



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



April 3, 2015

VIA FIRST CLASS MAIL

Zoning Commission for the District of Columbia
c/o District of Columbia Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re.: Consolidated PUD Application 5201 Hayes Street, N.E. (Lot 809 Square 5197)

Dear Members of the Zoning Commission:

On behalf of the District of Columbia, acting by and through the Office of the Deputy Mayor for Planning and Economic Development ("DMPED"), owner of Lot 809 in Square 5197 (the "District Parcel"), this letter serves as confirmation that the development team, Deanwood Hills, LLC will apply for a consolidated planned-unit development ("PUD") on behalf of DMPED, the current property owner.

The subject property is located at 5201 Hayes Street, N.E. (Lot 809 in Square 5197) (the "Property"). The Property is triangular in shape and has a land area of approximately 93,540 square feet. The Property is bounded by Hayes Street, N.E. to the north, private property and Division Avenue to the east, and private property to the south. The site is within the boundaries of Advisory Neighborhood Commission ("ANC") 7C01 and is currently unimproved. The project is a part of the New Communities Initiative, and will provide replacement housing units for residents of Lincoln Heights and Richardson Dwellings.

The Property is presently located in the C-M-1 (Commercial-Light Manufacturing) District. The Applicant seeks to rezone the Property to the R-5-B District in connection with the PUD application. The Applicant proposes to develop the Property with a residential building comprised of approximately 152,500 square feet of gross floor area, generating approximately 150 dwelling units. Fifty of the residential units will be set aside as replacement public housing units, and the remainder will be available for households not exceeding 60% percent of the area medium income.

The developer of the project is Deanwood Hills, LLC, comprised of Pennrose Properties and The Warrneton Group. The architect is Torti Gallas Urban. The land use and zoning counsel is Holland & Knight LLP.

Respectfully,

Brian T. Kenner
Deputy Mayor

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Cc: Sarosh Olpadwala (ODMPED)
Martine Combal (ODMPED)
Lee Goldstein (ODMPED)
Leila Batties, Holland & Knight
Ivy Dench-Carter, Pennrose Properties
Warren Williams, The Warrenton Group

BRIAN T. KENNER
DEPUTY MAYOR