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May 5, 2014

VIA HAND DELIVERY

Anthony J Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

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Re: Application of 1250 4th ST EDENS LLC to the D.C. Zoning Commission for a Consolidated Planned Unit Development and Related Zoning Map Amendment for 1270 4th Street NE (Parcels 129/95 and 129/96 in Square 3587) (the "Property")

Dear Chairman Hood and Commissioners

On behalf of 1250 4th ST EDENS LLC (the "Applicant"), the owner of the Property, we hereby submit one (1) original and ten (10) copies of an application for a consolidated planned unit development and related map amendment (the "Project") at the Property. The Project will have a height of 110 feet and contain 8.0 FAR, for a total of approximately 408,000 gross square feet, comprised of 368,400 gross square feet of residential use (approximately 420 to 520 residential units) and 39,600 gross square feet of retail use.

Enclosed please find the following

- Statement in Support of the Application
- Architectural Drawings, Elevations, Renderings, Sections, Streetscape Designs, Landscaping, Civil, Pictures of Property and Surrounding Area, Site Plans, Maps, and Other Plans (Exhibit A)

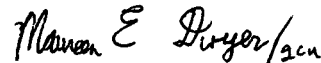
1270 4th Street, NE
May 5, 2014

- Application Forms and Agent Authorization Letter (Exhibit B)
- Sanborn and Baist Plats and Zoning Map with Property Highlighted in Red (Exhibit C)
- Excerpts of Comprehensive Plan Future Land Use Map and Generalized Policy Map (Exhibit D)
- Certificate of Compliance with Chapter 24 (Exhibit E)
- Certificate of Notice and Notice of Intent to File (Exhibit F)
- Property Owner List (Exhibit G)
- Building Plat (Exhibit H)
- Selected pages of the Florida Avenue Market Small Area Plan (Exhibit G)
- A check for \$975 made payable to the DC Treasurer, the required filing fee for a PUD application and Zoning Map amendment pursuant to 11 DCMR § 3040 1 and § 3040 3

The Applicant requests that the case is setdown for hearing at the Commission's earliest opportunity. The development team looks forward to presenting this application to the Commission.

Thank you for your attention to this application.

Respectfully submitted,



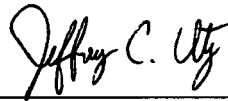
Maureen E Dwyer



Jeffrey C Utz

Certificate of Service

I certify that on May 5, 2014, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below



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