

Holland & Knight

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February 11, 2021

VIA IZIS

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

Re: Application for Consolidated Review and Approval of a Planned Unit Development and Related Zoning Map Amendment at Lot 0053 in Square 0390 (the “PUD Site”)

Dear Members of the Commission:

On behalf of 801 Maine Ave SW PJV, LLC (the “Applicant”), enclosed please find an application for consolidated review and approval of a Planned Unit Development (“PUD”) and a related Zoning Map amendment.

The Applicant proposes to redevelop the PUD Site with a mixed use building consisting of approximately 454,442 square feet of gross floor area, including ground floor retail use and approximately 498 new dwelling units (the “Project”). The proposed PUD includes a comprehensive benefits package; for instance, 15% of the total residential gross floor area will be devoted to affordable housing. The Project will have an approximate floor area ratio of 7.92 and will range between 120 – 120 feet in height. The PUD Site is currently zoned MU-12. To enable the proposed development, the Applicant proposes to rezone the PUD Site to the MU-9A zone.

Accordingly, please find the following materials enclosed:

- Letter from the Applicant authorizing Holland & Knight LLP to file and process this application; and
- The Applicant’s Statement in Support of the application and supporting exhibits, pursuant to 11-Z DCMR §§ 300.11, 300.12 and 11-Z DCMR § 304.7.

A check in the amount of \$1,300.00 made payable to the D.C. Treasurer for the PUD and Zoning Map amendment application filing fees, as required by 11-Z DCMR § 1600.3, will be provided upon acceptance of the application by the Office of Zoning.

We look forward to the Commission's consideration of this application.

Sincerely,

HOLLAND & KNIGHT LLP



Leila Jackson Batties


Christopher S. Cohen


Enclosures

cc: Certificate of Service (via e-mail; w/ encl.)

CERTIFICATE OF SERVICE

I hereby certify that on February 11, 2022, a copy of the foregoing application for a consolidated PUD and related Zoning Map amendment was served on the following:

- | | |
|--|-------------------|
| <p>1. D.C. Office of Planning
Ms. Jennifer Steingasser
Mr. Joel Lawson
jennifer.steingasser@dc.gov
joel.lawson@dc.gov</p> | <p>VIA E-MAIL</p> |
| <p>2. Advisory Neighborhood Commission 6D
c/o Commissioner Edward Daniels, Chair
6D@anc.dc.gov
6D07@anc.dc.gov</p> | <p>VIA E-MAIL</p> |
| <p>3. Dr. Majorie Lightman
Single-Member District Representative
ANC 6D-01
6D01@anc.dc.gov</p> | <p>VIA E-MAIL</p> |
| <p>4. District Department of Transportation
Ms. Anna Chamberlin
Mr. Aaron Zimmerman
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