

# Holland & Knight

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December 2, 2021

## VIA IZIS

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

Re: Z.C. Case No. 21-17  
Congress Park Community Partners, LLC  
Zoning Map Amendment  
Portion of Lot 806 in Square 5914

Dear Members of the Zoning Commission:

On behalf of the Applicant, Congress Park Community Partners, LLC, we hereby submit the following supplemental information in support of the above-referenced Zoning Map amendment application to rezone the eastern portion of the property located at 1351 Alabama Avenue (portion of Lot 806 in Square 5914).

### Advisory Neighborhood Commission Letter of Support

The Applicant has coordinated with the community and ANC 8E on the proposed map amendment. At its meeting on June 22, 2021, ANC 8E voted unanimously to support the proposed Zoning Map amendment. In its letter of support, ANC 8E acknowledges that the intended redevelopment of the Property will add residences “without making the building too large or out of place in the neighborhood.” The ANC further states that the map amendment “will further facilitate the implementation of broad public policy and the District’s Comprehensive Plan. A copy of the ANC’s letter in support of the proposed Zoning Map amendment is attached.

### Community Benefits Agreement

The Applicant has conducted extensive engagement with ANC 8E, various community organizations, neighbors, and adjacent property owners. The outgrowth of this engagement is a wide range of commitments made by the Applicant which have been memorialized in an executed community benefits agreement (“CBA”) between the Applicant and ANC 8E. A copy of the CBA is attached to this correspondence for the Commission convenience.

Update of Requested Zone Classification per Z.C. Case No. 21-08

As set forth in the Applicant's initial statement, the Applicant is requesting a Zoning Map amendment from RA-1 to MU-8. Since the application was submitted, the Zoning Commission took final action to adopt text amendments to create a series of housing-focused mixed-use zones (the MU-6A, MU-7A, MU-8A, and MU-9A zones). *See* Z.C. Case No. 21-08. These new zones have the same development standards as the existing MU-6 through MU-9 zones, with the exception that the maximum permitted non-residential density in these new zones is limited to 1.0 FAR, regardless of the maximum overall FAR. Consequently, the existing MU-6 through MU-9 zones will be renamed to MU-6B, MU-7B, MU-8B, and MU-9B zones. The final order in Z.C. Case No. 21-08 is scheduled to go into effect on December 10, 2021.

Once the above-described text amendments take effect, the existing zone classification "MU-8" will no longer exist, and will no longer be mapped on the Zoning Map. Instead, all areas currently zoned MU-8 will be renamed to MU-8B. This is solely a name change, and the development standards of the newly named MU-8B zone will remain exactly the same as those currently governing the MU-8 zone that has been requested by the Applicant. As a result, since the text amendments in Z.C. Case No. 21-08 will take effect prior to the public hearing in this case, the Applicant requests the Commission to advertise and hear the subject application as a Zoning Map amendment from RA-1 to MU-8B.

Respectfully Submitted,



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Kyrus L. Freeman

Enclosures

cc: Certificate of Service

