

April 4, 2018

VIA IZIS

Chairman Anthony Hood
D.C. Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: ZC Case No. 18-01 – Applicant’s Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

This letter serves as the Applicant’s pre-hearing submission in the above-referenced petition set down for a public hearing as a rulemaking case. The Applicant is requesting a Zoning Map amendment for the subject property to the ARTS-2 Zone District. The proposed Map amendment will allow for the development of a mixed-use project containing office, cultural, museum, and residential uses.

The satisfaction of the standards in Subtitle X § 500 and Subtitle Z § 304 is set forth in the original application materials filed in the record at Exhibits 1 & 1A-1G. Pursuant to Subtitle Z § 501, additional information in support of the application is described below.

A. Project Housing

Commissioner Miller requested more information about the housing aspect of the project that will be facilitated by the proposed rezoning. The project, as proposed, will include a total of 40 residential units. Thirty percent (30%) of the residential floor area (approximately 12 units) will be for affordable units. Half of the affordable units will be reserved for households earning up to 50% MFI, and half will be reserved for households earning up to 80% MFI.

B. Witnesses Expected to Testify at the Public Hearing

1. Grant Epstein, President, Community Three Development, LLC. Mr. Epstein will testify about the project generally and the necessity of the proposed rezoning.
2. John Torti, President, Torti Gallas + Partners. Mr. Torti’s resume is included with this letter. Mr. Torti will testify about the application’s satisfaction of the applicable standards for approval of a Zoning Map amendment.

C. Time for Presentation

The Applicant estimates that it will require 10 minutes for its presentation at the public hearing.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,

/s/ _____
Cary R. Kadlecek

Enclosures

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on April 4, 2018 copies of the Applicant's Pre-Hearing Submission were delivered via email to the following:

Matt Jesick
D.C. Office of Planning
matthew.jesick@dc.gov

Advisory Neighborhood Commission 1B
1b@anc.dc.gov

/s/ _____
Cary Kadlecek