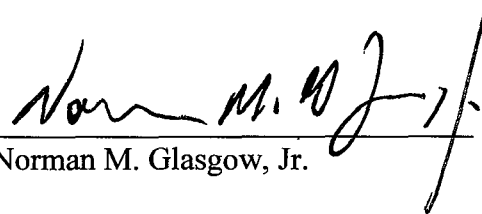


## Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to a previously approved consolidated Planned Unit Development ("the Notice") for property known as Parcel 4 ("the Subject Property") of the planned redevelopment of the former McMillan Reservoir Slow Sand Filtration Site (the "PUD Site"), located at 2501 First Street, NW, Washington, D.C., was mailed to the owners of all property within 200 feet of the perimeter of the PUD Site, and to Advisory Neighborhood Commission 5E and 1B, on August 28, 2015. The application will be filed no earlier than ten (10) calendar days following August 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.

A copy of the addresses to which the Notice was sent is attached hereto as Exhibit B.

  
Norman M. Glasgow, Jr.

8/31/2015  
Date

EXHIBIT A

**August 28, 2015**

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the  
District of Columbia Zoning Commission for  
Modification to a Previously Approved Consolidated Planned Unit Development  
(McMillan Reservoir Slow Sand Filtration Site Redevelopment, Parcel 4)**

Jair Lynch Real Estate Partners, on behalf of Vision McMillan Partners and the District of Columbia through the Office of the Deputy Mayor for Planning and Economic Development, the owner of the property described below (collectively the “Applicant”), hereby gives notice pursuant to Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003), as amended (“Zoning Regulations”) of its intent to file an application for a modification to an approved consolidated Planned Unit Development (“PUD”) (“Approved PUD”). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice.

The property that is the subject of this application is known as Parcel 4 (“Parcel 4” 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 approximately 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. Parcel 4 consists of approximately 95,984 square feet of land area and is located in the northern half of the PUD Site with North Capitol Street along the east and the PUD Site’s North Service Court along the north.

Pursuant to Commission Order No. 13-14 (the “Order”), which became final and effective on April 17, 2015, the Commission approved a mixed-use residential/grocery building on Parcel 4 (the “Parcel 4 Building”), consisting of approximately 305,847 square feet of gross floor area, or a maximum 3.21 floor area ratio (FAR). The ground floor grocery store use was approved for approximately 55,567 gross square feet. The residential component of the Parcel 4 Building was approved for approximately 196 market-rate dwelling units and 85 affordable units for senior citizens (55 years of age and older) with incomes between 50% and 60% of area median income. The Order stipulates the Parcel 4 Building is approved for a maximum building height of 77 feet.

Since the Commission’s approval of the consolidated PUD, the Applicant has identified a grocery store tenant, Harris Teeter. The modifications to the Approved PUD include a variety of refinements to the design of the Parcel 4 Building, and to certain operational conditions imposed by the Commission, to accommodate programmatic requirements that are specific to the identified tenant which could not have been anticipated during the initial review of the Approved PUD. The proposed design and operational modifications include to the following:

- Addition of an interior mezzanine of no more than 3,300 square feet to support a café use;
- Conversion of a previously approved residential terrace to a small outdoor terrace of no more than 1,200 square feet to support the café use;
- Modification to the location of the below-grade parking entrance along Evarts Streets;
- Modification to the loading facilities to provide four smaller loading berths and one delivery space in-lieu of the previously approved two larger loading berths, one smaller loading berth, and one delivery space;
- Revisions to roof structure location and size to accommodate grocery store specific HVAC requirements; and
- Changes to the loading management plan requirement prohibiting large vehicles requiring backing maneuvers into the loading dock on weekdays between 7:00 – 8:30 AM.

In addition, the Applicant will request a technical correction to the Parcel 4 Building height, as stipulated in Order No. 13-14 (see Condition B-2). The Applicant will request that the approved building height be changed from 77'-0" to 78'-8". The need for this correction is solely a result of a graphic error made on the plans that were approved during the initial review of the Approved PUD. This technical correction will not result in any changes to the manner in which the Parcel 4 Building relates to the surrounding neighborhood, and to other buildings proposed for the PUD Site, as analyzed and shown in the plans and drawings of the Approved PUD.

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 Real Estate Partners leading the development of Parcel 4. The architect for Parcel 4 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.

This notice is given pursuant to Section 2406.7 of the Zoning Regulations, and is being sent to Advisory Neighborhood Commission 5E and 1B, as well as the owners of all property within two hundred feet (200 ft.) of the perimeter of the PUD Site. While the Subject Property (Parcel 4) comprises a smaller portion of the PUD Site, the Applicant is providing this notice to the property owners within the specified distance from the full PUD Site although not technically required under the Zoning Regulations.

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.

