

# Holland & Knight

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December 22, 2014

## VIA IZIS AND HAND DELIVERY

Zoning Commission  
of the District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210  
Washington, DC 20001

Re: Application for Modification of a Previously Approved PUD (Z.C. Case Nos. 05-38 and 05-38A) at Square 499, Lots 855, 856, 857, 858 and 859

Dear Members of the Commission:

On behalf of Millcreek Residential Trust, as Applicant in the above-referenced case, we hereby submit an application for approval of modifications to an approved Planned Unit Development ("PUD") in Square 499, Lots 855, 856, 857, 858 and 859 (the "PUD Site") in the C-3-C District. The Zoning Commission approved the original PUD in Z.C. Order No. 05-38, and granted a minor modification to the approved PUD in Z.C. Order No. 05-38A.

The Applicant proposes to build a mixed-use development composed of two new residential towers with ground floor retail and two existing residential towers designed by the noted architect I.M. Pei. The modified project will have an overall density of 3.40 FAR, as permitted under the C-3-C PUD requirements, and will include approximately 449,045 square feet of gross floor area. The new buildings will be constructed to a maximum height of 85 feet, and the project will include a total of 290 off-street parking spaces. Enclosed herewith, please find the following materials:

- An original and ten copies of the signed application form for modification of a previously approved PUD;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$520.00 check made payable to the D.C. Treasurer for the PUD modification application filing fee;

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 any question or provide any additional information which may be required.

Sincerely,



Kyrus L. Freeman  
Jessica R. Bloomfield\*

Attachments

cc: Advisory Neighborhood Commission 6D (w/attachments, via U.S. Mail)  
Jennifer Steingasser, D.C. Office of Planning (w/attachments, via Hand)  
Joel Lawson, D.C. Office of Planning (w/attachments, via Hand)

\*Admitted to practice in Pennsylvania. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(8).