



May 12, 2016

VIA FIRST CLASS MAIL

Attn: Sharon Schellin
Zoning Commission for the District of Columbia
c/o District of Columbia Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Consolidated PUD Application 3012 Georgia Avenue, NW (Lot 0849 Square 2890)

Dear Members of the Zoning Commission:

On behalf of the District of Columbia, acting by and through the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), owner of Lot 0849 in Square 2890 (the “District Parcel”), this letter serves as consent for Park View Community Partners, LLC (the “Applicant”), to apply for a consolidated planned-unit development (“PUD”) on behalf of DMPED, the current property owner.

The Applicant is hereby designated as the agent of the District, as fee owner of the District Parcel, for the purposes of filing and prosecuting such Application. No changes or amendments shall be made to the Application pertaining to the District Parcel without the prior written consent of the Deputy Mayor for Planning and Economic Development. The consent agreement contained in this Consent Letter shall not constitute an agreement by the District to assume any obligations of the Applicant set forth in the Application, nor shall District be obligated to incur any financial obligations under the Application which would violate Section 446 of the District of Columbia Home Rule Act, the Federal Anti-Deficiency Act, the Anti-Deficiency Act of the District of Columbia, or other applicable law. The consent agreement contained in this Consent Letter is contingent on the District executing an agreement with the Applicant on the long-term use and improvement of the District Parcel. In the event that the District does not execute an agreement with the Applicant regarding the District Parcel, then the consent contained herein shall be null and void.

The Subject Property is located at 3012 Georgia Avenue, NW (Lot 0849 in Square 2890) (the “Property”). The District Parcel is approximately 122,000 square feet, 75,000 square feet of which is the Subject Property. The Applicant also proposes to develop approximately 47,000 square feet of land area adjacent to the Subject Property as a new public park. The Property is bounded by Irving Street to the north, Georgia Avenue to the east, and Columbia Road to the south. The site is within the boundaries of Advisory Neighborhood Commission (“ANC”) 1A10, and abuts ANC 1B09, and is currently improved with a temporary public park and recreational area. The proposed development plan is intended to meet the goals of the New Communities Initiative, and will provide “Build First” replacement housing units for residents of Park Morton in a new mixed-income community.

The Property is presently located in the C-2-A zone fronting Georgia Avenue, and the R-4 zone on its western portion. The Applicant seeks to rezone the Property to C-2-B and R-5-B in connection with the PUD application. The Applicant proposes to develop the Property with two residential buildings, and 8 townhomes, comprised of approximately 279,844 square feet of gross floor area,

Brian T. Kenner
Deputy Mayor

ZONING COMMISSION
District of Columbia
CASE NO.16-11
EXHIBIT NO.4



generating approximately 273 residential dwelling units. Approximately 90 of the residential units will be set aside as replacement public housing units, and approximately 108 units will be will be available for households not exceeding 60% percent of the area medium income.

The developer of the project is Park View Partners, LLC, comprised of The Community Builders, Inc. and Dantes Partners, LLC. The architect is Torti Gallas Urban. The land use and zoning counsel is Holland & Knight LLP.

Please send to Lee Goldstein at lee.goldstein@dc.gov, within (1) business day of transmission or receipt, an electronic copy of all correspondence which it transmits to Applicant, or receives from Applicant, related to the Application.

Sincerely,



Brian T. Kenner
Deputy Mayor

CC: Sarosh Olpadwala
Marc Bleyer
Angie Rodgers
Lee Goldstein

