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April 26, 2007

VIA HAND DELIVERY  
D C Zoning Commission  
Suite 210  
441 4<sup>th</sup> Street, N W  
Washington, D C 20001

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DC OFFICE OF ZONING  
2007 APR 26 PM 4 27

Re Zoning Commission Case No 06-30 (Pollin Memorial Community Development – Consolidated PUD and Related Map Amendment)

Dear Members of the Commission

On behalf of Pollin Memorial Community Development, LLC ("PMCD"), the District of Columbia (the "District"), the District of Columbia Housing Authority ("DCHA") and the National Park Service ("NPS"), we hereby submit an original and 20 copies of the following materials for Zoning Commission Case No 06-30

- An Application For Consolidated Approval Of A Planned Unit Development signed by NPS (Exhibit A),
- An Application To Amend the Zoning Map signed by NPS (Exhibit B),
- A letter in support of the project from NPS (Exhibit C),
- A revised site plan identifying the land included in the project (Exhibit D), and
- A revised Lot Tabulation sheet reflecting the modified project area and development data (Exhibit E)

These materials are being submitted to modify the original application filed on June 16, 2006. The property included in the application consists of Lot 804 in Square 5040, a portion of Parcel 170/27 and a portion of Parcel 170/28. Parcel 170/27 and Parcel 170/28 are owned in fee by the District. Lot 804 in Square 5040 is owned in fee by DCHA. However, after filing the PUD application, the Applicants learned that NPS has administrative jurisdiction over a portion of Parcel 170/27 and Parcel 170/28 by virtue of a transfer of administrative jurisdiction from the

ZONING COMMISSION  
District of Columbia  
ZONING COMMISSION  
District of Columbia  
CASE NO. 06-30  
EXHIBIT NO. 19


District to NPS recorded on October 12, 1950. Therefore, as shown on the revised site plan attached hereto as Exhibit D, the Applicants and NPS have agreed to limit development of the portion of the project located within the boundaries of the transfer of jurisdiction to a defined, 178,641 square foot portion of such property. The project will continue to include a portion of Parcel 170/28 not included in the transfer of jurisdiction as well as Lot 804 in Square 5040. The Applicants are seeking consolidated PUD approval and rezoning to the R-5-A District of the unzoned portion of the site that will be developed by the Applicants. The land removed from the initial proposal and hence no longer included in the PUD will remain within the administrative jurisdiction of the NPS for park purposes.

The Applicants will submit a complete set of revised plans that conform to the changes described herein once this case has been set-down for hearing. However, as shown on the revised Lot Tabulation sheet attached hereto as Exhibit E, the project will continue to contain approximately 185,234 square feet of gross floor area dedicated to residential uses, and the building heights (3 stories), number of units (125), number of off-street parking spaces (1 per unit), and number of on-street parking spaces (150) has not changed. Moreover, the project will have an overall FAR of approximately 0.8 and an overall lot occupancy of approximately 30%, both of which are less than the requirements of Sections 402.4 and 403.2, respectively.

The Applicants request that the Zoning Commission review the application and vote to set the case for 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

  
Kyrus L. Freeman

#### Attachments

cc Sally Blumenthal, NPS (w/attachments, via Hand)  
Advisory Neighborhood Commission 7D (w/attachments, via U.S. Mail)  
Jennifer L. Steingasser, D.C. Office of Planning (w/attachments, via Hand)  
Matt Jesick, D.C. Office of Planning (w/attachments, via Hand)