



December 3, 2021

**Meridith H. Moldenhauer**

Direct Phone 202-747-0763  
[mmoldenhauer@cozen.com](mailto:mmoldenhauer@cozen.com)

**Eric J. DeBear**

Direct Phone 202-747-0769  
[edebear@cozen.com](mailto:edebear@cozen.com)

Anthony Hood, Chairperson  
Sharon Schellin, Secretary  
D.C. Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**RE: NRP Properties LLC  
Application for Consolidated Planned Unit Development and  
Zoning Map Amendment for 301 Florida Avenue NE**

Chairperson Hill and Honorable Members of the Board:

Please accept for filing the enclosed application of NRP Properties LLC (the “Applicant”) for approval of a consolidated planned unit development and related zoning map amendment for the property located at 301 Florida Avenue NE (Lot 003, Square 772-N) (the “Property”). As part of this application, the Applicant seeks to redevelop the Property with a mixed-use development featuring an all-affordable residential component and retail space.

The application package meets the filing requirements of Subtitle Z, Chapter 3 of the Zoning Regulations and includes completed application forms, authorization letters, a copy of the notice of intent to file the PUD and map amendment and certification of mailing to property owners within 200-feet and the affected ANCs, and detailed architectural drawings, plans, and elevations of the proposed project. Also enclosed are two sets of mailing labels reflecting the “200-foot” list. Upon filing the subject application, the Applicant will remit \$1,300.00 as a filing fee for the consolidated planned unit development application and the zoning map amendment application.

We believe that the application is complete and acceptable for filing, and request that the Commission schedule a public meeting to consider setting down the application. If you have any questions, please do not hesitate to contact me on behalf of the Applicant. Thank you for your attention to this application.

SINCERELY,

COZEN O'CONNOR



---

Meridith Moldenhauer



---

Eric J. DeBear

## Certificate of Service

I hereby certify that on this 3<sup>rd</sup> day of December, 2021, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning  
c/o Jennifer Steingasser and Joel Lawson  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[Jennifer.Steingasser@dc.gov](mailto:Jennifer.Steingasser@dc.gov)  
[Joel.Lawson@dc.gov](mailto:Joel.Lawson@dc.gov)

D.C. Department of Transportation  
c/o Anna Chamberlain and Aaron Zimmerman  
55 M Street SE, 5<sup>th</sup> Floor  
Washington, DC 20003  
[Anna.Chamberlain@dc.gov](mailto:Anna.Chamberlain@dc.gov)  
[Aaron.Zimmerman@dc.gov](mailto:Aaron.Zimmerman@dc.gov)

Advisory Neighborhood Commission 6C  
c/o Karen Wirt, Chair  
Drew Courtney, SMD Commissioner  
P.O. BOX 77876  
Washington, DC 20002  
[6C02@anc.dc.gov](mailto:6C02@anc.dc.gov)  
[6C06@anc.dc.gov](mailto:6C06@anc.dc.gov)

Advisory Neighborhood Commission 5D  
c/o Sydelle Moore, Chair  
813 20<sup>th</sup> Street NE  
Washington, DC 20002  
[5D05@anc.dc.gov](mailto:5D05@anc.dc.gov)



Meridith Moldenhauer