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May 23, 2014

VIA IZIS AND HAND DELIVERY

D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Application for Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment at Lot 208 in Square 204

Dear Members of the Commission:

On behalf of Portner Place, LLC (the "Applicant"), we hereby submit an application for consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone Lot 208 in Square 204 (collectively the "Subject Property") from the R-5-B District to the R-5-D and CR Districts.

The Applicant proposes to build an apartment house on the Subject Property, divided into "Wing A," fronting on V Street and zoned R-5-D, and "Wing B," fronting on U Street and zoned CR. The overall development will include 137 off-street parking spaces located on two levels in a below-grade parking garage accessed from V Street. Wing A will have an FAR of 4.10, as permitted under the R-5-D PUD requirements, and will include approximately 91,012 square feet of residential uses on the first through eighth floors. Wing A includes approximately 96 units, all of which will be devoted as affordable and marketed at or below 60 percent of the area medium income ("AMI"). Wing A will be constructed to a maximum height of approximately 75 feet, 8 inches to the main roof.

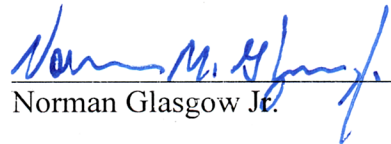
Wing B will have an FAR of 7.52, as permitted under the CR PUD requirements, and will include approximately 230,917 square feet of gross floor area, which will include approximately 221,197 square feet of residential uses on the 1st through 11th floors, plus approximately 9,720 square feet of gross floor area devoted to retail uses on the ground floor, plus an additional 5,060 square feet of retail on the P2 level. Wing B will include approximately 270 market-rate units and will be constructed to a maximum height of approximately 105 feet, 8 inches to the main roof.

Enclosed herewith, please find:

- An original and ten copies of signed application forms for consolidated approval of a planned unit development and zoning map amendment;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$975.00 check made payable to the D.C. Treasurer for the map amendment application filing fee (\$325.00) and the PUD application filing fee (\$650.00).

The Applicant requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,



Norman Glasgow Jr.

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (with enclosures, Via Hand Delivery)
Joel Lawson, D.C. Office of Planning (with enclosures, Via Hand Delivery)
Jamie Henson, D.C. Department of Transportation (with enclosures, Via Hand Delivery)
Advisory Neighborhood Commission 1B (with enclosures, Via U.S. Mail)
Will Goodman, Jonathan Rose Companies (with enclosures, Via U.S. Mail)
Jim Campbell, Somerset Development Company (with enclosures, Via U.S. Mail)
Nancy Hooff, Somerset Development Company (with enclosures, Via U.S. Mail)