

April 6, 2010

**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 Map Amendment**

The District of Columbia, owner of the property described below, and Community Capital Corporation, the developer and operator of the Carlos Rosario International Public Charter School (collectively "Applicant"), hereby give notice of their intent to file an 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 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). 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 section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located at 1100 Harvard Street, N.W., Washington, D.C., and consists of Lot 812 in Square 2856, the city block bounded by 11th Street on the east, 13th Street on the west, Harvard Street on the north, and Girard Street on the south. The property is presently improved with the Carlos Rosario International Public Charter School ("Carlos Rosario School"). The PUD site contains approximately 95,138 square feet of land area and is currently zoned R-4.

The Applicant proposes to construct two apartment buildings on paved areas of the site along Harvard Street and an annex to the Carlos Rosario School at the corner of 11th and Girard Street, N.W. Upon completion, the existing school, its addition, and the apartment buildings will contain approximately 187,500 square feet of gross floor area, which equates to a density of approximately 2.0 floor area ratio (FAR). The height of the building will be 60 feet. The public benefits and amenities of the project include, among other things, senior housing, affordable housing, and expanded programs of the Carlos Rosario School, which focuses on adult education for the immigrant population of the city.

In conjunction with the PUD application, the Applicant will request a Zoning Map amendment from the existing R-4 District to the R-5-B District. The R-4 District is designated for single-family and row dwellings. The R-4 District permits a maximum height of 40 feet (3 stories) and lot occupancy of 60 percent, with no provision for a maximum FAR. The requested R-5-B District is designated to serve moderate-density residential uses. The PUD guidelines for the R-5-B District permit a maximum height of 60 feet and a maximum density of 3.0 FAR.

The owner of the project is the District of Columbia; the developer is Community Capital Corporation; the architect is Shinberg.Levinas, Inc.; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application and map amendment, please contact Norman M. Glasgow, Esq., or Carolyn Brown, Esq., of Holland & Knight LLP at (202) 955-3000.