

Holland & Knight

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VIA IZIS

October 27, 2015
District of Columbia Zoning Commission
441 4th Street, NW - Suite 210S
Washington, DC 20001

Re: Initio LP / Application for Text Amendment to Sec. 2401.1(c) of the Zoning Regulations

Dear Members of the Commission:

On behalf of Initio LP, (the “Applicant”), we respectfully submit this application for a text amendment to Section 2401.1(c) of the Zoning Regulations as follows:

FROM

- 2401.1 The minimum area included within the proposed development, including the area of public streets or alleys proposed to be closed, shall be as follows:
- (c) A total of fifteen thousand square feet (15,000 ft.2) for development to be located in any other zone district.

TO

- 2401.1 The minimum area included within the proposed development, including the area of public streets or alleys proposed to be closed, shall be as follows:
- (c) A total of ~~fifteen~~ **ten** thousand square feet (~~15,000~~ **10,000** ft.2) for development to be located in any other zone district.

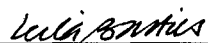
The proposed text amendment would benefit the District, generally, by providing additional review of the design, massing and architecture, and the provision of public benefits and amenities for a greater number of developments. Further, the proposed minimum area requirement is consistent with the minimum area requirements for a PUD in the H Street Northeast Neighborhood Commercial Overlay District (§1326.2) and the Georgia Avenue Commercial Overlay District (§1331.1(b)), so there is precedent for the requested amendment already within the text of the Zoning Regulations. Finally, it our understanding that the Office of Planning is supportive of the proposed text amendment,

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In light of the foregoing, we remain hopeful of the Zoning Commission's favorable review of this application. Thank you for your considerate attention to this matter.

Sincerely,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties, Esq.

cc: Alan Bergstein, Esq., Office of the Attorney General
(via email)
Ms. Jennifer Steingasser, Office of Planning (via email)
Mr. Joel Lawson, Office of Planning (via email)
Ms. Anne Fothergill, Office of Planning (via email)