

December 1, 2025

VIA IZIS

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

Re: **Zoning Commission Case No. 11-03N: M Street Landing Pavilion**
Applicant's Response to the ANC Report

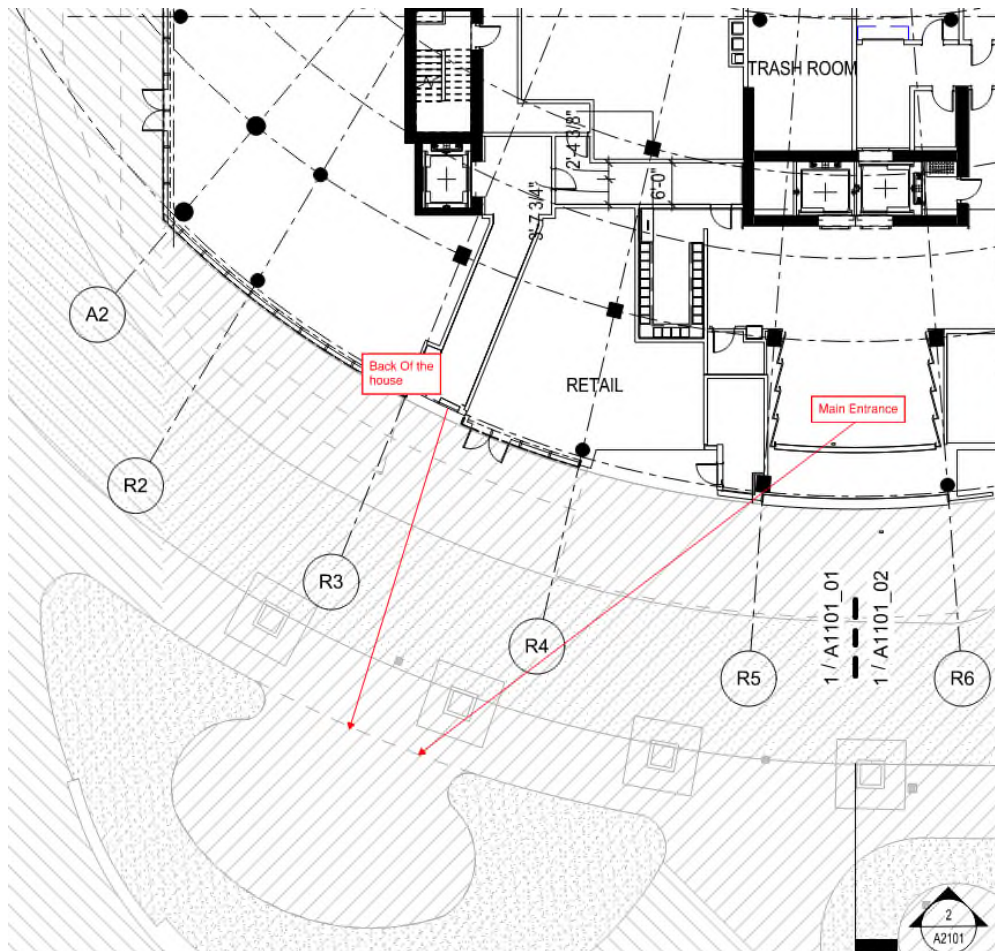
Dear Chairperson Hood and Members of the Commission:

The Applicant has received and reviewed the ANC 6D report dated November 20, 2025. The Applicant appreciates ANC 6D's thoughtful and extensive consideration of the Modification and looks forward to continuing to work collaboratively with ANC 6D to address issues regarding pedestrian safety and accessibility as well as other operational issues at The Wharf.

With respect to the images submitted in Exhibit 26A of the record by Mr. Aguirre, the Applicant observes that the second image appears to be an AI-generated image that misrepresents the proposed establishment by, for example, distorting the proportions and angle of the already-constructed structure and significantly increasing the size and brightness of the already-installed sign.

With respect to the statement submitted in Exhibit 28 of the record by the Amaris, the Applicant reaffirms that the Pavillion will not represent a "significant" shift to the character of the area surrounding the Amaris. As detailed on the plans included in Exhibit 3I of the Record, the Pavillion will only contain seating for approximately 26 patrons (and up to approximately 40 patrons including bar seating), which is meaningfully less than the outdoor seating for 76 patrons at the Philippe Chow restaurant, and significantly less than the overall amount of outdoor seating at the base of the Amaris, after accounting for other restaurants and establishments with outdoor café seating such as Urban Roast.

Also, to clarify, the plan below shows the relationship of the Pavilion to the lobby entrance to the Amaris. The Pavilion is meaningfully offset from the lobby entrance, and it is across from a door that leads to a back-of-house corridor, flanked by the Philippe Chow restaurant and a retail space, as shown in the image below.



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 the public meeting on Thursday, December 18.

Very truly yours,

/s/
David Avitabile

CERTIFICATE OF SERVICE

On December 1, 2025, I caused a copy of the foregoing letter and enclosure to be delivered by electronic mail to the following:

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/s/ _____

David Avitabile