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May 28, 2026

Via IZIS

Chair Anthony Hood
Zoning Commission for the District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

**Re: Z.C. Case No. 25-15 – Zoning Map Amendment
1600 North Capitol Street, NW (Square 3100, Lot 48) (the “Property”)
Applicant’s Post-Hearing Supplemental Submission**

Dear Chairman Hood and Members of the Zoning Commission:

On behalf of the Applicant, Florida & Q Street, LLC, this letter provides the information requested by the Zoning Commission (the “Commission”) at its public hearing on May 18, 2026 (the “Public Hearing”).

On May 19, 2026, the Applicant’s counsel presented a slideshow and analysis of the requested zoning map amendment (“ZMA”) at Advisory Neighborhood Commission (“ANC”) 5E’s monthly public meeting. During the meeting, the ANC and community members raised a number of questions regarding the current conditions, history and proposed future development of the Property. The Applicant’s team affirmed its commitment to continue to work with the community moving forward regarding the maintenance, short-term use, and redevelopment of the Property.

Applicant’s counsel also shared the proposed short-term use of the site as a multifunctional community gathering space, provided details regarding the operator of the short-term use, and indicated that the operator intends to present the details regarding their plans at ANC 5E’s next public meeting in June 2026. Further, Applicant’s counsel provided a detailed timeline of the Applicant’s efforts for short-term activation, long-term redevelopment of the Property, and community engagement since 2003. This detailed timeline is attached hereto as Exhibit A.

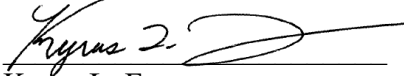
A representative of the Office of Planning (“OP”) was also present at ANC 5E’s meeting and responded to questions regarding the ZMA evaluation standard and how the subject application meets the standard. Ultimately, ANC 5E did not take further action on the proposed ZMA at its meeting.

As established in the case record, including in OP’s report at Exhibits 23 and 28 and the Applicant’s filings as Exhibits 3 and 3E, the proposed ZMA from MU-4 to MU-7B is not inconsistent with the Comprehensive Plan. It appropriately aligns proposed zoning with the Property’s corridor context, advances Land Use, Transportation, Environmental Protection, Housing, and Economic Development Citywide Elements, as well as the Mid-City Area Element and the Mid-City East Small Area Plan. As such, the Applicant has met the requirements of a ZMA under Subtitle X § 500.3.

Therefore, the Applicant respectfully requests that the Commission vote to take proposed action to approve the application at the Commission’s public meeting on June 11, 2026.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Kyrus L. Freeman
Madeline Shay Williams

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on May 28, 2026, a copy of this Post-Hearing Supplemental Submission to the Zoning Commission was served by electronic mail on the following at the addresses stated below.

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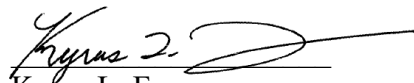
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