EXHIBIT B

District Of Columbia  
Non Taxable  
Washington, Dc 20002

United States Of America

Danielle McDaniels  
2901 N Capitol St NE  
Washington, Dc 20002-1018

Robert A Gordon  
2903 N Capitol St NE  
Washington, Dc 20002-1018

Marcia D Foster  
2905 N Capitol St NE  
Washington, Dc 20002-1018

James Terburg  
901 27th St NW  
Washington, Dc 20037

Fausto N Lamboglia  
2909 N Capitol St NE  
Washington, Dc 20002-1018

Perry Lee Jones  
2911 N Capitol St NE  
Washington, Dc 20002-1018

Frank H Bradley  
2913 N Capitol St NE  
Washington, Dc 20002-1018

Evan L Leer  
2915 N Capitol St NE  
Washington, Dc 20002-1018

Sarah B Todnem  
210 Oakwood St SE #20  
Washington, Dc 20032-1754

Charles H Mitz  
2701 N Capitol St NE  
Washington, Dc 20002-1016

Nantucket Holdings Ltd  
225 Pennsylvania Ave SE  
Washington, Dc 20003-1108

Mamie L Leftwich  
2705 N Capitol St NE  
Washington, Dc 20002-1016

Johnny Bynum  
2707 N Capitol St NE  
Washington, Dc 20002-1016

Cornella Jones  
6009 87th Ave  
DCw Carrollton, MD 20784-2813

Emily K Riggs  
2711 N Capitol St NE  
Washington, Dc 20002-1016

Lawrence J DCwton  
2713 N Capitol St NE  
Washington, Dc 20002-1016

James E Williams II  
2715 N Capitol St NE  
Washington, Dc 20002-1016

Mary E Young  
6746 Olivers Shop Rd  
Bryantown, MD 20637

Tiana O Songha  
2537 N Capitol St NE  
Washington, Dc 20002-1078

Roman Hugos  
2541 N Capitol St NE  
Washington, Dc 20002-1078

Byong C Cho  
6913 Timber Creek Ct  
Clarksville, MD 21029-1748

Mark A Harris  
PO Box 7391  
Washington, Dc 20044-7391

Ricardo F Taylor  
2509 N Capitol St NE  
Washington, Dc 20002-1014

Ethan R Buch  
2513 N Capitol St NE  
Washington, Dc 20002-1014

George Manolatos  
2517 N Capitol St NE  
Washington, Dc 20002-1014

Lynette A Garner  
2521 N Capitol St NE  
Washington, Dc 20002-1014

Thomas Engelman  
4238 7th Ave  
Temple, PA 19560-1802

Arthur Kinkead Trustee  
2529 N Capitol St NE  
Washington, Dc 20002-1014

Karen O Hutchison  
15409 Raven Glass Ln  
Upper Marlboro, MD 20774-8999

Amy Trenkle  
2543 N Capitol St NE  
Washington, Dc 20002-1078

Byong C Cho  
6913 Timber Creek Ct  
Clarksville, MD 21029-1748

James K McCloskey  
2507 N Capitol St NE  
Washington, Dc 20002-1014

Donald W Sigmund  
1150 K St NW  
Apt 408  
Washington, Dc 20005-6803

Robert P Sessoms  
2515 N Capitol St NE  
Washington, Dc 20002-1014

Mary Beatrice D Younger  
2519 N Capitol St NE  
Washington, Dc 20002-1014

Michael Davis  
2523 N Capitol St NE  
Washington, Dc 20002-1014

Ethel M Wright  
2527 N Capitol St NE  
Washington, Dc 20002-1014

Michael L Nelson  
2531 N Capitol St NE  
Washington, Dc 20002-1014

Tirso Docentes  
3014 Gentain Ct NE  
Washington, Dc 20017-1012

Thomas Finder Jr  
17 Bryants Nursery Rd  
Silver Spring, Md 20905-3840

Rhonda Singleton  
3018 Gentain Ct NE  
Washington, Dc 20017-1012

Shelley D Hayes  
3020 Gentain Ct NE  
Washington, Dc 20017-1012

Stacey Woolfork  
9407 Weaver St  
Silver Spring, MD 20901-3656

Kanyi M Masembwa  
PO Box 77383  
Washington, Dc 20013-8383

Shauna K Burnett  
3026 Gentain Ct NE  
Washington, Dc 20017-1012

Amy E Jallah  
3028 Gentain Ct NE  
Washington, Dc 20017-1012

Toni Florence  
4823 Blagden Ave NW  
Washington, Dc 20011-3715

Gladys J Yeldell  
3032 Gentain Ct NE  
Washington, Dc 20017-1012

Jean W Bailey  
3034 Gentain Ct NE  
Washington, Dc 20017-1012

Sydney M Knight  
3036 Gentain Ct NE  
Washington, Dc 20017-1049

Janine L Hightower  
3038 Gentain Ct NE, # 3038  
Washington, Dc 20017-1049

Stephanie R Dailey  
3017 Hawthorne Dr NE  
Washington, Dc 20017-1001

Janine A Harmon  
3019 Hawthorne Dr NE  
Washington, Dc 20017-1001

Mary U Coloring  
3021 Hawthorne Dr NE  
Washington, Dc 20017-1001

Kelley N Wilson  
3023 Hawthorne Dr NE# 3023  
Washington, Dc 20017-1001

Stephan C Karpowicz  
3025 Hawthorne Dr NE  
Washington, Dc 20017-1001

Victor E Power  
2418 Hidden Valley Ln  
