

February 27, 2013

VIA HAND DELIVERY

Sharon Schellin, Secretary
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: **Application of Forest City Washington (“Applicant”) for Approval of a First-Stage Planned Unit Development, Second-Stage Planned Unit Development, and Related Rezoning**
Square 744S, part of Lot 805 & Square 744SS, part of Lot 801 (the “Property”)

Dear Ms. Schellin:

On behalf of the Applicant, enclosed please find ten copies of an application for first-stage approval of a Planned Unit Development (“PUD”) and related Amendment to the Zoning Map for the above-referenced Property as well as for second-stage PUD approval for the first phase of the proposed PUD on a portion of the Property. The proposed first-stage PUD and map amendment to the CG/CR and CG/W-1 Zone Districts will facilitate the redevelopment of the Property into four parcels with a new movie theater, two residential buildings with approximately 600 dwelling units and ground-floor retail, arts and entertainment uses, and an expanded Diamond Teague Park. The second-stage PUD will permit the construction of a 16-screen movie theater on the northeastern parcel.

The application was filed electronically through the Interactive Zoning Information System (IZIS) on February 27, 2013. The application packages filed online and enclosed herein meet the filing requirements detailed in Section 2406 of the Zoning Regulations, and include the completed application forms, copy of the notice of intent to file the PUD that was mailed to surrounding property owners and parties (with certification of mailing and list of property owners), and detailed architectural drawings, plans, and elevations of the proposed project (which include photographs of the existing property and a map depicting the Zone Districts for the property and surrounding area).

Also attached to this letter are two sets of preprinted labels for the surrounding property owners and parties, and a check for \$1,625.00, which represents the filing fee in this matter.

Please feel free to contact me at (202) 721-1137 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Very truly yours,

A handwritten signature in blue ink, appearing to read "David Avitabile", written over a horizontal line.

David Avitabile

DA/da
Enclosures

cc: Sarah Forde, Forest City Washington (2)
Jennifer Steingasser, Office of Planning
Jamie Henson, District Department of Transportation
ANC 6D