



September 23, 2022

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001
zcsubmissions@dc.gov

Re: Z.C. Case No. 22-06 / Maine Avenue PUD
Letter in Support

Dear Members of the Commission:

The Nicholson Project is pleased to share our support for the above-referenced planned unit development (PUD) application filed by 801 Maine Ave SW PJV, LLC. For the past year, we have partnered with 899 Maine Avenue on an upcoming public art project, funded by the DC Commission on the Arts and Humanities, to bring high-quality, accessible, contemporary art to the public. This project will come to fruition in early 2023. 899 Maine Avenue have been incredible partners and supporters of this endeavor, and I know of other artists and arts organizations and non-profits that they have supported as well, exemplifying their commitment to ongoing revitalization of this neighborhood and those throughout the City. The proposed PUD would revitalize an important gateway location with a thoughtfully designed mixed-use building. The project would also bring substantial new housing, including affordable housing, and neighborhood-serving retail to a thriving neighborhood of the city.

The redevelopment of the site, and the PUD benefits and amenities, will enhance this area of the Southwest Neighborhood. The project benefits and amenities include, among other things:

- Approximately 65,000 square feet of new affordable housing;
- A new grocery store and bank uses;
- The proposed reconfiguration and redesign of 9th Street, which will create a safer experience for motorists, pedestrians, and cyclists;
- The applicant's proposal to contribute \$75,000 to facilitate a public art installation along Maine Avenue; and
- The new building will be designed to a LEED Platinum standard.

For these reasons, I hope the Commission approves this application. Thank you for your consideration of this letter.

Sincerely,

Allison Nance, Managing Director
The Nicholson Project
allison@thenicholsonproject.org / 703-615-1834