

# Holland & Knight

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October 30, 2015

## 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 and First Stage Review of a Planned Unit Development and Related Zoning Map Amendment

Dear Members of the Commission:

On behalf of KF Morse LLC (the "Applicant"), we hereby submit an application for consolidated and first stage review of a Planned Unit Development ("PUD") and a Zoning Map amendment to rezone Assessment and Taxation ("A&T") Lots 805, 814, and 817<sup>1</sup>(part of Record Lot 6) in Square 3587 (the "Subject Property") from the C-M-1 District to the C-3-C District.

The Applicant proposes to redevelop the Subject Property with a mixed-use project composed of four buildings that include residential, office, and retail uses. The project will be constructed in two phases. Upon completion of the overall development, the project will have an aggregate floor area ratio ("FAR") of approximately 6.3 FAR, as permitted under the C-3-C PUD requirements. Approximately 868,939 square feet of gross floor area will be devoted to residential use, approximately 67,215 square feet of gross floor area will be devoted to retail use, and approximately 303,395 square feet of gross floor area will be devoted to office use. Building heights will range from approximately 76 feet to 130 feet. The project will include a total of approximately 755 off-street parking spaces. Enclosed herewith, please find:

- An original and ten copies of signed application forms for consolidated and first stage 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;

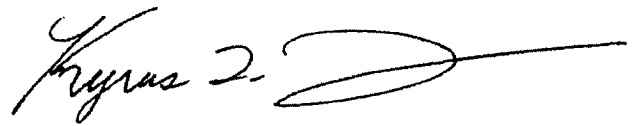
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<sup>1</sup> Lot 817 is presently improved with a warehouse building that is divided into Condominium Lots 2001-2044 that are owned by individual condominium owners.

- A \$975.00 check made payable to the D.C. Treasurer for the PUD and Zoning Map amendment application filing fees; and
- Letters from the owners of A&T Lot 805 and Condominium Lots 2001-2044 authorizing the Applicant and Holland & Knight to file and process this application.

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,

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", with a long horizontal flourish extending to the right.

Kyrus L. Freeman

Enclosures

cc: Joel Lawson, D.C. Office of Planning (w. enclosures, via Hand Delivery)  
Anna Chamberlin, District Department of Transportation (w. enclosures, via Hand Delivery)  
Advisory Neighborhood Commission 5D (w. enclosures, via U.S. Mail)  
Peta-Gay S. Lewis, Single Member District 5D01 (w. enclosures, via U.S. Mail)