

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Consolidated Approval of a Planned Unit Development and Zoning Map Amendment for Lot 127 in Square 472 was mailed to Advisory Neighborhood Commission 6D and to all owners of all property within 200 feet of the perimeter of the project site on February 12, 2015, at least ten (10) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7-2406.10.

A copy of the notice is attached to this Certificate.

_____/s/_____

David Avitabile

Goulston & Storrs

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

FEBRUARY 12, 2015

PN Hoffman (“Applicant”) gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) for the property known as Square 472, Lot 127 (“Property”). The Property is currently improved with the Riverside Baptist Church and associated surface parking.

The Property is located at the intersection of 7th Street SW and I Street SW in the Southwest neighborhood of Ward 6. The Property consists of approximately 36,015 square feet, or approximately 0.83 acres, of land area. The Property is bounded by 7th Street SW on the northwest, I Street SW on the north, the Waterside Towers complex to the east and southeast, and property owned by the District of Columbia and maintained as a part of the Maine Avenue SW public space to the southwest. The entrance to the Waterfront Metrorail station is located approximately four blocks to the southeast of the Property.

The Property is currently located in the R-5-B Zone District. The Property is currently located in the Moderate Density Residential Land Use category on the Future Land Use Map, but the pending Southwest Neighborhood Small Area Plan calls for redesignation of the Property as Mixed-Use Medium Density Residential / Low Density Commercial. In connection with the PUD, the Applicant proposes to rezone the Property to the C-3-A Zone District.

The Applicant proposes to construct a new mixed-use building with a replacement church, approximately 170 residential units, and approximately 6,800 – 7,900 square feet of community-serving ground floor space (such as retail space or a daycare facility). In connection with the Project, the Applicant proposes to replace the existing right turn-only slip lane at the intersection of 7th Street SW and I Street SW with a landscaped urban plaza. The total gross floor area included in the Project is approximately 164,307 square feet, for a total Floor Area Ratio (“FAR”) of 4.56. The Property will be constructed to a maximum building height of approximately 90 feet, with a two-story stepdown in height along I Street SW. The Project will occupy 73% of the Property. The Project will also include underground parking.

The Applicant has presented the Project to Advisory Neighborhood Commission (“ANC”) 6D as well as nearby property owners, and the Applicant is available to discuss the proposed development with all interested groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice, which is given pursuant to Section 2406.7 of the Zoning Regulations. The project architect is Studios Architecture. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the

proposed PUD and Zoning Map Amendment application, please contact David Avitabile (202-721-1137).