on November 9, 2021, indicated that the Applicant would request a PUD-related Zoning Map amendment to rezone the Property to MU-10.

UNITED STATES OF AMERICA

SHIMKUS, JOHN M  
690 9TH ST SW  
WASHINGTON DC 20024-2487

JANNIE SHAMEY TRUSTEE  
813 G ST SW  
WASHINGTON DC 20024-2485

UNITED STATES OF AMERICA

CROUCH, NELSON  
819 G ST SW  
WASHINGTON DC 20024-2485

CORNETT, PENNY  
PO BOX 6931  
ARLINGTON VA 22206-0931

UNITED STATES OF AMERICA

PINTO, GUSTAVO MATHI A  
817 G ST SW  
WASHINGTON DC 20024-2485

MCCASTER, SHIRLEY A  
807 G ST SW  
WASHINGTON DC 20024-2474

UNITED STATES OF AMERICA

SAGART, VINCENT  
820 CAPITOL SQUARE PL SW  
WASHINGTON DC 20024-2419

WILLIS, ARTHUR D  
805 G ST SW  
WASHINGTON DC 20024-2474

801 MAINE AVE NBL OWNER LLC  
6000 EXECUTIVE BLVD STE 400  
ROCKVILLE MD 20852-3857

CAPITOL SQUARE HOMEOWNERS ASSOC  
3020 HAMAKER CT STE 300  
FAIRFAX VA 22031-2220

BOWERS, VIVIAN  
803 G ST SW  
WASHINGTON DC 20024-2474

DISTRICT OF COLUMBIA  
2000 14TH ST NW FL 8  
WASHINGTON DC 20009-4487

JARRETT, MARCIA R  
5589 HAMM RD  
BELGRADE MT 59714-8674

DISTRICT OF COLUMBIA  
2000 14TH ST NW 8TH FLOOR  
WASHINGTON DC 20009-4487

TRAVERS, ERIK  
650 9TH ST SW  
WASHINGTON DC 20024-2487

RUSSELL A JOHNSON AND COLENE R  
4949 E LINCOLN DR # 17  
PARADISE VLY AZ 85253-4139

DISTRICT OF COLUMBIA  
1133 N CAPITOL ST NE  
WASHINGTON DC 20002-7549

JAMES E SIANTZ CO-TRUSTEES  
660 9TH ST NW  
WASHINGTON DC 20001-5301

YEH, RICHARD B  
10794 SYMPHONY PARK DR  
N BETHESDA MD 20852-3485

DISTRICT OF COLUMBIA  
2000 14TH ST NW FL 8  
WASHINGTON DC 20009-4487

CARROLL, CORINNE I  
1568 E FAIRWAY RIDGE RD  
DRAPER UT 84020-7681

HEUSINKVELD, MARK  
814 CAPITOL SQUARE PL SW  
WASHINGTON DC 20024-2419

WHARF 3A OFFICE REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

ROWLS, MEGAN B  
680 9TH ST SW  
WASHINGTON DC 20024-2487

GAUR, PRASHANT  
809 G ST SW  
WASHINGTON DC 20024-2485

WHARF HORIZONTAL REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF 3A OFFICE REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

DISTRICT OF COLUMBIA  
690 WATER ST SW  
WASHINGTON DC 20024-2422

DISTRICT OF COLUMBIA  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF HORIZONTAL REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

DISTRICT OF COLUMBIA  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF 3A OFFICE REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

DISTRICT OF COLUMBIA  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF 3A OFFICE REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF HORIZONTAL REIT LEASEHOLDER  
752 MAINE AVE SW  
WASHINGTON DC 20024-2495

WHARF 3A OFFICE REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF PHASE 1 APARTMENT REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF 3A OFFICE REIT LEASEHOLDER  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF PHASE 1 APARTMENT REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

DISTRICT OF COLUMBIA  
1133 N CAPITOL ST NE  
WASHINGTON DC 20002-7549

WHARF PHASE 1 APARTMENT REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF PHASE 1 RETAIL REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

