

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Consolidated Planned Unit Development for Square 603S, Lot 800; Square 605, Lots 7 & 802; Square 607, Lot 13; Square 661, part of Lots 804 & 805; and Square 665, Lot 25 was mailed to Advisory Neighborhood Commission 6D and the owners of all property within 200 feet of the perimeter of the project site on January 8, 2016, 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.



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Cary R. Kadlec

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

**January 8, 2016**

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), DC Stadium, LLC (the "**Applicant**") hereby gives notice of its intent to file an application for the consolidated approval of a Planned Unit Development ("**PUD**") 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 Square 603S, Lot 800; Square 605, Lots 7 & 802; Square 607, Lot 13; Square 661, part of Lots 804 & 805; and Square 665, Lot 25 (together, the "**Property**"). The Property also includes portions of R Street, S Street, 1<sup>st</sup> Street, and Potomac Avenue that were closed. In general, the Property is bounded by R Street SW and Potomac Avenue SW to the north; T Street SW to the south; portions of existing lots to the east; and 2<sup>nd</sup> Street SW to the west.

The Property contains approximately 380,508 square feet of land area and is zoned CG/CR. It is included in the mixed-use high density residential/high density commercial category on the District of Columbia Future Land Use Map.

For this PUD, the Applicant proposes to construct a new soccer stadium and related facilities for the D.C. United professional soccer team. The proposed stadium will contain a seating bowl with approximately 19,000 outdoor seats as well as indoor suites. It also will contain ancillary spaces for stadium operations, D.C. United offices, and a team retail store. Loading facilities will be accommodated inside the stadium under the seating bowl, but no on-site parking will be provided. The proposed stadium will have a maximum height of approximately 98.8 feet.

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 and the Buzzard Point Vision Framework.

The project architects are Populous and Marshall Moya Design. 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.