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October 14, 2013

VIA IZIS AND HAND DELIVERY

D.C. Zoning Commission
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 M Street Development Group, LLC and Square 772 Development Group, LLC (together 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 Lots 1, 2, 6, 7, 19, 801 and 802 in Square 772 (collectively the "Subject Property") 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 6.14, as permitted under the C-3-C PUD requirements, and will include approximately 401,218 square feet of residential uses and 9,000-12,900 square feet of retail uses. The building will be constructed to a maximum height of approximately 110 feet and the project will include a total of 175 off-street parking spaces located in a below-grade parking garage. 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 check in the amount of \$975.00, made payable to the D.C. Treasurer, for the map amendment application filing fee and the PUD application filing fee.

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 "Norman M. Glasgow, Jr.", with a long horizontal flourish extending to the right.

Norman M. Glasgow, Jr.
Kyrus L. Freeman

Enclosures

cc: Advisory Neighborhood Commission 6C (with enclosures, Via U.S. Mail)
Jennifer Steingasser, D.C. Office of Planning (with enclosures, Via Hand)