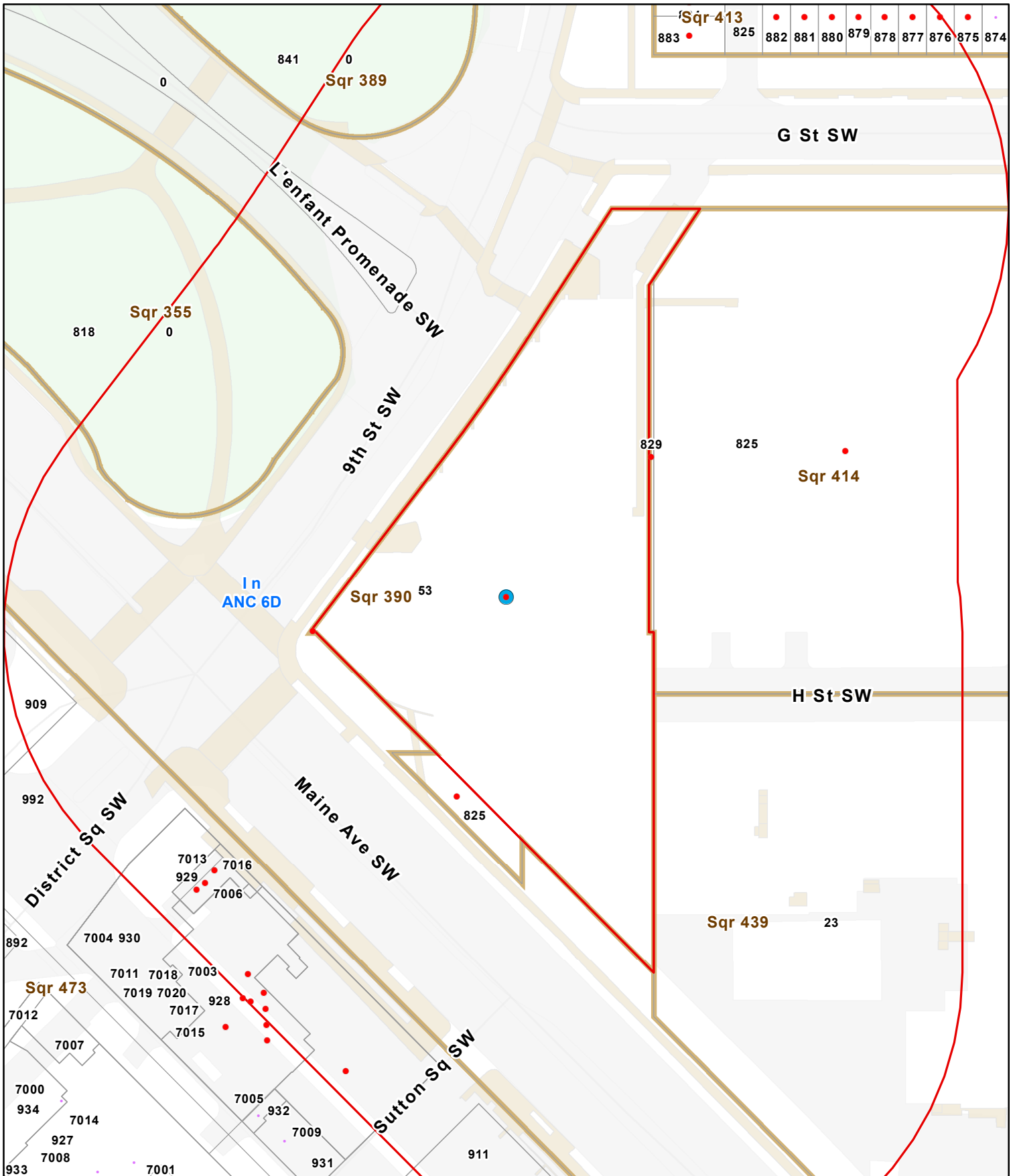
WHARF PHASE 1 APARTMENT REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF PHASE 1 APARTMENT REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF PHASE 1 APARTMENT REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

WHARF PHASE 1 RETAIL REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422

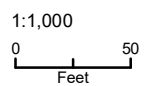
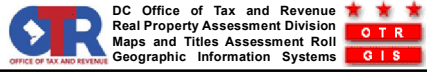
WHARF PHASE 1 RETAIL REIT  
690 WATER ST SW  
WASHINGTON DC 20024-2422



Sqr 413										
883	825	882	881	880	879	878	877	876	875	874

**Subject Property ID(s):**  
**0390 0053**

- Subject Property
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary



Print Date: 10/27/2021  
 For general planning purposes

