

March 19, 2015

VIA HAND DELIVERY

Ms. Sharon Schellin
Secretary to the D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: Application for Consolidated Review and Approval of a Planned Unit
Development at 315 H Street, NE (Square 777, Lots 24-28, 813-815) ("Subject
Property")

Dear Ms. Schellin:

Enclosed please find ten copies and one original of an application for a consolidated Planned Unit Development for the above-referenced property. I have also enclosed a check totaling \$650 for the filing fee and two sets of mailing labels.

The Subject Property is located at 315 H Street, NE and is in the C-2-B/HS-H Zone District. The proposed PUD does not seek to rezone the Subject Property but seeks approval for a mixed-use development including approximately 125 residential units and 6,000 square feet of ground floor retail. The proposed project will improve an underutilized parcel of land along the H Street corridor and it will provide affordable housing at a deeper affordability level than is otherwise required. The project is not inconsistent with either the Comprehensive Plan or the analysis put forth in the After the Small Area Plan for the H Street Corridor.

If you or anyone in the Office of Zoning has any questions, please do not hesitate to contact me.

Sincerely,



Christine Roddy