

# EXHIBIT F

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Consolidated Planned Unit Development and Zoning Map Amendment for Parcels 129/95 and 129/96 in Square 3587 was mailed to Advisory Neighborhood Commission 5D and the owners of all property within 200 feet of the perimeter of the project site on March 25, 2014, 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 included with the application filing as Exhibit F.

  
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Jeffrey C. Utz

**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**

**March 25, 2014**

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), 1250 4<sup>th</sup> ST (EDENS), LLC, the developer and owner of the property (the "**Applicant**"), hereby gives notice of its intent to file an application for the 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 that is the subject of this application is 1270 4<sup>th</sup> Street, NE (Parcels 129/95 and 129/96). The subject property is bounded by warehouses to the south, 4<sup>th</sup> Street, NE to the east, surface parking to the north, and an alley to the west. The property currently contains a warehouse.

The subject property consists of approximately 51,000 square feet of land area and is zoned C-M-1. It is included in the High Density Commercial, High Density Residential, and Production, Distribution, and Repair land use categories on the District of Columbia Future Land Use Map.

As part of this PUD, the Applicant proposes to rezone the property to the C-3-C Zone District and to construct a mixed-use 11-story building with residential units, ground floor retail, and underground parking. The building will be constructed to a height of approximately 110 feet. The building will contain approximately 408,000 gross square feet, which is equivalent to an FAR of 8.0. The building will occupy 100% of the lot.

The building will contain between 400 to 500 residential units on floors 2 to 11 and 35,000 to 42,000 square feet of retail on the ground floor. The underground parking area will accommodate approximately 400 to 450 parking spaces.

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 Florida Avenue Market Study (Small Area Plan), and streetscape requirements.

The project architect is Shalom Baranes Associates. The land use counsel is Goulston & Storrs, PC. Should you need additional information regarding this proposed PUD application, please contact Maureen Dwyer, Esq. at (202) 721-1101 or Jeff Utz, Esq. at (202) 721-1132.