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March 7, 2022

VIA IZIS

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: Application for Consolidated Review and Approval of a Planned Unit Development and Related Zoning Map Amendment at Lot 15 in Square 439-S (the “PUD Site”)

Dear Members of the Commission:

On behalf of MCRT Investments LLC (the “Applicant”), the authorized representative of the owner of the PUD Site, enclosed please find an application for consolidated review and approval of a Planned Unit Development (“PUD”) and a related Zoning Map amendment.

The Applicant proposes to redevelop the PUD Site with a new mixed use building consisting of approximately 204,457 square feet of gross floor area, including ground floor retail use and approximately 207 new dwelling units (the “Project”). The proposed PUD includes a comprehensive benefits package; for instance, 15% of the total residential gross floor area will be devoted to affordable housing. The Project will have an approximate floor area ratio of 8.64 and will achieve a maximum height of 110 feet. The PUD Site is currently zoned MU-12. To enable the proposed development, the Applicant proposes to rezone the PUD Site to the MU-10 zone.

Accordingly, please find the following materials enclosed:

- The Applicant’s Statement in Support of the application (the “Statement”) and supporting exhibits, pursuant to 11-Z DCMR §§ 300.11, 300.12 and 11-Z DCMR § 304.7; and
- Letter from the Applicant and the property owner authorizing Holland & Knight LLP to file and process this application (Ex. A to the Statement).

A check in the amount of \$1,300.00 made payable to the D.C. Treasurer for the PUD and Zoning Map amendment application filing fees, as required by 11-Z DCMR § 1600.3, will be provided upon acceptance of the application by the Office of Zoning.

We look forward to the Commission's consideration of this application.

Sincerely,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman



Christopher S. Cohen


Enclosures

cc: Certificate of Service (via e-mail; w/ encl.)

CERTIFICATE OF SERVICE

I hereby certify that on March 7, 2022, a copy of the foregoing application for a consolidated PUD and related Zoning Map amendment was served on the following:

- | | |
|--|-------------------|
| <p>1. D.C. Office of Planning
Ms. Jennifer Steingasser
Mr. Joel Lawson
jennifer.steingasser@dc.gov
joel.lawson@dc.gov</p> | <p>VIA E-MAIL</p> |
| <p>2. Advisory Neighborhood Commission 6D
c/o Commissioner Edward Daniels, Chair
6D@anc.dc.gov
6D07@anc.dc.gov</p> | <p>VIA E-MAIL</p> |
| <p>3. Dr. Majorie Lightman
Single-Member District Representative
ANC 6D-01
6D01@anc.dc.gov</p> | <p>VIA E-MAIL</p> |
| <p>4. District Department of Transportation
Ms. Anna Chamberlin
Mr. Aaron Zimmerman
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