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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 1, 64, 65 and 73 in Square 5197

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 1, 64, 65, and 73 in Square 5197 (the "Property") from the MU-3 Zone to the MU-4 Zone.

The Applicant proposes to redevelop the Property with a mixed-use PUD on two parcels that includes 183. Of the 183 units, 61 will be replacement units for the Lincoln Heights and Richardson Dwellings properties controlled by DCHA, in accordance with the New Communities Initiative Plan. The maximum building height on Parcel 1 will be 65 feet and the density will be 3.47 floor area ratio ("FAR"). The maximum building height on Parcel 2 will be 63 feet and the density will be 3.32 FAR.

Enclosed herewith, please find:

- 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



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)