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July 20, 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 – Corporate Office Properties Trust**

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 Corporate Office Properties Trust. We very much 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.



**CORPORATE OFFICE
PROPERTIES TRUST**

6711 Columbia Gateway Drive, Suite 300
Columbia, Maryland 21046-2104
Telephone 443-285-5400
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July 16, 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 Corporate Office Properties Trust 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 and the Anacostia Riverfront Trail. The PUD will be a compatible addition to the surrounding community and will help to further revitalize this area of the District, and will align with our core values of safety, accessibility, uniqueness, and vibrancy.

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

Sincerely,

CORPORATE OFFICE PROPERTIES TRUST



Stephen E. Budorick
President and Chief Executive Officer