Silver Spring, MD 20904-5245

Christian L Kostko  
3029 Hawthorne Dr NE  
Washington, Dc 20017-1002



Christina L Bridgeport  
3071 Hawthorne Dr NE  
Washington, Dc 20017-1015

Hatshepsitu H Tull  
3229 Fort Lincoln Dr NE  
Washington, Dc 20018-4316

Paul W Cook  
3075 Hawthorne Dr NE  
Washington, Dc 20017-1015

Kevin F Molloy  
3077 Hawthorne Dr NE  
Washington, Dc 20017-1015

L M Delee  
3801 Littleton St  
Silver Spring, MD 20906-4238

Matthew G Clarke  
3081 Hawthorne Dr NE  
Washington, Dc 20017-1015

Ida B Garner  
3083 Hawthorne Dr NE  
Washington, Dc 20017-1015

Edmund C Fleet  
3608 Alabama Ave SE  
Washington Dc 20020-2426

Clara Y David  
3087 Hawthorne Dr NE  
Washington Dc 20017-1015

Kelley Wilson  
1211 Rhode Island Ave NW  
Washington, Dc 20005-4416

Robert L Dillard Jr  
3091 Hawthorne Dr NE# 3091  
Washington, Dc 20017-1015

Robinson Faria  
3093 Hawthorne Dr NE  
Washington, Dc 20017-1013

Fentress Tara J  
PO Box 8253  
Silver Spring MD 20907-8253

R P Epps  
1775 N Portal Dr NW  
Washington, Dc 20012-1014

Michael K Koger  
3099 Hawthorne Dr NE  
Washington Dc 20017-1013

Alicia Whisonant  
3101 Hawthorne Dr NE  
Washington, Dc 20017-1040

Cheryl A Wagner  
3103 Hawthorne Dr NE  
Washington, Dc 20017-1040

Linda J Scott  
3105 Hawthorne Dr  
Washington, Dc 20017-1040

Tondalaya Hamilton  
3107 Hawthorne Dr NE  
Washington, Dc 20017-1040

Alfred J Coleman III  
3109 Hawthorne Dr NE  
Washington, Dc 20017-1040

Tonia Schaffer  
3153 Hawthorne Dr NE#3153  
Washington, Dc 20017-1041

Ann P Brooks  
3155 Hawthorne Dr NE  
Washington, Dc 20017-1051

Frank K Bryant  
C/O Unit 3157  
3157 Hawthorne Dr NE  
Washington, Dc 20017-1051

Robert Jamison  
3159 Hawthorne Dr NE  
Washington, Dc 20017-1051

Obied Witcher  
3161 Hawthorne Dr NE  
Washington, Dc 20017-1051

Wylie Whisonant Jr  
3163 Hawthorne Dr NE  
Washington, Dc 20017-1051

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Springfield, Va 22153-2422

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Rodney Pratt  
3169 Hawthorne Dr NE  
Washington, Dc 20017-1051

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2421 1st St NW  
Washington, Dc 20001-1019

Havanna A Franklin  
2423 1st St NW  
Washington, Dc 20001-1019

Virginia H Cothran  
613 FeNWick Dr  
San Antonio, Tx 78239-2534

Alvin C Harper  
2427 1st St NW  
Washington, Dc 20001-1019

Donald M Mckinnon  
2429 1st St NW  
Washington, Dc 20001-1019

Mary Judd  
2428 N Capitol St NW  
Washington, Dc 20002-1013

Minnie B Davis  
2426 N Capitol St NW  
Washington, Dc 20002-1013

Johnson Wdoerue Inc  
2424 N Capitol St NW  
Washington, Dc 20002-1013

Mimi D Atkins  
2422 N Capitol St NW  
Washington, Dc 20002-1013

Ngar Eldredge  
2420 N Capitol St NW  
Washington, Dc 20002-1013

Kendell Kelly  
2418 N Capitol St NW  
Washington, Dc 20002-1013

Robert L Harrold  
24 Channing St NW  
Washington, Dc 20001-1030

Ella M Henson  
22 Channing St NW  
Washington, Dc 20001-1030

Samuel A Payne-Ward  
1228 Half St Sw  
Washington, Dc 20024-4110

Norris J Green Sr  
18 Channing St NW  
Washington, Dc 20001-1030

Bereket Melaku  
16 Channing St NW  
Washington, Dc 20001-1030

Randal L Edison  
14 Channing St NW  
Washington, Dc 20001-1030  
Washington Hospital Center

C/O Real Estate Services  
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301 Washington, Dc 20010-2927

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Washington, Dc 20002-7561

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Washington, Dc 20001-1030

Aman Sethi  
34 Channing St NW# 2  
Washington. Dc 20001-1030

Natalie Eckford  
34 Channing St NW# 3  
Washington, Dc 20001-1030

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MR. JAMES A. TURNER  
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WASHINGTON, D.C. 20009

ADVISORY NEIGHBORHOOD COMMISSION – 5E  
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WASHINGTON, D.C 20001