

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Review and Approval of a Consolidated Planned Unit Development for Square 777, Lots 813-815 and 24-28 was mailed to Advisory Neighborhood Commission 6C and to all owners of all property within 200 feet of the perimeter of the project site on February 9, 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.

 16 March 2015
Christine Roddy
Goulston & Storrs

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for Approval of a Consolidated
Planned Unit Development (“PUD”)

February 9, 2015

MRP Realty (“**Applicant**”) hereby provides its notice of intent to file a zoning application for 315 H Street, NE (Square 777, Lots 24-28, 813, 814, 815)(“**Property**”). The Applicant intends to file an application with the Zoning Commission for consolidated review and approval of a Planned Unit (“**PUD**”) no less than ten days from the above date. The Applicant hereby provides notice as required by 11 DCMR Section 2406.7.

The Property is located in the C-2-B Zone District of the H Street Overlay and the housing subdistrict. The Applicant seeks consolidated review and approval of a Two-Stage PUD for the construction of a multi-family residential building with approximately 120 units and approximately 6,000 square feet of retail use.

The Property is an interior parcel located along H Street, NE between 3rd and 4th Streets, NE. The Applicant seeks approval to construct a multi-family residential building with a maximum height of 90 feet, a gross floor area of approximately 90,000 square feet, and a maximum lot occupancy of 76%. The project will include one level of below-grade parking with approximately 33 parking spaces. Approximately 6,000 square feet of retail space will be located on the ground floor. No retail commitments have been made at this time but the Applicant anticipates the space will be dedicated to neighborhood-serving retailers.

The owners of the Property are Union East LLC and Richard Boyce and the Applicant is MRP Realty. Land use counsel for this application is Goulston & Storrs. If you require additional information regarding the proposed PUD application, please contact Christine Roddy at Goulston & Storrs at 202.721.1116.