

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for First-Stage and Second-Stage Approval of a Planned Unit Development and a related amendment to the Zoning Map for part of Lot 805 in Square 744S and part of Lot 801 in Square 744SS was mailed to Advisory Neighborhood Commission 6D and to owners of all property within 200 feet of the perimeter of the project site on February 12, 2013, at least ten (10) calendar days prior to the filing of this application 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 to this Certificate.

_____/s/_____

David Avitabile

Goulston & Storrs

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
FIRST-STAGE AND CONSOLIDATED APPROVAL OF A PLANNED UNIT
DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP
FEBRUARY 12, 2013

Forest City Washington, on behalf of the property owner, the District of Columbia, (“Applicant”) gives notice of its intent to file an application for first-stage review and approval of a Planned Unit Development (“PUD”) and related amendment to the District of Columbia Zoning Map for the property known as part of Lot 805 in Square 744S and part of Lot 801 in 744SS (“Property”). The Applicant also seeks second-stage review for the development of the first phase of the PUD, as described below. The Property is currently improved with multiple buildings and parking lots used by D.C. Water. The Property is bounded by N Place, SE on the north, First Street, SE on the west, Diamond Teague Park on the south, and D.C. Water’s Main and O Street pumping stations on the east. The Property is located in Ward 6 and consists of approximately 235,130 square feet, or 5.4 acres, of land area. The Property is currently located in the CG/W-2 Zone District and is located in the Mixed Use Medium Density Residential / Medium Density Commercial Land Use category on the Future Land Use Map. The Applicant proposes to rezone the Property to the CG/CR and the CG/W-1 Zone District.

The Applicant proposes to divide the Property into four parcels through the reintroduction of the street grid as private streets. The Applicant seeks first- and second-stage PUD approval to construct the first phase of the PUD: a new 16-screen movie theater on the northeastern parcel with approximately 337 above-grade structured parking spaces. The proposed movie theater will measure approximately 100 feet in height and contain a total of 229,586 square feet of gross floor area and a total lot occupancy of approximately 93%.

The Applicant seeks first-stage PUD approval for the remaining phases, which consist of two new residential buildings along the east side of 1st Street SE and an expansion of Diamond Teague Park. The northern building will be constructed to a maximum height of 130 feet, stepping down to 110 feet, and will contain approximately 350 dwelling units, approximately 20,000 square feet of ground-floor retail space, and approximately 175 parking spaces. The Applicant will preserve portions of the existing Fleet Maintenance building and integrate it into the design of the new building. The southern building will be constructed to a maximum height of 130 feet, stepping down to 110 feet, and will contain approximately 250 dwelling units, approximately 15,000 square feet of retail space, and approximately 125 parking spaces. At the southern end of the Property, the Applicant will expand the existing Diamond Teague Park. (This portion of the Property will be rezoned to the CG/W-1 Zone District.)

The total gross floor area included in the PUD is approximately 951,627 square feet for a total Floor Area Ratio (“FAR”) of approximately 4.05, with a FAR of 1.17 for nonresidential uses.¹

The Applicant and its development team has held an initial meeting in the community regarding the PUD project and will present the Project to members of Advisory Neighborhood Commission (“ANC”) 6D in the near future. The Applicant is available to discuss the proposed development with all interested groups and individuals.

¹ The proposed FAR excludes the private streets within the PUD.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice, which is given pursuant to Section 2406.7 of the Zoning Regulations. The project architect is RTKL and Shalom Baranes Architects. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact David Avitabile (202-721-1137).