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March 2, 2007

VIA HAND DELIVERY

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

Re: Zoning Commission Case No. 04-14C/01-31TE/98-17F/95-16P
Second Stage Planned Unit Development Application for 100 Potomac
Avenue, SE, Washington, D.C. of Florida Rock Properties, Inc.

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Dear Members of the Commission:

This letter is submitted on behalf of Florida Rock Properties, Inc. ("FRP") in response to the discussion of the Zoning Commission at its February 12, 2007, regular meeting, where it had under consideration proposed action on FRP's application for second-stage approval of its planned unit development at 100 Potomac Avenue, SE ("PUD"). Since the Commission's discussion did not conclude with an action, we summarize below what we heard from Commission members during their discussion:

- The footprint of the east end of the proposed East Office Building, as revised, still did not satisfactorily and adequately recognize the location and nature of the grand staircase of the proposed baseball stadium to the north and the view corridor from that staircase to the River;
- The continued recognition in the PUD site plan of the legacy of Half Street through the project site to the River was not necessary for the planning of the FRP project;
- While there was general agreement among Commissioners that 4.4 FAR was an appropriate density for the PUD site, the proposed project lacked the right "civic character" and that a greater presence of residential uses, preferably apartment units, would be more appropriate;

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EXHIBIT NO. 64

- The proposed project lacked a "sense of place" -- a defining element(s) notwithstanding its unique location adjacent to the baseball stadium and its frontage on the Anacostia River; and
- The proposed project amenity of a viewing pier extending into the Anacostia River was not a necessary or contributing element to the project.

With these concerns in mind the FRP team has been reviewing and evaluating various options which respond to these concerns as well as maintain other aspects of the proposed project, which appear to have the support of the Commission, such as the enhanced esplanade along the banks of the River for the PUD site's full length, the enhanced retail opportunities, the LEED program for the project (including its Green Roof and unique bio-filtration program), the reduction in off-street parking capacity sought by the Commission, the work force housing program offered, and the site permeability and maximized open space resulting in reduced building lot occupancy.

Underlying FRP's review and evaluation is FRP's strong commitment to a project at the PUD site that is exciting in and by itself, as well as one that positively contributes to the fabric of its surroundings, complementing and supplementing the baseball stadium to the north and the Anacostia River to the south.

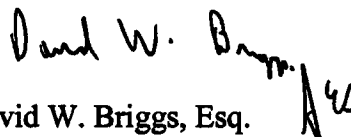
With that commitment and in light of the Commission's expressed concerns as noted above, we will be prepared to present to the Commission in the near future for its consideration one or more options as alternatives to be evaluated against the present plan on file with the Commission.

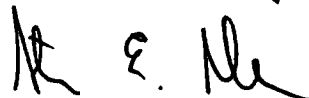
While we believe that we have captured the Commission's concerns as expressed at the February 12th meeting, if the Commission does not believe that is the case, then we request that the Commission afford FRP an opportunity to have a brief period of public dialogue with the Commission so that FRP might clarify the Commission's concerns.

We look forward to your response.

Sincerely yours,

HOLLAND & KNIGHT LLP


David W. Briggs, Esq.



Steven E. Sher
Director of Zoning and Land Use Services

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