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September 13, 2021

VIA IZIS

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

**Re: Application of S Street Village LLC for a Zoning Map Amendment
Lots 88, 108, 110, 810, and 811 in Square 442 (collectively, the “Property”)**

Dear Members of the Commission:

On behalf of S Street Village LLC (the “**Applicant**”), we hereby submit this application for approval of an amendment to the Zoning Map for the Property. The Applicant seeks to rezone the Property from the Residential Flats (RF)-1 zone to the Mixed-Use Uptown Arts (ARTS)-2 zone.

As set forth in the attached Statement in Support, the existing zoning of the Property is inconsistent with the Comprehensive Plan. Conversely, the proposed rezoning to the ARTS-2 zone will establish zoning on the Property that is not inconsistent with the Comprehensive Plan, as required under D.C. Code § 6-641.02. The proposed Zoning Map amendment will also advance the objectives of the Convention Center Area Strategic Development Plan and the Uptown Destination District (DUKE) Plan, the Small Area Plans that govern the Subject Property. Ultimately, the proposed Zoning Map Amendment will facilitate the redevelopment of a mixed use project that will provide new affordable housing.

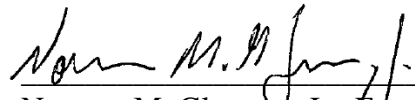
The materials filed online and enclosed herein meet the filing requirements detailed in Chapter 3 of Subtitle Z of the 2016 Zoning Regulations. Also enclosed is a check made payable to the DC

Treasurer for \$650.00, which represents the correct filing fee for a contested case map amendment application pursuant to Subtitle Z § 1600.3.

We look forward to the Commission's consideration of this matter. Please do not hesitate to have Office of Zoning staff contact us with any questions or additional requests for information.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr., Esq.
Leila M. Jackson Batties, Esq.
Christopher S. Cohen, Esq.

Enclosures

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that, on September 13, 2021, a copy of the foregoing Zoning Map amendment application, filed by S Street Village LLC, for Lots 88, 108, 110, 810, and 811 in Square 442, was served upon the following:

1. **D.C. Office of Planning**
Ms. Jennifer Steingasser
Mr. Joel Lawson
via Email: jennifer.steingasser@dc.gov
joel.lawson@dc.gov

2. **Advisory Neighborhood Commission 6E**
c/o Commissioner Rachelle Nigro, Chair
via Email: 6E@anc.dc.gov
6E04@anc.dc.gov

3. **Commissioner Alex Lopez**
Single Member District Representative, ANC 6E-02
via Email: 6E02@anc.dc.gov

4. **Advisory Neighborhood Commission 1B**
c/o Commissioner James Turner, Chair
via Email: 1B@anc.dc.gov
1B09@anc.dc.gov

5. **Commissioner Larry Handerhan**
Single Member District Representative, SMD 1B-01
via Email: 1B01@anc.dc.gov

6. **District Department of Transportation**
Ms. Anna Chamberlin
Mr. Aaron Zimmerman
via Email: anna.chamberlin@dc.gov
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