

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Table with 4 columns: Square No., Lot Nos., Existing Zoning, Requested Zoning. Row 1: 542, 89, C-3-B/C-3-C, C-3-C.

Address or description of the premises: 401 M Street, SW, known as the Waterside Mall

Area of the Site: 13.42 square feet or acres

Baist Atlas No. II, Page 3

The above information and attached documents are true to the best of my knowledge.

Owner's Signature (Handwritten: Act)

Date

Owner's Printed Name: RLA Revitalization Corporation

RECEIVED NOV 15 AM 3:10

Person to be notified of all actions:

Name: Whayne S. Quin, Telephone Number: (202) 663-7274, Address: Holland & Knight LLP, Suite 100, 2099 Pennsylvania Avenue, NW Washington DC 20006, Zip Code: 20006

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted:

ZONING COMMISSION District of Columbia

CASE NO. 02-312 ZONING COMMISSION District of Columbia CASE NO. 02-38A EXHIBIT NO. 2 EXHIBIT NO. 2

Z.C. Case No. EXHIBIT NO.

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 1, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$250.00 (make check or money order payable to the D.C. Treasurer; no cash).

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR MODIFICATION OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for modification to an approved Planned Unit Development, details of which are as follows:

Square No. 542 Lot Nos. 89

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Address or description of the premises: 401 M Street, SW, known as the Waterside Mall

Area of the Site: 13.42 square feet or acres

Baist Atlas No. II, Page 3

Brief description of the proposal: Modification to an approved first-stage PUD for the redevelopment of Waterside Mall. The proposed modification maintains the same overall density of 4.33 FAR but includes changes to site planning, distribution of uses, and height.

Date of consolidated or final approval: First Stage approval on November 28, 2003 Case No.: 02-38 Zoning Commission Order No.: 02-38

Concurrent change of zoning requested (check one): [X] Yes [] No

The above information and attached documents are true to the best of my knowledge.

Owner's Signature [Signature] Date

RLA Revitalization Corporation Owner's Printed Name

Shalom Baranes Architects (202) 342-2200 Name of Architect Telephone Number

3299 K Street, NW Washington DC 20007 Address Zip Code

Person to be notified of all actions:

Whayne S. Quin (202) 663-7274 Name Telephone Number

Holland & Knight LLP 2099 Pennsylvania Avenue, NW Washington, DC 20006 Address Zip Code

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Date Received:

Date Accepted:

Z.C. Case No.

INSTRUCTIONS

Any request to modify a previously approved planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 6, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #6 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested PUD modification. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$400.00 (make check or money order payable to the D.C. Treasurer; no cash).
7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for final approval of a Planned Unit Development, details of which are as follows:

Square No.
542

Lot Nos.
89

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Address or description of the premises: 401 M Street, SW, known as the Waterside Mall

Area of the Site: 13.42 square feet or acres

Baist Atlas No. II, Page 3

Brief description of the proposal: Request for second-stage approval of a portion of the redevelopment of Waterside Mall to include the following: conversion of two existing towers to residential use, with approximately 438,000 square feet of gross floor area and a maximum height of 130 feet; two office buildings with ground floor retail, with approximately 564,800 square feet of gross floor area and a maximum height of 94 feet; and option for a grocery store with up to 55,00 square feet of gross floor area.

Date of Preliminary Approval: November 28, 2003 Case No.: 02-38

Zoning Commission Order No.: 02-38

Concurrent change of zoning requested (check one): [X] Yes ___ No

The above information and attached documents are true to the best of my knowledge

Owner's Signature

Date

RLA Revitalization Corporation
Owner's Printed Name

Shalom Baranes & Associates
Name of Architect

(202)342-2200
Telephone Number

3299 K Street, NW Washington DC
Address

20007
Zip Code

Person to be notified of all actions:

Whayne S. Quin
Name

(202) 663-7274
Telephone Number

Holland & Knight LLP, Suite 100
2099 Pennsylvania Avenue, NW Washington DC 20006
Address Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted:

Z.C. Case No.

INSTRUCTIONS

Any request for second-stage (final) approval of a planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 3, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #3 for each ownership). In addition to the original form, submit twenty (20) copies.
2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested final PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.
3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.
4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.
5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.
6. Non-refundable filing fee of \$500.00 (make check or money order payable to the D.C. Treasurer; no cash).
7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).