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May 18, 2006

VIA HAND DELIVERY

Zoning Commission for
The District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

**Re: Z.C. Case No. 06-14 (Consolidated PUD – MidAtlantic Realty Partners)
Application for the District of Columbia**

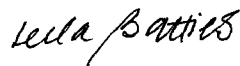
Dear Members of the Zoning Commission:

In connection with the above-referenced case, enclosed please find the application for the District of Columbia, the owner of Lot 813, Square 3584, which is included in the PUD property. A copy of the application has also been forwarded to Steve Cochran at the Office of Planning.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

HOLLAND & KNIGHT, LLP



Leila M. Jackson Batties

ZONING COMMISSION
District of Columbia

3795498_v1

CASE NO. 06-14
EXHIBIT NO. 12

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
3584	813	C-3-C	C-3-C

Address or description of the premises: 300 New York Avenue, N.E.
(intersection of New York and Florida Avenues, N.E.)

Area of the Site: 8,063 square feet ~~or acres~~

Baist Atlas No. IV, Page 4.

Brief description of the proposal: The District of Columbia, the owner of approximately 8,063 square feet ("District Owned Property") in the corner of the Proposed Project (as further described below) area, is negotiating a land exchanged with the adjacent property owner. The District is the applicant only as to the District Owned Property¹. The adjacent property owner proposes to develop a mixed use project having a maximum height of 130 feet and a maximum FAR of 8.0 ("Proposed Project"). The building will include Office, Residential and Hotel components organized around a central courtyard accessed from the Florida Avenue side of the site. Parking and loading will be located underground.

Concurrent change of zoning requested (check one): Yes ☒ No ☐

The above information and attached documents are true to the best of my knowledge.

Dawn M. Mascoll
Owner Representative's Signature

4/26/06
Date

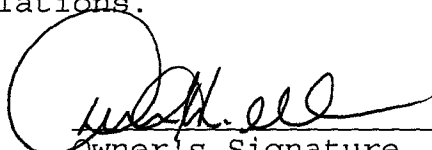
Dawn M. Mascoll, Esq., Deputy Director of Portfolio Management
Office of Property Management for the District of Columbia

Person to be notified of all actions:

<u>Emily K. Morris, Assistant Attorney General</u>	<u>202-442-9846</u>
Name	Telephone Number
<u>Office of the Attorney General for the District of Columbia</u>	
<u>441 4th Street, NW, 6th Floor North, Washington, DC 20001</u>	

¹ The District's consent to this proposed project is not intended to waive any District or District agencies rights to review and comment on the project.

Certification of Minimum Area: I hereby certify that the land area involved in this application (in combination with the adjacent property owner's application) is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.



Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received: _____

Date Accepted: _____

Z.C. Case No. _____