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August 1, 2025

VIA IZIS

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

**Re: Z.C. Case No. 24-12
Consolidated PUD and Related Zoning Map Amendment @ Square 1666,
Lot 810 and a Portion of Lot 809 (4201 Garrison Street, N.W.)
Applicant's Revised List of Proffers and Corresponding Conditions**

Dear Members of the Commission:

On behalf of Harrison Wisconsin Owner, LLC, the “Applicant” in the above-referenced case, we hereby submit the Applicant’s revised list of proffers and corresponding conditions (the “Revised List”). In accordance with Subtitle X § 308.6, this filing is being made no later than twenty-one (21) days after the Commission took proposed action on the application.

Since submitting the initial list on July 21, 2025 (Ex. [89–89A](#)), the Applicant received comments from the Office of Zoning Legal Division (OZLD), which requested certain revisions to the conditions related to the Applicant’s affordable housing proffer. In response, the enclosed Revised List, presented in redline form, addresses OZLD’s requested changes and includes a few additional technical edits.

The revisions also clarify the Inclusionary Zoning (IZ) component of the Applicant’s affordable housing proffer, including how the total IZ set-aside was calculated. Approximately 10,411 square feet of net residential floor area will be reserved as IZ units, based on the *combined* total of 75% of the bonus density utilized and 10% of the Project’s habitable penthouse space, pursuant to Subtitle C § 1003.1. This IZ set-aside supports the Applicant’s broader commitment to provide approximately 33% of the total residential units as affordable housing.

The revised language also clarifies that, while the Project does not allocate the full 75% bonus density set-aside to households earning no more than 60% of MFI, as ordinarily required by Subtitle C §§ 1003.1(a) and 1003.7(a), the Applicant is instead reallocating a portion of that floor

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area to households earning no more than 50% of MFI. **As a result, the Project will deliver more than twice the minimum required IZ floor area at the 50% MFI level, thereby achieving deeper affordability.** The updated conditions to the affordable housing proffer reflect this approach and are consistent with the IZ plan shown on Sheet G13 of Exhibit [23A1](#).

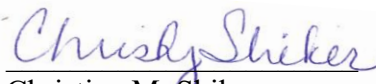
No comments were received from the Office of Planning (OP) or the District Department of Transportation (DDOT). The Applicant served a copy of its initial list on OP, and DDOT on July 21, 2025, and followed up for comments via email on July 28, 2025.

We look forward to the Commission's continued deliberations on the application and potentially taking final action at the public meeting scheduled for September 11, 2025. Should there be any questions, please do not hesitate to have the Office of Zoning staff contact us.

Thank you for your attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christine M. Shiker
Christopher S. Cohen

Enclosure

cc: Certificate of Service
Sharon Schellin
Secretary to the Zoning Commission (via e-mail: sharon.schellin@dc.gov)

Certificate of Service

I hereby certify that on August 1, 2025, a copy of the foregoing correspondence and the Applicant's initial list of proffers and corresponding conditions were served on the following via electronic mail at the addresses listed below:

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