

# Holland & Knight

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## VIA IZIS AND HAND DELIVERY

Zoning Commission  
of the District of Columbia  
441 4<sup>th</sup> 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 301 FL Manager 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 301 Florida Avenue, N.E. (Square 722N, Lot 803) (the “Subject Property”) from the C-M-1 District to the C-3-C District.

The Applicant proposes to build a mixed-use building composed of retail and residential uses on the Subject Property. The building will have a density of approximately 7.57 floor area ratio (“FAR”), will include a total of approximately 66,010 square feet of gross floor area, and will rise to a maximum height of 101 feet (eight stories). Enclosed herewith, please find:

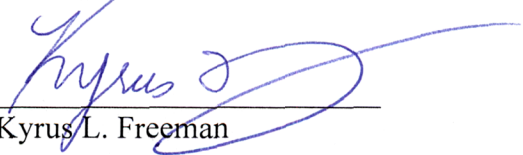
- An original and ten copies of signed application forms for consolidated approval of a planned unit development and zoning map amendment, signed by the Applicant;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$975.00 check made payable to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

ZONING COMMISSION  
District of Columbia  
CASE NO.15-22  
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)  
Joel Lawson, D.C. Office of Planning (with enclosures, via hand delivery)  
Anna Chamberlin, DDOT (with enclosures, via hand delivery)  
ANC 6C (with enclosures, via U.S. Mail)  
Tony Goodman, ANC 6C06 (with enclosures, via U.S. Mail)