

Holland & Knight

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April 5, 2017

VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

**Re: Application for a Second-Stage PUD and a Modification to a First-Stage PUD
Z.C. Order No. 02-38A - East and West M Street Office Buildings**

Dear Members of the Zoning Commission:

On behalf Waterfront 375 M Street, LLC and Waterfront 425 M Street, LLC (together, the "Applicant"), we hereby submit applications for a Second-Stage planned unit development ("PUD") and a Modification to an approved First-Stage PUD for 375 M Street, SW and 425 M Street, SW (together the "Properties"), in accordance with the Zoning Commission's approval in Z.C. Case No. 02-38A. The following application materials are enclosed:

1. Completed Application Form 103;
2. Certified Surveyor's plat of the Properties;
3. Statement in support of the applications;
4. Architectural plans and elevations, including landscape and circulation plans;
5. The name and address of the owners of all property within 200 feet of the Properties;
6. A check in the amount of \$1,170.00 made payable to the DC Treasurer, for payment of the filing fees; and
7. Letters from the Applicant authorizing the law firm of Holland & Knight to file and process the applications.

Pursuant to 11-Z DCMR § 300.7, a Notice of Intent to file the subject applications was mailed to the owners of all property within 200 feet of the perimeter of the Properties and to Advisory Neighborhood Commission ("ANC") 6D on October 28, 2016. Since then, the Applicant has met multiple times with individual ANC 6D commissioners and presented to the full ANC at its February

13, 2017, public meeting. In addition, in late 2016, the Applicant met with the president of the Southwest Neighborhood Assembly (“SWNA”) to discuss the proposed PUD modification and Second-Stage PUD applications. The Applicant will continue to work with the ANC, SWNA, and other community stakeholders as this application moves forward.

We look forward to the Commission’s consideration of the subject applications.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christine Moseley Shiker
Jessica Raabe Bloomfield

Attachments

cc:	Joel Lawson, Office of Planning	(Via Hand Delivery; w/attachments)
	Matt Jesick, Office of Planning	(Via Hand Delivery and Email; w/attachments)
	Joseph Lapan, DMPED	(Via Hand Delivery; w/attachments)

CERTIFICATE OF SERVICE

I hereby certify that on April 6, 2017, a copy of the foregoing applications for a Second-Stage PUD and a Modification to an approved First-Stage PUD for 375 M Street, SW and 425 M Street, SW was served on the following:

Advisory Neighborhood Commission 6D
1101 4th Street, SW
Washington, DC 20024

Via Hand Delivery

Tiber Island Cooperative Homes, Inc.
429 N Street, SW
Washington, DC 20024
Attention: Paul Greenberg

Via Hand Delivery

Cornish Hitchcock
Counsel for Tiber Island Cooperative Homes, Inc.
Hitchcock Law Firm PLLC
5505 Connecticut Avenue, NW
Suite 304
Washington, DC 20015-2601

Via Hand Delivery

Carrollsborg Square Condominium Association
1804 T Street, NW
Suite One
Washington, DC 20009
Attention: Henry Baker

Via Hand Delivery



Christine Moseley Shiker, Esq.
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