

# Holland & Knight

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November 16, 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  
Applicant's Motion for Three Separate Deliberations and Decisions  
Southwest Waterfront Phase 2 / The Wharf

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 move to separate the deliberation and decision of the above-referenced case into three (3) separate actions, as follows:

1. Overall Plan Elements / Volume C (Master Plan, Parcel 10, Water Building 3, M Street Landing, The Terrace, and Wharf Marina)
2. Volume B (Parcel 8, Parcel 9, Water Building 2, The Grove, and Marina Way)
3. Volume A (Parcel 6, Parcel 7, Water Building 1, and The Oculus)

In support of this motion, the Applicant states that separating the deliberations and decision into three separate actions will maintain consistency and order in the proceedings, and follows the precedent established by the Commission in its decisions and issuance of orders for the Stage 2 application for Parcels 2, 3, 4 and related elements of the Wharf project approved in January 2013 (Z.C. Order Nos. 11-03A(1), 11-03A(2), 11-03A(3), and 11-03A(4)). Further, the organization of separate actions stated above is consistent with the Commission's decision at setdown to hold multiple hearings on Phase 2 of the Wharf project due to the number of buildings and other development components, and the breadth of information contained in the case record. As such, in the interest of administrative efficiency and economy, the applicant respectfully requests the Commission to grant this motion and decide this case in three separate orders.

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setdown to hold multiple hearings on Phase 2 of the Wharf project due to the number of buildings and other development components, and the breadth of information contained in the case record. As such, in the interest of administrative efficiency and economy, the applicant respectfully requests the Commission to grant this motion and decide this case in three separate orders.

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

Sincerely,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", written over a vertical line that serves as a separator.

Norman M. Glasgow, Jr.

## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that on November 16, 2017 a copy of the forgoing motion was served by email or first-class mail, on the following:

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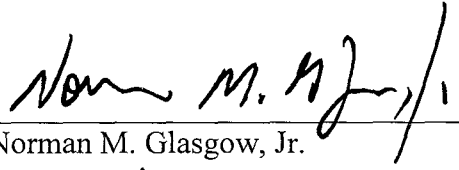
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11/16/17  
\_\_\_\_\_  
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cc: Joe Lapan, District of Columbia Office of the Deputy Mayor for Planning  
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