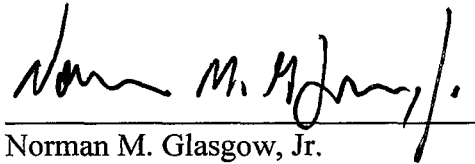


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Second Stage Planned Unit Development (“the Notice”) for property known as Parcel 2 at the McMillan Reservoir Slow Sand Filtration Site (Square 3128, Lot 0800)(“the Site”), was mailed to the owners of all property within 200 feet of the perimeter of the Site and was mailed to Advisory Neighborhood Commission 5A, Advisory Neighborhood Commission 5E, and Advisory Neighborhood Commission 1B on May 28, 2015. The application will be filed no earlier than ten (10) calendar days following May 28, 2015, as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7.

A copy of the Notice is attached hereto as Exhibit A.


Norman M. Glasgow, Jr.

5/28/15
Date

EXHIBIT A

NOTICE OF INTENT TO FILE A ZONING APPLICATION

May 27, 2015

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission for
Stage 2 Approval of a Planned Unit Development
(McMillan Reservoir Slow Sand Filtration Site Redevelopment, Parcel 2)**

JAIR LYNCH Development Partners, on behalf of Vision McMillan Partners and the District of Columbia through Office of the Deputy Mayor for Planning and Economic Development, the owner of the property described below (collectively the “Applicant”), hereby gives notice of its intent to file an application for second stage review and approval of a Planned Unit Development (“PUD”) with the Zoning Commission of the District of Columbia (the “Commission”) under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.*). The application will be filed with the Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is known as Parcel 2 (“Parcel 2” or “Subject Property”) of the planned redevelopment of the former McMillan Reservoir Slow Sand Filtration Site located at 2501 First Street, NW, Washington, D.C. (the “PUD Site”). The PUD Site consists of 24.69 acres and is bounded by North Capitol Street on the east, Michigan Avenue, NW on the north, First Street, NW on the west, and Channing Street, NW on the south. The redevelopment project divides the PUD Site into seven distinct parcels. Parcel 1 is located at the north portion of the PUD Site. Parcel 7 is located immediately south of Parcel 1 and includes the former filtration site’s North Service Court. Parcels 2, 3, and 4 are located south of the North Service Court. Lastly, Parcels 5 & 6 extend south from Parcels 2, 3, and 4 to Channing Street. Parcel 6 encompasses the southern third of the PUD Site and includes the South Service Court.

Pursuant to Commission Order No. 13-14, which became final and effective on April 17, 2015, the Commission approved a consolidated PUD, first-stage PUD, and a related map amendment that zoned Parcel 1 from “unzoned” to C-3-C, and the remainder of the PUD Site from “unzoned” to the CR. The approved consolidated PUD includes Parcels 1, 4, 5, 6, and 7. First-stage PUD approval was granted to the Subject Property (Parcel 2) as well as Parcel 3 which will be developed at a later date. The first-stage approval included plans for a 110-foot, eight-story apartment building on the Subject Property (the “Parcel 2 Building”) with a total gross floor area of approximately 334,950 square feet, with approximately 23,250 square feet devoted to retail and service uses. The first-stage approval included approximately 258 dwelling units and a total of 313 below-grade parking spaces. As part of its consolidated and first-stage approvals, the Commission granted design flexibility in several areas, provided the changes remain consistent with the Commission approved McMillan Sand Filtration Site master plan and design guidelines. The areas where flexibility was granted include: roof structure set back; loading; rear yard depth; interior building components; garage layout; selection of exterior materials; final design of retail frontages; location and size of signage; location, attributes, and general design of public spaces;

and final selection of plantings. In addition, the Commission granted flexibility in the location and configuration of affordable dwelling units on Parcels 2 and 4.

Since receiving first-stage PUD approval, the Applicant has refined the design of the Parcel 2 Building, which has resulted in an overall reduction in building size. The current plans show an approximately 86-foot, seven-story building consisting of approximately 236 dwelling units. The Parcel 2 Building will have a total gross floor area of approximately 236,590 square feet, with 18,612 square feet devoted to ground floor retail and service uses, and the remaining 217,978 square feet devoted to residential. The Parcel 2 Building will have a total FAR of 3.55, a maximum lot occupancy of 61%, and provide a total of 222 below-grade parking spaces (67 retail and 155 residential) and 87 bike parking spaces (8 retail and 79 residential).

The master developer for the redevelopment of the PUD Site is Vision McMillan Partners, acting on behalf of the current owner, the District of Columbia through the Deputy Mayor's Office for Planning and Economic Development. The entity responsible for the vertical improvements is Vision McMillan Partners, LLC, with JAIR LYNCH Development Partners leading the development of Parcel 2. The architect for Parcel 2 is MV+A. The civil engineer and surveyor is Bowman Consulting; the traffic and transportation engineer is Gorove/Slade Associates; the historic preservation consultant is EHT Traceries, Inc.; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposal, please contact Norman M. Glasgow, Jr. at (202) 419-2460, or Shane L. Dettman, AICP at (202) 469-5169.