

August 4, 2025

**Via IZIS**

Anthony Hood, Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

Re: **Zoning Commission Case No. 11-03N: M Street Landing Pavilion**  
**Applicant's Pre-hearing Submission**

Dear Chairperson Hood and Members of the Commission:

On July 31, 2025, the Zoning Commission set down the above-referenced case for a limited-scope public hearing regarding the pavilion. The Applicant hereby submits additional information in advance of the public hearing and respectfully requests the Commission schedule a public hearing on this matter.

**Hearing Testimony and Witnesses**

The Applicant requests 30 minutes for its presentation to the Commission at the public hearing. At the hearing, the Applicant intends to present testimony from:

- Andrew Son, Chief Executive Officer, District Wharf Properties, as a representative of the Applicant
- Shane Dettman, Goulston & Storrs, as an expert in land use planning

Outlines of witness testimony are attached as Exhibit A, and a copy of Mr. Dettman's resume is attached as Exhibit B.

A copy of the Hearing Fee Calculator is attached as Exhibit C and a copy of the hearing fee will be delivered to the Office of Zoning.

Please do not hesitate to contact David Avitabile at 202-721-1137 with questions regarding this application. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Very truly yours,

/s/  
David Avitabile

Enclosures

## **CERTIFICATE OF SERVICE**

On August 4, 2025, I caused a copy of the foregoing letter and enclosure to be delivered by electronic mail to the following:

Jennifer Steingasser  
Office of Planning  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Joel Lawson  
Office of Planning  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

Matthew Jesick  
Office of Planning  
[matthew.jesick@dc.gov](mailto:matthew.jesick@dc.gov)

Erkin Ozberk  
District Department of Transportation  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)

ANC 6D  
c/o Gottlieb Simon, Chairperson  
[6D02@anc.dc.gov](mailto:6D02@anc.dc.gov)

Bruce Levine, ANC 6D06  
[6D06@anc.dc.gov](mailto:6D06@anc.dc.gov)

Gail Fast, ANC 6D03  
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Marquell Washington, ANC 6D01  
[6D01@anc.dc.gov](mailto:6D01@anc.dc.gov)

Gangplank Slipholders Association  
President  
[president.gpsadc@gmail.com](mailto:president.gpsadc@gmail.com)

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Richard Brown, President  
[rabrown1203@aol.com](mailto:rabrown1203@aol.com)

Tiber Island Cooperative Homes, Inc.  
Colleen Rooney, President  
[rooney222222@aol.com](mailto:rooney222222@aol.com)

525 Water, A Condominium Unit Owners  
Association  
President  
[President525bod@gmail.com](mailto:President525bod@gmail.com)

/s/\_\_\_\_\_

David Avitabile

**CERTIFICATION OF COMPLIANCE WITH SUBTITLE Z, SECTION 401 OF THE  
ZONING REGULATIONS**

Wharf Phase 3 REIT Leaseholder LLC (“Applicant”) hereby certifies that this pre-hearing submission, which has been filed with the Zoning Commission on August 4, 2025, complies with the provisions of Subtitle Z, Section 401 of the Zoning Regulations as set forth below, that the application is complete, and that no further changes are expected to be submitted prior to the public hearing on this application, other than the changes discussed in detail below.

At its July 31, 2025, Public Meeting, the Commission voted to set down the Modification for a public hearing. Neither the Commission nor the Office of Planning requested any additional information on the Modification at setdown. The Modification is the same as filed on June 9, 2025.

<b><u>Subsection (Subtitle Z)</u></b>	<b><u>Page</u></b>
401.1(a) Information Requested by the Commission; Updated Materials Reflecting Changes Requested by the Commission	N/A
401.1(b) Witnesses	Pre-Hearing Submission
401.1(c) Summary of Testimony of Applicant’s Witnesses	Exhibit A
Resumes of Expert Witnesses	Exhibit B
401.1(d) Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Application (Exhibits L through Exhibit P)
401.1(e) Reduced Plans	Application (Exhibit H & Exhibit I)
401.1(f) List of Publicly Available Maps, Plans, and Other Documents	Application (Exhibit Q)
401.1(g) Estimated Time Required for Presentation of Applicant’s Case	30 minutes
401.2 Memoranda of Understanding with Agencies and Entities regarding Public Benefits	N/A
401.3 List of Names and Addresses of All Property Owners within 200 Feet of the Subject Property	Application (Exhibit D)
List of Names and Addresses of All Persons Having a Lease at the Subject Property	Application (Exhibit D)

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401.7	Comprehensive Transportation Review (also provided to DDOT)	N/A
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Respectfully submitted,

/s/\_\_\_\_\_

David Avitabile