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September 16, 2024

Via IZIS

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

**Re: New Application for Consolidated Review and Approval of a Planned Unit Development (“PUD”) and Related Zoning Map Amendment
Lot 810 and a Portion of Lot 809 in Square 1666**

Dear Members of the Commission:

On behalf of Harrison Wisconsin Owner, LLC (the “Applicant”), enclosed please find a new application for consolidated review and approval of a PUD and a related Zoning Map amendment. The property included in the application consists of Lot 810 and a portion of Lot 809 in Square 1666 (the “Property”). The Property’s address is 4201 Garrison Street, NW.

The Property is presently split-zoned. The western portion of the Property is in the Mixed Use (MU)-4 zone, and the eastern portion of the Property is in the Residential (R)-2 zone. The Applicant is seeking a PUD and Zoning Map amendment to rezone the R-2 zoned portion of the Property to the RA-3 zone. As detailed in the Applicant’s *Statement in Support*, the gross floor area (“GFA”) for the Project will only be generated by the RA-3 zoned area of the Property. However, the inclusion of the MU-4 zoned area of the Property within the PUD site boundary allows for improved siting and a more favorable distribution of the proposed building area.

Approval of the application will enable the Property to be redeveloped with a new residential building containing approximately 123,444 total square feet of GFA and approximately 127 multifamily units. The building will be constructed to a maximum height of 50 feet, 3 inches, with the building height measuring point located on 42nd Street, NW. Importantly, by leveraging the District’s HANTA program, the Project will also devote 33% of the residential units to affordable housing, which far exceeds the amount that would be required through matter-of-right development.

Enclosed please find the following materials:

ZONING COMMISSION
District of Columbia
CASE NO.24-12
EXHIBIT NO.2

- The Applicant's *Statement in Support* of the application and supporting exhibits (Exhibits A through H), provided pursuant to Subtitle Z §§ 300.11, 300.12, and 304.7; and
- A Letter from the Applicant authorizing Holland & Knight LLP to file and process this application (*see* Ex. B to the Applicant's *Statement in Support*).

In accordance with Subtitle Z § 1600.3, the Applicant will provide a check in the amount of \$1,300.00 made payable to the D.C. Treasurer for the requisite filing fees upon the Office of Zoning's acceptance of the application.

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

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christine M. Shiker

By: 
Christopher S. Cohen

Encl.

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on September 16, 2024, a copy of the foregoing application seeking approval of a consolidated Planned Unit Development and a related Zoning Map amendment was served by electronic mail on the following at the addresses stated below:

DC Office of Planning

Jennifer Steingasser: jennifer.steingasser@dc.gov

Joel Lawson: joel.lawson@dc.gov

Ron Barron: ron.barron@dc.gov

District Department of Transportation

Erkin Ozberk: erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 3E

c/o Jonathan McHugh (per <https://anc3e.org/about/>)

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Commissioner Jonathan Bender

ANC 3E Chair and SMD 3E03

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