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VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Application for Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment for a Portion of Lot 824 in Square 5194

Dear Members of the Commission:

On behalf of Providence Place I LP (the "Applicant"), we hereby submit an application for consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone a portion of Lot 824 in Square 5194 from the RA-1 Zone to the RA-2 Zone.

The Applicant proposes to redevelop the Property with approximately 100 residential units, comprised of 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units, all of which will be affordable units for households with incomes not exceeding 60% of the area median income ("AMI"). Of the 100 units, 35 will be replacement units for the Lincoln Heights/Richardson Dwellings properties controlled by the DC Housing Authority. Eight of the nine 3-bedroom units and all of the 4-bedroom units will be replacement units. The building will have a maximum height of approximately 31 feet, 10 inches; a density of approximately 1.88 floor area ratio ("FAR"); and 48 below grade parking spaces.

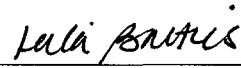
Enclosed herewith, please find:

- An original and one copy of signed application forms for consolidated approval of a PUD and zoning map amendment;
- An original and one copy of a statement in support of the application and supporting exhibits; and
- A \$1,300.00 check made payable to the D.C. Treasurer for the PUD and map amendment application filing fees.

The Applicant requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties, Esq.
Joseph O. Gaon, Esq.

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (with enclosures, via hand delivery)
Joel Lawson, D.C. Office of Planning (with enclosures, via hand delivery)
Anna Chamberlin, DDOT (with enclosures, via hand delivery)
ANC 7C (with enclosures, via U.S. Mail)
Commissioner Patricia A. Malloy, ANC 7C01 (with enclosures, via Email)