

WHAYNE S. QUIN
202 663 7274
whayne.quin@hklaw.com@hklaw.com

April 21, 2006

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

#03-12C/13C

RECEIVED
D.C. ZONING COMMISSION
APR 21 2006 1:00 PM

Re: Final Application for Approval of a Planned Unit Development
Original Zoning Commission Case 03-12 and 03-13

Dear Members of the Commission:

On behalf of Square 769, LLC and the District of Columbia Housing Authority, (collectively the "Applicants"), we hereby submit an application for final review and approval for portions of a planned unit development (PUD). Preliminary and consolidated approval of the entire project was issued pursuant to Zoning Commission Order Number 03-12/03-13, dated February 6, 2004, and effective October 8, 2004.

In this phase of the development, the Applicants intend to construct a nine-story office building with ground floor retail and below-grade parking in Square 769. The office building will be constructed to a maximum height of 110 feet. The project will have a floor area ratio ("FAR") of approximately 7.18. There will be 194 parking spaces provided in this phase of the development.

Enclosed herewith, please find:

- An original and twenty copies of an application for final approval of a planned unit development;
- An original and twenty copies of a statement in support of the application and supporting exhibits;
- An original and twenty copies of the architectural plans and elevations, dated April 14, 2006, and formatted on 11 x 17 paper; and
- A check made payable to the D.C. Treasurer in the amount of \$500.00 for the application filing fee.

ZONING COMMISSION
District of Columbia

CASE NO. 03-12C/13C
EXHIBIT NO. 1
ZONING COMMISSION
District of Columbia
CASE NO. 03-12C/03-13C
EXHIBIT NO. 1

The Applicants request that the Zoning Commission reviews the application and schedule a public hearing at the earliest possible time. The Applicants and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,



Wayne S. Quin

Enclosures

cc: Advisory Neighborhood Commission 6D
Ellen McCarthy, D.C. Office of Planning
Jennifer L. Steingasser, D.C. Office of Planning