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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 Lots 19, 37, 805 and 814 in Square 5196

Dear Members of the Commission:

On behalf of The Warrenton Group (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 Lots 19, 37, 805 and 814 in Square 5196 (the "Property") from the MU-3 Zone to the MU-5-A.

The Applicant proposes to redevelop the Property with a mixed-use PUD that includes approximately 86 residential units, comprised of 1-bedroom and 2-bedroom units, all of which will be reserved for households with incomes not exceeding 60% of the area median income ("AMI") and ground floor retail and community space. Of the 86 units, 28 will be replacement units for the Lincoln Heights and Richardson Dwellings properties controlled by DCHA, in accordance with the New Communities Initiative Plan. The height of the proposed new building will be approximately 68 feet; the maximum density will be approximately 4.61 floor area ratio ("FAR"); and the maximum non-residential density will be approximately 0.2 FAR.

Enclosed herewith, please find:

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

- A \$1,300.00 check made payable to the D.C. Treasurer for the PUD and map amendment application filing fees.

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

A handwritten signature in cursive script, appearing to read "Leila M. Jackson Batties", with a circled initial "JB" at the end of the signature.

Leila M. Jackson Batties, Esq.
Joseph O. Gaon, Esq.

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (with enclosures, via hand delivery)
Joel Lawson, D.C. Office of Planning (with enclosures, via hand delivery)
Anna Chamberlin, DDOT (with enclosures, via hand delivery)
ANC 7C (with enclosures, via U.S. Mail)
Commissioner Patricia A. Malloy, ANC 7C01 (with enclosures, via Email)