

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Consolidated Approval of a Planned Unit Development for Lots 49, 832, and 840 in Square 74 was mailed to Advisory Neighborhood Commission 2A and to all owners of all property within 200 feet of the perimeter of the project site on February 19, 2014, 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
CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

FEBRUARY 19, 2014

Professional Associates (“Associates”) and the International Finance Corporation (“IFC”) (together, “Applicants”) give notice of their intent to file an application for consolidated review and approval of a Planned Unit Development (“PUD”) for the property known as Square 74, Lots 49, 832, and 840 (“Property”). IFC owns Lot 49, which is currently improved with the IFC’s international headquarters (“IFC Headquarters”). Lots 832 and 840 (“Development Parcel”) are owned by Associates and are currently improved with an 8-story commercial office building and a private alley.

The Property is generally bounded by K Street NW, 22nd Street NW, Pennsylvania Avenue NW, and 21st Street NW in the Central Business District and near the Foggy Bottom and West End neighborhoods of Ward 2. The Development Site is located at the intersection of 21st and K Streets NW. The Property consists of approximately 83,201 square feet, or approximately 1.9 acres, of land area; of this, the Development Site comprises approximately 11,111 square feet of land area. The entrance to the Foggy Bottom / GWU Metrorail station is located approximately three blocks from the Property. The Property is currently located in the C-3-C Zone District and in the New Downtown Receiving Zone; it is located in the High Density Commercial Land Use category on the Future Land Use Map.

Associates intends to construct a new 11-story commercial office building on the Development Site (the “Project”). Although the Project will be constructed to function as a standalone building, Associates intends to lease the Project to the IFC as expansion space for its headquarters. Accordingly, the Project is designed to seamlessly connect to the IFC Headquarters building. The Project will also include a minimum of approximately 4,000 square feet of retail space near the intersection of 21st and K Streets.

The total gross floor area included in the Project is approximately 153,756 square feet, and the Project will occupy 100% of the Development Site. Together, the Project and the IFC Headquarters will have a total gross floor area of approximately 872,180 square feet of gross floor area, for a total Floor Area Ratio (“FAR”) of approximately 10.48. The Project will be constructed to a building height of approximately 130 feet. The Project will include approximately 48 parking spaces.

The Applicant and its development team has presented the Project to Advisory Neighborhood Commission (“ANC”) 2A, and the Applicant is available to discuss the proposed development with all interested groups and individuals.

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 Shalom Baranes Associates. 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).