

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 1500 Harry Thomas Way (Square 3576, Lot 814) and 1611-1625 Eckington Place (Square 3576, Lots 2001-2008) was mailed to Advisory Neighborhood Commission 5E and the owners of all property within 200 feet of the perimeter of the project site on May 27, 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 included with the application filing as Exhibit E.



Jeffrey C. Utz

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

May 27, 2015

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C. (collectively, the “**Applicant**”), the developer and contract purchaser of the property, hereby gives notice of its intent to file an application for 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 (“**Property**”) that is the subject of this application is 1611-1625 Eckington Place, NE (Lot 805, also known as Lots 2001-2004, Square 3576) (the “Washington Flower Center”) and 1500 Harry Thomas Way, NE (Lot 814, Square 3576) (the “State Farm building”). The property currently contains surface parking lots and one and two story commercial buildings.

The Property is immediately north of the property that is the subject of Z.C. Order No. 05-23 (“Trilogy”) which contains multi-family residential buildings. The Property is bordered by an alley, rowhouses, a storage facility, and vacant property to the north.

The Property consists of approximately 135,099 square feet of land area and is zoned M. The M Zone District permits a maximum height of 90 feet and a maximum floor area ratio (“**FAR**”) of 6.0. The Property is included in the medium density residential and 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 CR Zone District and to construct mixed-use building comprised of four component structures containing residential units, ground floor commercial uses, and underground parking. Three of the structures will be constructed to a height of approximately 75 feet and one of the structures will be constructed to a height of up to approximately 110 feet. The project will contain approximately 678,400 gross square feet, which is equivalent to an FAR of approximately 5.02 and provide approximately 700 residential units and approximately 49,500 gross square feet of retail and service uses. The building will occupy approximately 83.4% of the lot. The underground parking area will accommodate approximately 300 parking spaces.

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

The project architect is Eric Colbert + Associates. The land use counsel is Goulston & Storrs, PC. Should you need additional information regarding this proposed PUD application, please contact Jeff Utz, Esq. at (202) 721-1132.