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November 2, 2017

VIA IZIS

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

Re: Z.C. Case No. 11-03J
Second-Stage Planned Unit Development and
First-Stage Planned Unit Development Modification for
Phase 2 at the Southwest Waterfront / The Wharf
Southwest, Washington, DC
ANC Agreement

Dear Members of the Commission:

On behalf of the Applicant, Wharf Phase 3 REIT Leaseholder LLC, on behalf of the District of Columbia Office of the Deputy Mayor for Planning and Economic Development, we hereby submit the enclosed document entitled “ANC 6D Phase II Items for HMW (rev. 2017.10.31 v2) and supporting exhibits. The contents of these documents relate to the ongoing and close discussions/negotiations between the Applicant and Advisory Neighborhood Commission 6D (the “ANC”), and more specifically the ANC’s Negotiation Team which has been authorized by the full ANC to negotiate on behalf of, and represent the official position of, the ANC with respect to the proposed second-stage planned unit development and first-stage planned unit development modification for Phase 2 of the Wharf project.¹

As discussed in its memorandum dated October 26, 2017, at its regularly scheduled public meeting held on October 16, 2017, the ANC voted to oppose the subject application due to outstanding issues related to transportation (motorcoach and ride-sharing management, DC Circulator, etc.), construction management, and other issues relating to residential parking and the project design. The ANC’s memorandum is included in the case record as Exhibit 32. Since the ANC’s public meeting, the Applicant and the ANC Negotiating Team have worked closely to

¹ At its October 16, 2017, public meeting, ANC 6D voted to authorize the ANC 6D Negotiating Team to continue to meet with the Applicant and other parties to discuss their issues and attempt to work toward effective solutions to any outstanding issues. The ANC Negotiating Team is comprised of Commissioner Ronald Collins (6D03), Commissioner Gail Fast (6D01), and Commissioner Andy Litsky, Chairman (6D04).

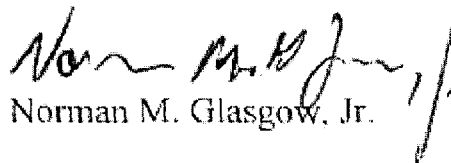
resolve the issues discussed in the ANC's memorandum. The outcome of these discussions, and the conditions that have been agreed to by the Applicant and the ANC, through the ANC Negotiating Team, are thoroughly documented herein.

The Applicant and the ANC have worked closely on the subject application prior to its submission to the Commission. However, given the complexity of the issues discussed in the ANC's memorandum resolution of these of issues, and arrival at the agreed upon set of conditions was only achieved on November 1, 2017. At the request of the ANC Negotiating Team, these documents are being submitted to the record in advance of the Commission's first public hearing on the subject application scheduled for later this evening, November 2, 2017. Based upon correspondence with the ANC Negotiating Team, it is the Applicant's understanding that the ANC representative attending the public hearings on the application intends to testify that, subject to the conditions described in the attached documents and exhibits, the ANC is now formally in support of the application.

We look forward to the Commission's consideration of this application.

Sincerely,

HOLLAND & KNIGHT LLP


Norman M. Glasgow, Jr.

Enclosures

cc: Joe Lapan, District of Columbia Office of the Deputy Mayor for Planning and Economic Development (w/encl., via email)
Jennifer Steingasser, Office of Planning (w/encl., via email)
Joel Lawson, Office of Planning (w/encl., via email)
Matthew Jesick, Office of Planning (w/encl., via email)
Anna Chamberlin, DDOT (w/encl., via email)
Aaron Zimmerman, DDOT (w/encl., via email)
Advisory Neighborhood Commission 6D (w/encl., via email)
Gail Fast, ANC 6D01 (w/encl., via email)
Cara Shockley, ANC 6D02 (w/encl., via email)
Ronald Collins, ANC 6D03 (w/encl., via email)
Andy Litsky, ANC 6D04 (w/encl., via email)
Roger Moffatt, ANC 6D05 (w/encl., via email)
Rhonda N. Hamilton, ANC 6D06 (w/encl., via email)
Meredith Fascett, ANC 6D07 (w/encl., via email)