

Holland & Knight

800 17th Street, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

KYRUS L. FREEMAN
202-862-5978
kyrus.freeman@hklaw.com

May 13, 2016

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Application for Consolidated Review and Approval of a Planned Unit Development
And Zoning Map Amendment for a portion of Lot 849 in Square 2890

Dear Members of the Commission:

On behalf of Park View Community Partners and the District of Columbia (together, the “Applicant”), we hereby submit an application for consolidated review and approval of a Planned Unit Development (“PUD”) and a zoning map amendment to rezone a portion of Lot 849 in Square 2890 from the R-4 and C-2-A Districts to the R-5-B and C-2-B Districts.

The Applicant proposes to redevelop the subject property with a mixed use community with a total of 273 residential units, comprised of 189 apartment units, 76 senior apartment units, and 8 townhomes. The project will also include approximately 4,545 square feet of community service space. The majority of the new residential units will be subsidized housing for low or moderate income households, with 94 units designated as public housing replacement units set aside for low income households earning 0% to 30% of the AMI and 108 units designated as moderate income for households earning up to 60% of AMI. The remaining 71 units (i.e. 56% of the total units) will be market rate. The Subject Property and proposed development will serve as the Build-First site for the Park Morton Public Housing Community, a targeted site that is part of the District’s New Community’s Initiative. Enclosed herewith, please find:

- An original and ten copies of signed application forms for consolidated approval of a PUD and zoning map amendment;
- An original and ten copies of a statement in support of the application and supporting exhibits; and


ZONING COMMISSION
District of Columbia
CASE NO.16-11
EXHIBIT NO.1

- A \$975.00 check made payable to the D.C. Treasurer for the PUD and map amendment application filing fees;
- A letter from the Office of the Deputy Mayor for Planning and Economic Development authorizing Park View Community Partners, LLC to file and process the present application; and
- A letter from the Department of Housing and Community Development requesting a partial hearing fee waiver for the present application.

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

Sincerely,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman
Jessica R. Bloomfield

Enclosures

cc: Joel Lawson, D.C. Office of Planning (with enclosures, via hand delivery)
Anna Chamberlin, DDOT (with enclosures, via hand delivery)
ANC 1A (with enclosures, via U.S. Mail)
Rashida Brown, ANC 1A10 (with enclosures, via U.S. Mail)