

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for Approval of Both a Consolidated and First-Stage Planned Unit Development

July 2, 2015

MRP Rhode Island Avenue Investors LLC, B&R Associates LP, and Sandrock Associates LLC (collectively “**Applicant**”) hereby provide notice of their intent to file a zoning application for property located at 4th Street and Rhode Island Avenue, NE (Square 3629, Lots 7, 813-814) (“**Property**”). The Applicant intends to file an application with the Zoning Commission for consolidated review and approval of a Planned Unit Development (“**PUD**”) for Phase I of development and for review and approval of First Stage PUD approval for Phases II, III, IV, V and VI of development. The PUD application will be filed no less than ten days from the above date, as required by 11 DCMR Section 2406.7.

The Property is outlined in red on the attached plat. It is located in the northeast corner of the intersection of 4th Street and Rhode Island Avenue, NE and has frontage on both 4th Street and Rhode Island. It is located in the C-3-A Zone District and is currently used as a retail shopping center and surface parking lot.

The Applicant is proposing six phases of development. Each phase will include ground floor retail with residential use above. The Applicant will submit an application for consolidated review and approval of a PUD for Phase I. Phase I will include two buildings at the eastern edge of the site along the railroad tracks. Phase I will include approximately 45,000-55,000 square feet of ground floor retail and 315,000-345,000 square feet of residential space above. The two structures will be connected by a below grade garage with approximately 340 – 425 parking spaces. The buildings will have a maximum height of approximately 90 feet and a lot occupancy of approximately 75%.

The second phase of development will include approximately 20,000-25,000 square feet of retail development and approximately 415-435,000 square feet of residential use above. The proposed building will include approximately 260-300 parking spaces and have a maximum height of 90 feet and a lot occupancy of approximately 57%.

The third phase of development will include approximately 85,000- 90,000 square feet of retail uses and approximately 330,000 – 350,000 square feet of residential uses. The proposed building will include approximately 460-630 parking spaces and have a maximum height of 90 feet and a lot occupancy of approximately 57%.

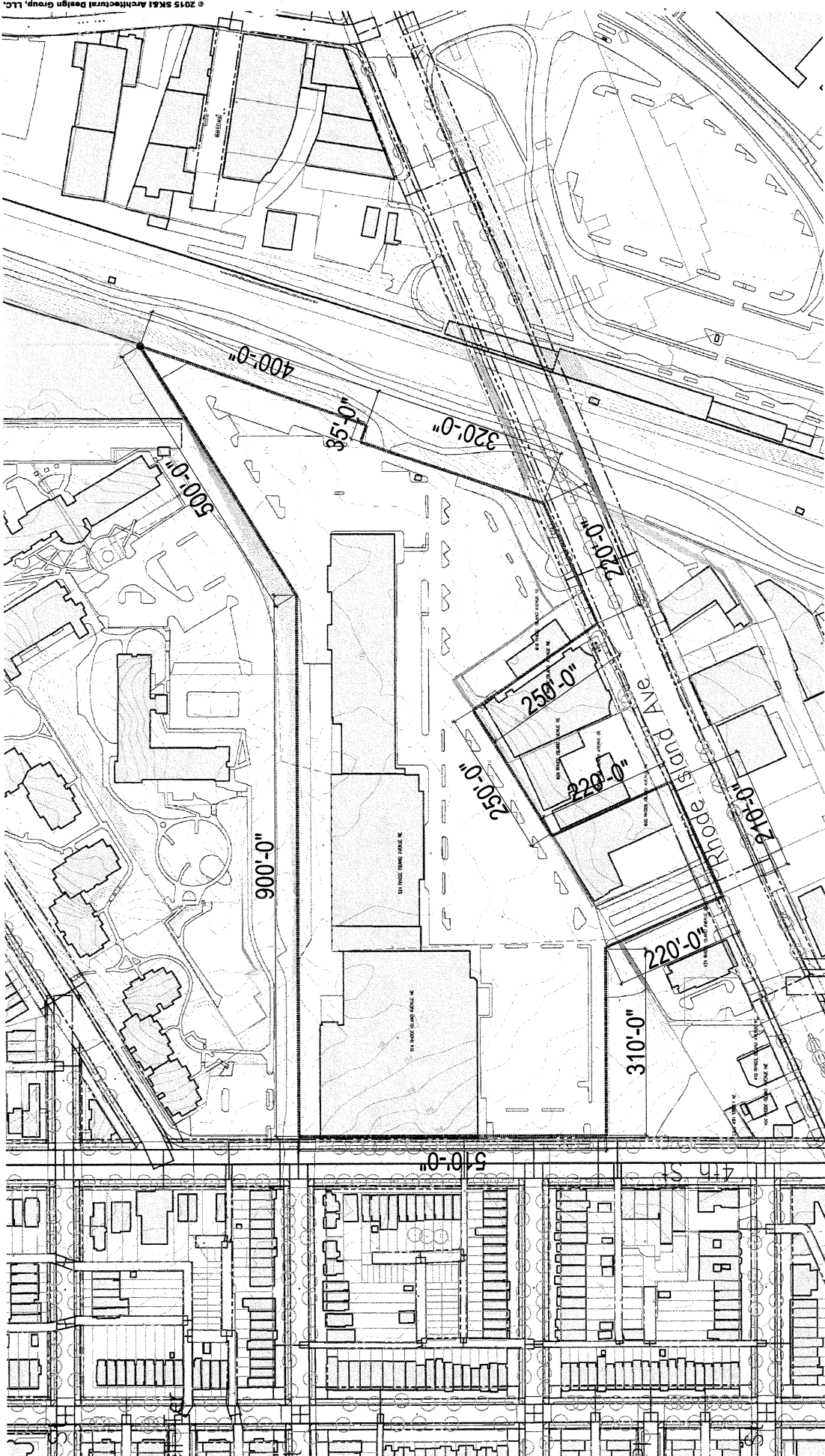
The fourth phase of development will include approximately 15,000 – 20,000 square feet of retail uses and approximately 130,000 – 135,000 square feet of residential uses. The proposed building will include approximately 125-155 parking spaces and have a maximum height of 90 feet and a lot occupancy of 58%.

The fifth phase of development will include approximately 25,000 square feet of retail uses and approximately 285,000 square feet of residential uses. The proposed building will include approximately 245-290 parking spaces and have a maximum height of 90 feet and a lot occupancy of approximately 64%.

The sixth phase of development will include approximately 10,000 square feet of retail uses and approximately 85,000 square feet of residential uses. The proposed building will include approximately 65-85 parking spaces and have a maximum height of 90 feet and a lot occupancy of approximately 41%.

The total project will consist of approximately 1.6 million square feet of residential development and over 200,000 square feet of retail development. The maximum proposed height is 90 feet and include approximately 1,000-1,200 parking spaces.

The owner of the Property is B&R Associates and Sandrock Associates and the developer of the project is MRP Rhode Island Avenue Investors LLC. Land use counsel for this application is Goulston & Storrs. If you require additional information regarding the proposed PUD modification application, please contact Christine Roddy at Goulston & Storrs at 202.721.1116.



MRP REALTY

680 Rhode Island Ave. Washington, DC

Surveyor's Plat

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