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May 10, 2016

VIA IZIS AND HAND DELIVERY

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

Re: Application for Consolidated Review and Approval of a Planned Unit Development
And Zoning Map Amendment at Square 3588, Lots 4, 25 and 803

Dear Members of the Commission:

On behalf of EAJ 400 Florida Avenue, LLC (the "Applicant"), we hereby submit an application for consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone Lots 4, 25 and 803 in Square 3588 from the C-M-1 District to the C-3-C District.

The Applicant proposes to build a mixed-use development composed of residential and hotel uses at the subject property. The overall project will have an FAR of 8.0 as permitted under the C-3-C PUD requirements, and will include approximately 98,836 square feet of residential uses and approximately 65,540 square feet of hotel uses. The building will be constructed to a maximum height of 120 feet. Enclosed herewith, please find:

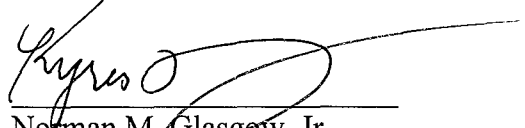
- An original and ten copies of signed application forms for consolidated approval of a PUD and zoning map amendment;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$975.00 check made payable to the D.C. Treasurer for the PUD and map amendment application filing fees.

ZONING COMMISSION
District of Columbia
CASE NO.16-10
EXHIBIT NO.1

The Applicant 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 or provide any additional information which may be required.

Sincerely,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.

Kyrus L. Freeman

Jessica R. Bloomfield

Enclosures

cc: Joel Lawson, D.C. Office of Planning (with enclosures, via hand delivery)
Anna Chamberlin, DDOT (with enclosures, via hand delivery)
ANC 5D (with enclosures, via U.S. Mail)
Peta-Gay Lewis, ANC 5D01 (with enclosures, via U.S. Mail)