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April 30, 2020

VIA EMAIL

Mr. Stephen Cochran
District of Columbia
Office of Planning
1100 4th Street, SW – Suite E650
Washington, DC 20001

**Re: ZC Case No. 20-06 / 1333 M Street, SE
First-Stage PUD, Consolidated PUD, and Related Map Amendment
Updated Exhibits and Supplemental Information**

Dear Mr. Cochran:

As a follow up to our most recent discussion with the Office of Planning, enclosed please find an exhibit that defines the boundary of the PUD site that is the subject of the Consolidated PUD request and the other portions of the project contemplated with the First-Stage PUD approval. The exhibit includes the land area for each portion of the project. Also enclosed is an exhibit that lists all of the improvements that will be constructed in the public space and the timing for said improvements.

Finally, as it relates to the affordable units proposed for the PUD, the Applicant confirms that all of the affordable units will be inclusionary zoning (“IZ”) units, reserved for households earning equal to or less than sixty percent (60%) of the median family income, and subject to the applicable requirements of the IZ Regulations in Subtitle C, Chapter 10 of the Zoning Regulations.

Mr. Stephen Cochran
Office of Planning
April 30, 2020

Thank you for your considerate attention to this matter. We trust this information is helpful in your review of the application. Please do not hesitate to contact us with any follow up questions or concerns.

Sincerely,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink that reads "Leila Batties". The signature is written in a cursive, flowing style.

Leila M. Jackson Batties
Christopher S. Cohen

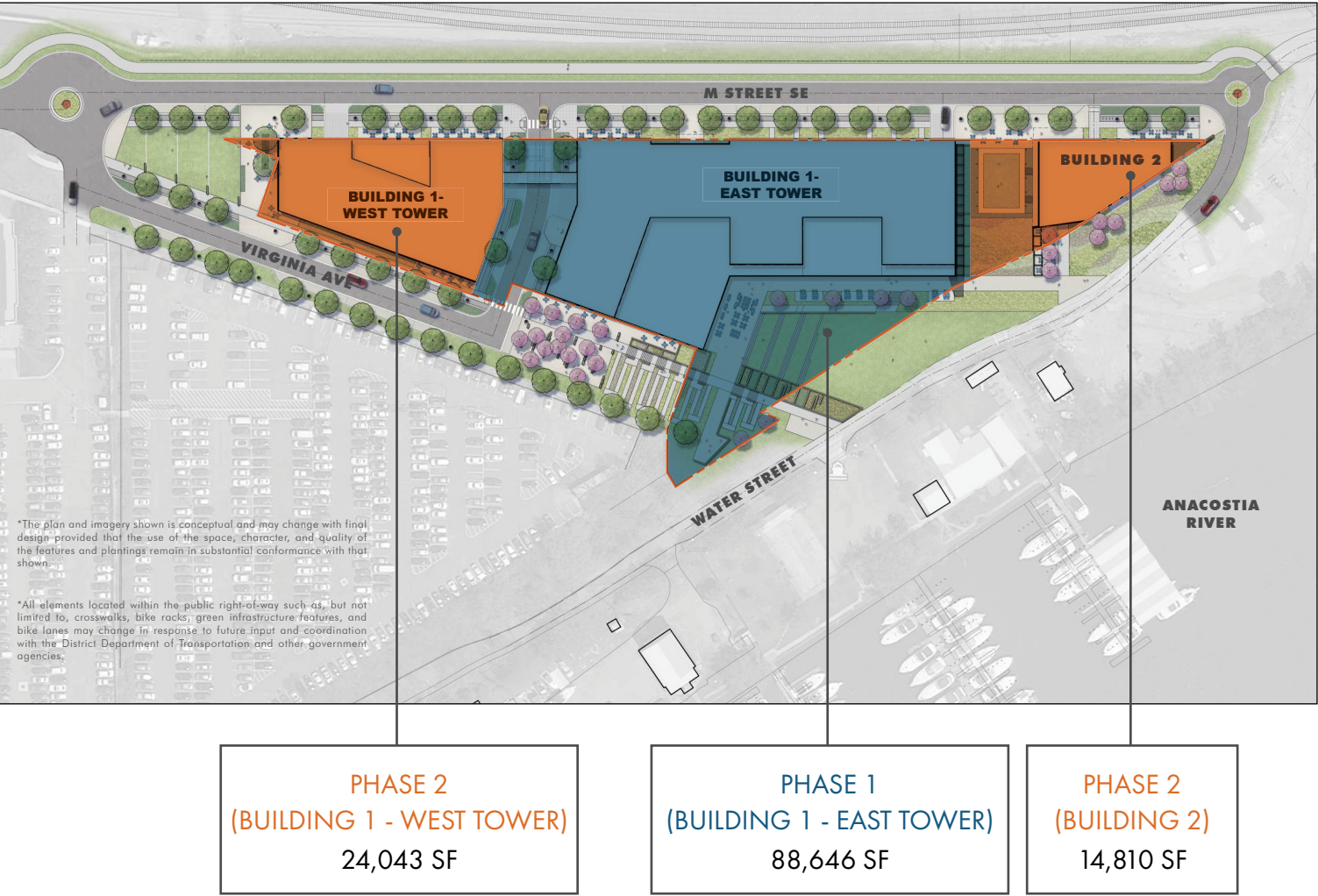
Enclosures (2)

cc: Zoning Commission for the District of Columbia
Ms. Jennifer Steingasser, D.C. Office of Planning
Mr. Joel Lawson, D.C. Office of Planning
Ms. Anna Chamberlin, DDOT
Mr. Aaron Zimmerman, DDOT
ANC 6B c/o Commissioner Brian Ready
Commissioner Corey Holman, ANC 6B-06

