

Holland & Knight

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April 28, 2015

VIA HAND DELIVERY

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

Re: Application for Zoning Commission Review
Capitol Gateway (CG) Overlay
Square 700, Lots 43 and 866

Dear Members of the Commission:

On behalf of SQ700 Trust L.L.C. (the "Applicant"), the owner of Lots 43 and 866 in Square 700 (the "Property"), we submit an original and ten copies of an application and supporting materials requesting review and approval of new construction along M Street and South Capitol Street, S.E., pursuant to the Capitol Gateway (CG) Overlay District provisions. The following application materials are enclosed:

- Completed Application Form 108;
- A preliminary statement explaining the existing and intended uses of the Property and how the application meets the specific tests identified in the Zoning Regulations;
- Architectural drawings clearly illustrating the proposed development, including photographs of the existing conditions;
- Filing fee check in the amount of \$5,200.00 payable to the D.C. Treasurer, along with Form 126 Fee Calculator;
- Names and mailing addresses of the owners of all property located within 200 feet of the perimeter of the Property, in list and mailing label format;
- Plat issued by the District of Columbia Surveyor showing the footprint of the proposed building;

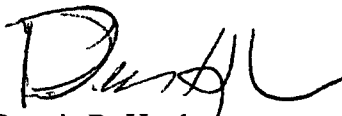
ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 15-11
EXHIBIT NO. 1

- A letter from the Applicant authorizing Holland & Knight LLP to file and process the application on its behalf; and
- Letters from AG/MR SQ700 Office Owner, L.L.C. and AG/MR SQ700 Residential Owner, L.L.C. authorizing the Applicant to file and process the application on their behalf.

The Applicant respectfully 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 and provide any additional information which may be required.

Sincerely,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (with enclosures, Via Hand)
Joel Lawson, D.C. Office of Planning (with enclosures, Via Hand)
Advisory Neighborhood Commission 6D (with enclosures, Via U.S. Mail)
Stacy Cloyd, SMD Commissioner 6D02 (with enclosures, Via U.S. Mail)