



May 16, 2025

VIA IZIS

D.C. Zoning Commission  
Office of Zoning  
441 4th Street, N.W., Suite 200-S  
Washington, DC 20001

Re: **Application of BD Parcel 5 LLC (“Applicant”) for Design Review Approval of Buildings and Structures located in the Northern Howard Road (“NHR”) Zone Lot 1070, in Square 5860 (the “Property”)**

Dear Members of the Zoning Commission:

On behalf of the Applicant, enclosed is a copy of the application for review of buildings and structures in the NHR Zone for the above-referenced Property. The Applicant proposes a new mixed-use building on the Property containing residential and retail, service, and/or eating and drinking establishment uses. The building will have an approximate density of 7.21 FAR and will contain approximately 299 dwelling units. Due to its location in the NHR Zone, the Project is subject to mandatory design review by the Commission.

The application was filed electronically through the Interactive Zoning Information System (IZIS) on May 16, 2025. The application package meets the filing requirements detailed in Chapter 3 of Subtitle Z of the Zoning Regulations, and includes the completed application forms, statement justifying the project, Comprehensive Plan evaluation, and detailed architectural plans, sections, elevations, renderings, and view analyses.

Please feel free to contact me at (202) 721-1132 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at an upcoming public hearing.

Sincerely,

/s/  
Jefferey Utz

Enclosures

### **Certificate of Service**

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on May 16, 2025.

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/s/

Shane L. Dettman