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November 12, 2021

D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **Application of Steuart Investment Company (“Applicant”) for Review of a Building on Lot 801 in Square 662 and Lot 800 in Square 662E (together, the “Property”)**

Dear Chairman Hood and Members of the Zoning Commission:

On behalf of the Applicant, enclosed please find an application for review of a project on South Capitol Street (“**Project**”) for the above-referenced Property. This Application pertains to Phase I of the Project, which will consist of a mixed-use building having a maximum height of 130 feet and 13 stories with approximately 434 residential units and approximately 17,495 square feet of ground-floor retail uses.

The Application is being filed electronically through the Interactive Zoning Information System (IZIS) on November 12, 2021. The application materials filed online meet the filing requirements detailed in Subtitle Z, Chapter 3 of the Zoning Regulations, and include:

- The completed and executed application form (Form 100);
- The Applicant’s Statement in Support, including a detailed description of how the application meets the design review evaluation standards and related exhibits;
- Detailed architectural drawings, plans, and elevations of the proposed project (which include photographs of the existing property);
- The authorization letter from the Applicant authorizing Goulston & Storrs to file and process the application;

- The certification and copy of the notice of intent to file the application that was mailed to surrounding property owners and parties (with certification of mailing and list of property owners);

A check for \$33,257.00 payable to the “DC Treasurer”, which represents the filing fee pursuant to Subtitle Z § 1600.6 for this matter, and two sets of pre-printed labels for the surrounding property owners and parties are also being delivered to the Office of Zoning contemporaneously with this filing.

Please feel free to contact Christine at (202) 721-1116 or Lawrence at (202) 721-1135 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at an upcoming public hearing.

Sincerely,

/s/ Christine A. Roddy

Christine A. Roddy

/s/ Lawrence Ferris

Lawrence Ferris

