

**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 23, 2015**

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), 1126 9<sup>TH</sup> ST NW LLC (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 1126 9<sup>th</sup> Street, NW (Lot 880, Square 369). The property currently contains surface a parking lot and a two story commercial building.

The Property is bordered by 9<sup>th</sup> Street, NW and the Convention Center to the west, M Street, NW and rowhouses to the north, an alley and the 110 foot Whitman condominium to the east, and commercial buildings and the property that is the subject of Z.C. Case No. 14-09 to the south.

The Property consists of approximately 7,610 square feet of land area and is split-zoned DD/C-2-A and C-2-C. The DD/C-2-C Zone District permits a maximum height of 110 feet and an unlimited floor area ratio (“**FAR**”) for residential use at this location. The DD/C-2-A Zone District permits a maximum height of 50 feet and a maximum FAR of 3.0 at this location (with the Inclusionary Zoning bonus). The Property is included in the high density residential and high density commercial land use categories on the District of Columbia Comprehensive Plan Future Land Use Map.

As part of this PUD, the Applicant proposes to rezone a portion of the Property currently zoned DD/C-2-A to the DD/C-2-C Zone District and to construct mixed-use building comprised of residential units above ground floor commercial uses. The primary visual element of the building will be constructed to a building height of up to approximately 100 feet and the component fronting on M Street will be constructed to a building height of up to approximately 50 feet. The project will contain up to approximately 40,800 gross square feet, which is equivalent to an FAR of approximately 5.3 and provide approximately 28 residential units and ground floor commercial space. The building will occupy up to approximately 80% of the lot. The Applicant proposes to provide a parking area with approximately 2 parking spaces on the Property.

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 received concept approval from the District of Columbia Historic Preservation Review Board in HPA Case No. 15-487 since the Property is located in the Shaw Historic District.

The project architect is Peter Fillat Architects. 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.