


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Consolidated Planned Unit Development and Zoning Map Amendment for Lots 20-23 and 800 in Square 772 was mailed to Advisory Neighborhood Commission 6C and the owners of all property within 200 feet of the perimeter of the project site on October 9, 2015, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development and Zoning Map Amendment 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 hereto.



Cary R. Kadlecek

NOTICE OF INTENT TO FILE A ZONING APPLICATION
with the District of Columbia Zoning Commission for a
Consolidated Planned Unit Development and Related Zoning Map Amendment

October 9, 2015

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), Foulger-Pratt Development, LLC, as agent for owners of the property described below and the developer of the property (the "**Applicant**"), hereby gives notice of its intent to file an application for the consolidated approval of a Planned Unit Development ("**PUD**") and related Zoning Map Amendment with the District of Columbia Zoning Commission (the "**Commission**"). The application will be filed with the Commission not less than ten (10) calendar days from the date of this notice. This notice is given pursuant to § 2406.7 of the Zoning Regulations.

The property that is the subject of this application is 301-331 N Street NE (Square 772, Lots 20-23, and 800). The subject property is primarily bounded by N Street NE and Florida Avenue NE to the north, a public alley to the south, 4th Street NE to the east, and 3rd Street NE to the west. The subject property currently contains a self-storage facility, an industrial supply store, and a surface parking lot.

The subject property contains approximately 69,240 square feet of land area and is zoned C-M-1. It is included in the mixed-use medium density residential/medium density commercial/production, distribution, and repair land use categories on the District of Columbia Future Land Use Map.

As part of this PUD, the Applicant proposes to rezone the property to the C-3-C Zone District and to construct two new mixed-use buildings with underground parking. The east building will contain ground floor retail with residential use above. The east building will have a height of approximately 120 feet; it will contain approximately 258,422 gross square feet, which is equivalent to an FAR of approximately 7.16. The west building will contain ground floor retail, residential, office, and hotel uses, and it will preserve the existing building at the northwest corner. The west building will have a height of approximately 110 feet; it will contain approximately 194,895 gross square feet, which is equivalent to an FAR of approximately 5.88.

Overall, the project will have an FAR of approximately 6.55. The project will contain approximately 370 residential units and approximately 160 hotel rooms. The underground parking area will accommodate approximately 250 parking spaces.

The project will offer significant benefits to the District of Columbia, and it is in accordance with and achieves the goals of the District of Columbia Comprehensive Plan.

The project architects are AA Studio and Torti Gallas Urban. The land use counsel is Goulston & Storrs, PC. Should you need additional information regarding this proposed PUD application, please contact Phil Feola, Esq. at (202) 721-1114 or Cary Kadlecek, Esq. at (202) 721-1113.