

### Certificate of Notice

I HEREBY CERTIFY that on June 10, 2025, a copy of a Notice of Intent to File a Zoning Application for property located at 1600 North Capitol Street, NW (Square 3100, Lot 48) (the "Property") was mailed to the owners of all property located within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commissions 5E and 5F. The Notice of Intent was sent pursuant to Subtitle Z § 304.5 of the Zoning Regulations.

The application will be filed with the Zoning Commission no less than forty-five (45) days following June 10, 2025, in accordance with Subtitle Z § 304.5. In addition, pursuant to Subtitle Z § 304.6, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected ANCs during the 45-day notice period.

A copy of the Notice of Intent and the list of property owners to whom the Notice of Intent was mailed are attached hereto.



Jessica Raabe Bloomfield

6/10/2025

\_\_\_\_\_  
Date

**June 10, 2025**

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the  
Zoning Commission of the District of Columbia for  
Approval of a Zoning Map Amendment**

**1600 North Capitol Street, NW  
Square 3100, Lot 48**

FLORIDA AND Q STREET LLC (the “Applicant”) hereby gives notice of its intent to file an application for a Zoning Map amendment with the Zoning Commission for the District of Columbia (the “Zoning Commission”) pursuant to Subtitle X, Chapter 5 and Subtitle Z, Section 304 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“11 DCMR” or the “Zoning Regulations”). Pursuant to Subtitle Z § 304.5, the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice.

The subject property is located at 1600 North Capitol Street, NW (Square 3100, Lot 48) (the “Property”). The Property has approximately 18,984 square feet of land area and is located at the intersection of North Capitol Street, Florida Avenue, and Q Street, in the Northwest quadrant of the District. The Property is zoned MU-4 and is located within the Bloomingdale Historic District. The Comprehensive Plan Future Land Use Map (“FLUM”) designates the Property as mixed-use Medium Density Commercial and Moderate Density Residential. The Comprehensive Plan Generalized Policy Map designates the Property as a Main Street Mixed Use Corridor. The Property is located in Ward 5 within the boundaries of Advisory Neighborhood Commission (“ANC”) 5E02, and across North Capitol Street from ANC 5F.

The proposed zoning application will seek to rezone the Property from the MU-4 zone to the MU-7B zone. The MU-7 zones are intended to permit medium-density mixed-use development and be located on arterial streets, in uptown and regional centers, and at rapid transit stops. 11-G DCMR § 101.12. The MU-7B zone permits a maximum building height of 65 feet and a maximum overall density of 4.0 floor area ratio (“FAR”) or 4.8 FAR as an inclusionary zoning (“IZ”) development, of which a maximum of 2.5 FAR may be devoted to non-residential uses. 11-G DCMR §§ 201.1 and 203.2. The application to be filed will demonstrate that the proposed MU-7B zone is not inconsistent with the Comprehensive Plan maps and written elements, or with other adopted public policies and active programs related to the Property, including the Mid City East Small Area Plan in which the Property is located.

The Applicant’s land use counsel is Holland & Knight LLP. Should you need additional information regarding the proposed Zoning Map amendment application, please contact Kyrus Freeman at [kyrus.freeman@hklaw.com](mailto:kyrus.freeman@hklaw.com) or Jessica Bloomfield at [jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com).

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UNITED STATES OF AMERICA

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1350 BEVERLY RD STE 115  
MC LEAN, VA 22101-3917

WILLIAM J DAVIS INC  
6901 4TH ST NW  
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1132 BUCHANAN ST  
MC LEAN, VA 22101-2943

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SPRINGFIELD, VA 22151-4220

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9921 MAYFIELD DR  
BETHESDA MD 20817-1651

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3506 CONNECTICUT AVE NW # 2  
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