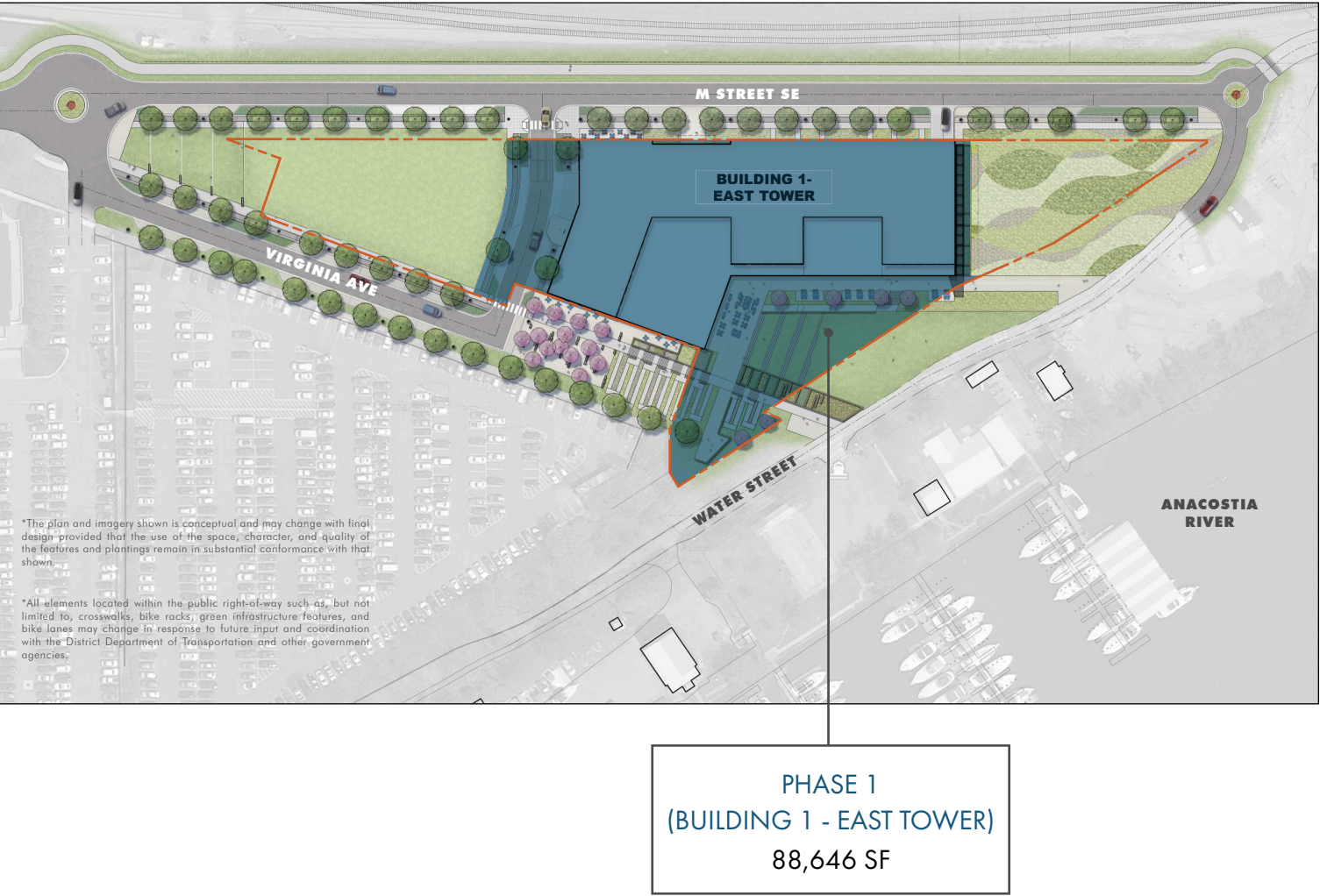
LAND DEVELOPMENT ON PRIVATE PROPERTY

PHASE 1:	88,646 SF
PHASE 2 (24,043 SF + 14,810 SF):	38,853 SF
TOTAL SITE AREA:	127,499 SF

STAGE 1 PUD APPROVAL:



CONSOLIDATED PUD APPROVAL/PHASE 1:



Benefits in **ORANGE** text indicate improvement to be done at Phase 1.
Benefits in **BLUE** text indicate improvement to be done at Phase 2.

