

August 17, 2018

VIA IZIS AND HAND DELIVERY

Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 02-38J – Application of WFS2, LLC (the “**Applicant**”) for Approval of an Application for a Second-Stage Planned Unit Development for 1000 4th Street, SW (Lot 822, Square 542, the “**Property**”) – Applicant’s Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

On July 30, 2018, the Zoning Commission (the “**Commission**”) voted to set down for public hearing the above-referenced application. The Applicant hereby requests the Commission schedule such public hearing. In response to comments raised by the Office of Planning (“**OP**”) in its setdown report dated July 20, 2018, this Pre-Hearing Submission of the Applicant also includes information with respect to the project (the “**Project**”) proposed as part of the Application.

Requested Public Hearing Date and Comprehensive Transportation Report

The Applicant requests a hearing date in mid-December in order to allow time to conduct additional study of the Project’s potential transportation impacts.

In response to comments that the Applicant has received from Advisory Neighborhood Commission 6D (the “**ANC**”) and in consultation with the District Department of Transportation (“**DDOT**”), the Applicant will collect updated traffic counts in late September 2018 after schools and Congress have resumed their respective fall sessions. These updated traffic counts will reflect the effects of recently-completed developments in the vicinity of the Project. The Applicant’s transportation consultant will then analyze the updated traffic counts to account for the incremental potential impacts of the Project in light of approved, but as-yet constructed

developments in the vicinity of the Project. Such analysis will also address other questions raised by the ANC and other interested community members and groups and will be provided to OP, DDOT, and the ANC at least 45 days in advance of the scheduled public hearing.

Response to Comments from OP

Apart from a question regarding the status of the Applicant's forthcoming transportation analysis, the Commission did not raise any questions about the Project at the setdown meeting.

OP's setdown report raised two comments about the Project's materiality and one about the mix of the Project's affordable units. In general, the Applicant anticipates working with OP to organize and participate in an inter-agency meeting ahead of the public hearing on the application. The inter-agency meeting will allow the Applicant to address comments and questions from OP and other District agencies in time for such agencies to provide written comments for the Commission's consideration at the public hearing.

More specifically:

Materiality: OP requested additional information regarding the Project's materiality with respect to the penthouse and rooftop levels as well as with respect to the Project's "Private Drive" (as defined in the initial application filing). The Applicant anticipates that the façade of the habitable portion of the penthouse will be consistent with the façade of the building generally in terms of color range and material. The mechanical penthouse is anticipated to have a metallic screen wall system. The design of the Project's Private Drive reflects its use and form. The Applicant will provide physical material samples for the Commission to review at the public hearing and will further address OP's comments at the inter-agency meeting.

Affordable Unit Mix: As mentioned in the initial filing, the Project will reserve 30 percent of the total number of units, or approximately 137 units, as affordable housing. OP requested additional information regarding the Project's proposed mix of affordable units. The Applicant continues to study this unit mix as part of its overall design and will work provide further information on unit mix in advance of the public hearing.

Hearing Fee, Witnesses, and Testimony

Pursuant to Subtitle Z, Section 1601.4(d) of the Zoning Regulations, there is no hearing fee for a second-stage PUD application.

At the public hearing, the Applicant will offer the following expert witnesses:

- John Torti as an expert in the field of architectural and urban design;
- Michael Vergason as an expert in the field of landscape architecture; and
- Dan VanPelt as an expert in the field of transportation planning and engineering.

Resumes for the proffered experts are attached as Exhibit A. All three proffered experts have been previously recognized as experts in their respective fields.

Outlines of the testimony of all of the Applicant's proposed witnesses is attached as Exhibit B. The Applicant proposes that a member of the development team as well as the three experts will present at the public hearing.

A list of all publicly available maps, plans, and other documents supporting this application was included with the initial application filing as Exhibit E thereto and has not changed as a result of this filing.

Conclusion

The Applicant has satisfied the requirements for consideration of the application and respectfully requests that the Commission schedule a public hearing on the matter.

Sincerely,

/s/David M. Avitabile

/s/David A. Lewis

cc:

P.N. Hoffman & Associates, Inc., 760 Maine Street, SW, Washington, DC 20024 (3 copies via hand delivery)

Joseph Lapan, District of Columbia, Office of the Deputy Mayor for Planning and Economic Development, John A. Wilson Building, 1350 Pennsylvania Avenue, NW, Suite 317, Washington, DC 20004 (1 copy via hand delivery)

Gail Fast, 700 7th Street SW #725, Washington, DC 20024 (1 copy via hand delivery)

Cara Shockley, 201 I Street SW #V-637, Washington, DC 20024 (1 copy via hand delivery)

Ronald Collins, 301 G Street SW #609, Washington, DC 20024 (1 copy via hand delivery)

Andy Litsky, Vice Chair, 423 N Street SW, Washington, DC 20024 (1 copy via hand delivery)

Roger Moffatt, 1301 Delaware Avenue SW, Washington, DC 20024 (1 copy via hand delivery)

Rhonda N. Hamilton, 44 O Street SW, Washington, DC 20024 (1 copy via hand delivery)

Meredith Fascett, Chair, 909 4th St SE, Washington, DC 20003 (1 copy via hand delivery)

DC Public Library, Southwest Neighborhood Library, 900 Wesley Place SW, Washington, DC 20024 (1 copy via hand delivery)

CERTIFICATE OF SERVICE

On or before August 17, 2018, I caused a copy of the foregoing letter and enclosures to be delivered by hand or electronic mail to the following:

/s/ David A. Lewis

District of Columbia Office of Planning (*1 copy via e-mail and hand delivery*)
1100 4th Street, SW, Suite 650E
Washington, DC 20004
Attn: Jennifer Steingasser
Steve Mordfin

District Department of Transportation, Policy and Planning (*1 copy via e-mail and hand delivery*)
55 M Street, SE, 5th Floor
Washington, DC 20003
Attn: Anna Chamberlain

Advisory Neighborhood Commission 6D (*1 copy via hand delivery*)
1101 4th Street SW, Suite W130
Washington, DC 20024

Tiber Islands Cooperative Homes, Inc. (*1 copy via U.S. Mail*)
429 N Street, SW
Washington, DC 20024
Attn: Paul Greenberg and Paula Van Lare

Carrollsborg Square Condo Assn. (*1 copy via U.S. Mail*)
1804 T Street, NW, Suite One
Washington, DC 20009
Attn: Henry Baker