

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

KYRUS L. FREEMAN
202-862-5978
kyrus.freeman@hklaw.com

January 28, 2015

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

Dear Members of the Commission:

On behalf of Level 2 Development (the "Applicant"), on behalf of 320 Florida Owner, LLC, we hereby submit an application for consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone Lot 4 in Square 3587 from the C-M-1 District to the C-3-C District.

The Applicant proposes to build a mixed-use development composed of retail and residential uses on 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 218,617 square feet of residential uses and 8,472 square feet of retail uses. The building will be constructed to a maximum height of approximately 120 feet and the project will include a total of 143 off-street parking spaces. Enclosed herewith, please find:

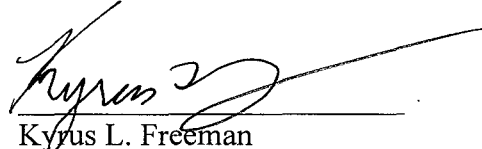
- An original and ten copies of signed application forms for consolidated approval of a planned unit development and zoning map amendment;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$975.00 check made payable to the D.C. Treasurer for the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

ZONING COMMISSION
District of Columbia
CASE NO.15-01
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



Kyrus L. Freeman

Enclosures

cc: Jennifer Steingasser, 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)