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July 28, 2005

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By Hand Delivery

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W., Second Floor
Washington, DC 20001

05-23

Re: Consolidated PUD and Zoning Map Amendment Applications
Of CSX Realty Development Corp. and FF Realty, LLC for the
Property Bound by Eckington Place, NE and Harry Thomas Way, NE
(Lot 815, Square 3576)

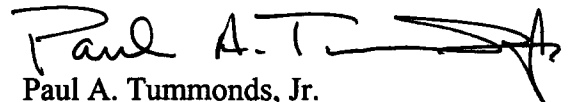
Dear Chairperson Mitten and Members of the Commission:

Enclosed please find applications for a consolidated planned unit development ("PUD") and a proposed amendment to the Zoning Map of the District of Columbia. The original application forms signed by the property owner, the filing fee, and twenty copies of the statement in support of the applications are attached to this letter.

The property that is the subject of this application is a large (187,958 square feet), currently vacant, property that was formerly used as a CSX railroad freight yard. The proposed PUD and Zoning Map amendment applications will allow the construction of a mixed-use, predominantly residential, project. In total, approximately 675 – 700 residential units, with a significant affordable housing component of 35,000 – 40,000 square feet, and approximately 9,730 square feet of neighborhood-oriented retail will be created as a result of this project.

If you have any questions regarding the application, please call either of the undersigned at (202) 663-8000.

Sincerely,


Paul A. Tummonds, Jr.

cc: Steve Cochran, Office of Planning (By Hand)
ANC 5C (By Mail)

Document #: 1492123 v.1

ZONING COMMISSION
CASE No. 05-23
ZONING COMMISSION
EXHIBIT No. 1
District of Columbia
CASE NO.05-23
EXHIBIT NO.1