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July 1, 2020

VIA IZIS

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

**Re: Z.C. Case No. 20-06: 1st-Stage & Consolidated PUDs & Related Map Amendment
Letter of Support from 11th Street Bridge Park**

Dear Members of the Commission:

On behalf of Felice Development Group (the “Applicant”), enclosed herewith is a letter in support of the above-referenced application from 11th Street Bridge Park. We appreciate your ongoing consideration of this application and look forward to presenting before you at the public hearing on Thursday, September 10th.

Sincerely,

HOLLAND & KNIGHT LLP



Christopher S. Cohen

Encl.



June 24, 2020

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

**Re: Zoning Commission Case No. 20-06 – Felice Development Group
First Stage and Consolidated PUDs and Related Map Amendment**

Dear Chairman Hood and Members of the Commission:

This letter is written on behalf of 11th Street Bridge Park (a project of the Ward 8 based non-profit Building Bridges Across the River) in support of an application for the: (1) first-stage planned unit development (“PUD”); (2) consolidated PUD; and (3) related Zoning Map amendment from the PDR-4 zone to the MU-9 zone for the parcel located at 1333 M Street, S.E. (the “Property”).

Based on our discussions with the developer of the PUD, Felice Development Group (“FDG”), it is our understanding that the Property will be redeveloped with a mixed use project that consists of 786,160 square feet, including 900 apartment units and approximately 45,000 square feet of retail/non-residential uses. The PUD will be constructed in two phases as follows:

- Phase 1 / Building 1-East Tower: 496 residential units and approximately 32,217 square feet of retail/non-residential uses.
- Phase 2 / Building 1-West Tower: 307 residential units and approximately 9,971 square feet of retail/non-residential uses.
- Phase 2 / Building 2: 97 residential units and approximately 1,904 square feet of retail/non-residential uses.

Building 1 will have a maximum building height of 130 feet and Building 2 will have a maximum building height of 92 feet. The overall density for the PUD will be 6.17 FAR.

The PUD includes the construction of substantial public space, environmental, and circulation improvements on and around the Property. We are particularly enthused about the Lower Retail Promenade that will serve as a focal point of the project and provide a great lawn and access to Water Street, the Anacostia Riverfront Trail and the future 11th Street Bridge Park. The PUD will be a compatible addition to the surrounding community and will help to further engage District residents with the Anacostia River – an amazing natural resource in the nation’s capital.

The proposed redevelopment is consistent with the efforts and initiatives of the 11th Street Bridge Park, which will be the first elevated public park perched over the Anacostia River. Located on the piers of the old 11th Street Bridge, this venue will be a space for healthy recreation, environmental education and the arts. The park is envisioned as a way to literally and metaphorically bridge the divide between the neighborhoods of Navy Yards and Capitol Hill on the west side and the neighborhoods of Anacostia and Fairlawn to the east. FDG's commitment to ensure 11% of their units are affordable (much greater than basic Inclusionary Zoning requirements) aligns with the Bridge Park's efforts to build a more equitable and inclusive neighborhood.

We are appreciative of FDG's outreach and commitment to delivering a first-class development along the Anacostia Waterfront. We respectfully urge the Zoning Commission's approval of the application.

Sincerely,

11TH STREET BRIDGE PARK



Signature

Scott Kratz, Vice President, Building Bridges
Across the River & Director, 11th Street Bridge Park