
ARNOLD & PORTER LLP

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July 1, 2009

D.C. Zoning Commission
441 Fourth Street, N.W.
Suite 210
Washington, D.C. 20001

RE: Proposed Time Extension of PUD
Zoning Commission Case No. 03-30 (Square 643 Associates)

Dear Members of the Commission:

The purpose of this letter is to request a second time extension of the planned unit development ("PUD") in Zoning Commission Case No. 03-30, located at 734 First Street, S.W. A previous time extension approved in 2C Order Md. 03-30A is due to expire on September 15, 2009.¹

The applicant is Square 643 Associates. As the Commission may recall, this is a mixed use project including nonprofit office space and residential condominiums. The office space of 10,000 square feet would be located in the former sanctuary and adjacent spaces of a historic landmark church, Friendship Baptist Church. The residential condominiums would be constructed as an addition to the church structure, along the east and north walls of the church. The project was approved in concept by the Historic Preservation Review Board as well as the Zoning Commission. A special feature of the project is the retention of much of the volume of the former sanctuary, made possible by the nonprofit office use, whereas conversion to apartments would have divided up this space.

The reason for the requested extension is the current difficult market for new residential development and financing any new development. Further, conditions in the immediate neighborhood have stymied the Applicant's ability to attract a nonprofit office tenant. This mixed-use project cannot proceed in an economically viable manner without both the office and residential components going forward at the same time. The applicant

¹ Copies of Zoning Commission Order No. 03-30 and Order No. 03-30, are attached hereto as *Exhibit A* and *Exhibit B*, respectively.

ZONING COMMISSION
District of Columbia

CASE NO. 03-30B
EXHIBIT NO. 1

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has shown the property to a number of nonprofit organizations, but all have declined, primarily because of the uncertainty and timing of the major and prospective redevelopment of the former Randall Junior High School complex immediately to the south of the PUD site. The District of Columbia Government and the Zoning Commission have supported the redevelopment of the site for a new Corcoran College of Art + Design, along with a major residential component. But at the present time with the dissolution of the project developer, Monument Realty, the future development of this site continues to be uncertain.

Given the above, the applicant hereby requests an additional three-year extension of the PUD. Thank you for your consideration.

Sincerely,

ARNOLD & PORTER LLP

Cynthia A. Giordano

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Enclosures

cc: ANC-6D
Office of Planning