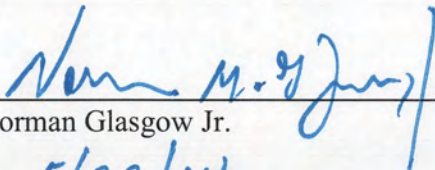
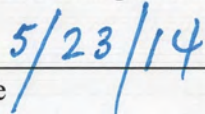


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for Lot 208 in Square 204 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on January 24, 2014, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.



Norman Glasgow Jr.


Date

January 24, 2014

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission for
Consolidated Approval of a Planned Unit Development and Zoning Map Amendment**

Portner Place, LLC (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (July 1995)). The application will be filed with the Zoning Commission not less than ten (10) 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 consists of Lot 208 in Square 204 (the "Subject Property"). The Subject Property has a land area of approximately 47,170 square feet. The Subject Property has approximately 131 linear feet of frontage on V Street and approximately 201 linear feet of frontage on U Street. Square 204 is located in the northwest quadrant of the city and is bounded by V Street to the north, 14th Street to the east, U Street to the south, and 15th Street to the west.

The Subject Property is presently zoned R-5-B. In connection with this application, the Applicant is seeking to rezone the northern portion of the Subject Property to the R-5-D District ("Parcel A") and to rezone the southern portion of the Subject Property to the CR District ("Parcel B"). The requested map amendment is consistent with the Comprehensive Plan's Future Land Use Map designation of the Subject Property as Medium Density Residential, and is also consistent with the Comprehensive Plan's Generalized Policy Map designation of the Subject Property as a Neighborhood Conservation Area/Main Street Mixed Use Corridor.

The Applicant proposes to build a mixed-use development comprised of retail and residential uses. The project consists of an eight story, multi-family residential structure devoted entirely to affordable housing located on Parcel A, and an 11 story, mixed-use, multi-family residential structure comprised entirely of market-rate units located on Parcel A. The portion of the building located on Parcel A will have an FAR of 4.11 as permitted under the R-5-D PUD requirements, and will include approximately 97 affordable residential units at 60 percent of the area medium income ("AMI"). The portion of the building located on Parcel B will have an FAR of 7.54 as permitted under the CR PUD requirements, and will include approximately 270 market-rate residential units with retail on the ground and P2 basement levels. The number of residential units may vary plus or minus ten percent. The Parcel A structure will be constructed to a maximum height of approximately 75 feet, 8 inches, and the Parcel B structure will be constructed to a maximum height of approximately 105 feet, 8 inches. The overall project is situated over two levels of a below-grade parking garage, with 24 parking spaces in Parcel A and 172 parking spaces in Parcel B. The structures to be located on Parcels A and B are considered a single building for zoning purposes.

The applicant for this proposal is Portner Place, LLC; the architect for the project is Eric Colbert & Associates; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Norman Glasgow Jr. of Holland & Knight LLP at (202) 955-3000.

List of Property Owners within 210 Feet or Less
from Lot 208, Square 204

SSL	PREMISE ADDRESS	OWNERNAME	OWNNAME 2	CAREOFNAME	ADDRESS1	CITYSTZIP
0203 0093	1419 - 1425 V ST NW	SAINT PAUL'S CATHOLIC CHURCH		ST AUGUSTINES CATHOLIC	1419 V ST NW	WASHINGTON, DC 20009-5806
0204 0844	2000 14TH ST NW	DISTRICT OF COLUMBIA			1133 N CAPITOL ST NE	WASHINGTON, DC 20002-7561
0204 0846	2001 15TH ST	PAUL LAURENCE DUNBAR APARTMENTS LP		R MARK TAYLOR	2001 15TH ST NW	WASHINGTON, DC 20009-5828
0204 0847	V ST	V STREET PJV LLC			1508 U ST NW	WASHINGTON, DC 20009-3912
0204 0848	U ST	DUNBAR PARKING PARTNERS LLC			1508 U ST NW	WASHINGTON, DC 20009-3912
0204 7000	1444 V ST NW	PARCEL 13 ASSOCIATES LP		HORNING BROTHERS	1350 CONNECTICUT AVE NW # 80	WASHINGTON, DC 20036-1722
0205 0057	1428 U ST NW	1428 U STREET LLC		EJF REAL ESTATE SERVICES	1428 U ST NW FL 2	WASHINGTON, DC 20009-8020
0205 0058	1420 U ST NW	STORAGE PORTFOLIO LLC			PO BOX 320099	ALEXANDRIA, VA 22320-4099
0205 0066	1442 U ST NW	EMILY V SHERMAN	DRUID M CLODFELTER		9317 PENNYWISE LN	GAITHERSBURG, MD 20877-3535
0205 0067	1436 U ST NW	M A WINTER COMPANY LLC			2034 16TH ST NW	WASHINGTON, DC 20009-3411
0205 0812	1432 U ST NW	1432 U STREET LLC			1432 U ST NW	WASHINGTON, DC 20009-3916
0205 0836	1438 U ST NW	THE EMBASSY OF THE REPUBLIC OF INDIA			2107 MASSACHUSETTS AVE NW	WASHINGTON, DC 20008-2811
0205 0846	1912-1924 14TH ST	MADIGAN ASSOCIATES LP		THE JENCO GROUP	PO BOX 65781	WASHINGTON, DC 20035-5781

SAINT PAUL'S CATHOLIC CHURCH
C/O ST AUGUSTINES CATHOLIC
1419 V ST NW
WASHINGTON, DC 20009-5806

PAUL LAURENCE DUNBAR APARTMENTS LP
C/O R MARK TAYLOR
2001 15TH ST NW
WASHINGTON, DC 20009-5828

PORTNER PLACE LLC
C/O SOMERSET DEVELOPMENT CO
4115 WISCONSIN AVE NW, APT 210
WASHINGTON, DC 20016-2857

V STREET PJV LLC
1508 U ST NW
WASHINGTON, DC 20009-3912

DISTRICT OF COLUMBIA
1133 N CAPITOL ST NE
WASHINGTON, DC 20002-7561

DUNBAR PARKING PARTNERS LLC
1508 U ST NW
WASHINGTON, DC 20009-3912

PARCEL 13 ASSOCIATES LP
C/O HORNING BROTHERS
1350 CONNECTICUT AVE NW # 80
WASHINGTON, DC 20036-1722

MADIGAN ASSOCIATES LP
C/O THE JENCO GROUP
PO BOX 65781
WASHINGTON, DC 20035-5781

1428 U STREET LLC
C/O EJP REAL ESTATE SERVICES
1428 U ST NW, FL 2
WASHINGTON, DC 20009-8020

THE EMBASSY OF THE REPUBLIC OF INDIA
2107 MASSACHUSETTS AVE NW
WASHINGTON, DC 20008-2811

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ALEXANDRIA, VA 22320-4099

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GAITHERSBURG, MD 20877-3535

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WASHINGTON, DC 20009-3411

1432 U STREET LLC
1432 U ST NW
WASHINGTON, DC 20009-3916