



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development



January 17, 2019

Zoning Commission for the District of  
Columbia  
441 4th St. NW, Suite 200-S  
Washington, DC 20001

Re: Z.C. Case No. 02-38J  
Support for Second-Stage PUD Application

Dear Chairman Hood and Members of the Commission:

The Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) submits this letter in support of the second-stage PUD application (the “Application”) of WFS2 LLC (the “Applicant”) in Z.C. Case No. 02-38J for the currently-undeveloped parcel located at 1000 4<sup>th</sup> Street, SW (the “Property”).

DMPED selected the Applicant and entered into a Land Disposition and Development Agreement (the “LDDA”) with the Applicant to develop the Property with an eleven-story mixed-used building (the “Project”). The LDDA was approved by the District of Columbia Council and executed by DMPED on December 13, 2018. Among other measures, the LDDA commits the Applicant to a significant affordable housing requirement, which reflects the policy priorities of the Mayor and DMPED.

The Project provides significant public benefits, including significant affordable housing at deeply affordable levels. We believe the Application is consistent with the Comprehensive Plan for the District of Columbia, the Southwest Neighborhood Plan and other District of Columbia public policies and priorities.

DMPED also notes the Applicant’s extensive community outreach efforts since its selection as DMPED’s development partner, which are consistent with DMPED’s significant past efforts to listen to, and cooperate with, the neighborhood regarding the Property.<sup>1</sup> With the development of the Project now under way, any interim uses associated with the Property’s undeveloped status, such as the diagonal path on the Property, will be removed.

DMPED is pleased to support the redevelopment of the Property as described in the Applicant’s proposal. The Applicant’s proposal for the Project, developed in collaboration with, and input from, the ANC and other neighborhood stakeholders, continues the history of the Property reflecting important

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<sup>1</sup> For example, after meeting with the commissioners of ANC 6D and other community members, and consistent with the letter from DMPED to the Zoning Commission dated October 12, 2012, DMPED arranged for a temporary sidewalk to be constructed over what had been a muddy path diagonally bisecting the Property to provide for easier access across the Property in advance of redevelopment.

BRIAN T. KENNER  
DEPUTY MAYOR

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EXHIBIT NO.26

District of Columbia public policies and priorities. For these reasons, DMPED supports the Applicant's proposal for the Project and encourages the Commission to approve this application.

Thank you for your consideration of DMPED's support of the Application.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'BK', is positioned below the text 'Respectfully Submitted,'.

Brian Kenner, Deputy Mayor for Planning and Economic Development

Cc: Sarosh Olpadwala, DMPED  
Esther Ezra, DMPED  
Joseph Lapan, DMPED  
Anthony Dale, ANC 6D  
Gail Fast, ANC 6D  
David Roberts, WFS2 LLC