

September 19, 2019

VIA HAND DELIVERY AND IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 14-12E: Application of Clarion Gables Multifamily Trust, L.P. and EAJ 1309 5th Street LLC (“EDENS” and collectively, the “Applicant”) to the District of Columbia Zoning Commission for a Second-Stage PUD at 1329 5th Street, NE (the “Property”) – Applicant’s Pre-Hearing Statement

Dear Chairman Hood and Commissioners:

On behalf the Applicant, we hereby submit this pre-hearing statement with respect to the above-referenced application for a second-stage PUD for the mixed-use multifamily residential building with ground floor retail, PDR/maker, other neighborhood-serving uses, and below-grade parking located on the Property (the “**Project**”). The Property is within the boundaries of the first-stage PUD approved as part of Z.C. Case No. 14-12 (the “**Approved PUD**”). Updated plans for the Project are attached as **Exhibit C** (the “**Updated Plans**”).

This pre-hearing statement provides responses to the questions and comments raised by the Office of Planning (“**OP**”) in its July 19, 2019 report (“**OP Report**”) filed at Exhibit 12 in the record of this proceeding and echoed by the Commission at the July 29, 2019 public meeting during which the Commission voted to set down this application for a public hearing. OP presented the comments and questions in the OP Report in a table format, which the Applicant adopts herein for ease of cross-reference.

In addition to the responses below to OP’s questions and comments, since filing the initial materials in this application, the Applicant has met with the District Department of Transportation (“**DDOT**”) to discuss the Project. Responses to certain of DDOT’s comments and questions are included at the end of the table below. Additional responses and information addressing DDOT’s comments and questions will follow in the Applicant’s Comprehensive Transportation Review which the Applicant will file not less than forty-five (45) days before the scheduled public hearing date.

OP Comment/Question	Applicant Response
<p>1. Additional information regarding affordable housing should be provided, including: floor plans showing the location of IZ units; number of IZ units; IZ unit types (one bedroom, two bedrooms, etc.); and depth of affordability</p>	<p>Exhibit A provides information regarding the Project’s affordable housing, including floor plans showing the proposed locations of IZ units, the anticipated number of IZ units, the IZ unit types by bedroom count, and the depth of affordability of each unit. Significantly, and in response to the OP Report and the Zoning Commission’s comments at setdown, <i>the Applicant has increased the amount of its affordable housing set-aside, has enhanced the Project’s levels of affordability, and has disproportionately identified two-bedroom and larger units as the affordable units, all as described in Item 3 below.</i> This increased commitment expands upon the approved PUD proffers and adds more units and family-sized units at deeper levels of affordability than previously required.</p>
<p>2. The applicant should provide clarification regarding the IZ requirement for the North Building</p>	<p>The Approved PUD required the second-stage PUD on the Property, if developed as a residential building (as is proposed in this application), to reserve eight percent (8%) of the residential gross floor area (“GFA”) for affordable housing.¹</p>

¹ See Z.C. Case No. 14-12, Exhibit 2 at 51: “As part of the approximately 260,000 to 290,000 gross square feet of residential use potentially to be provided in the Project’s North Building, approximately 20,800 to 23,200 gross square feet (or 8% of the residential component) would be provided as affordable housing at 80% of the Washington, DC Area Median Income. Section 2403.9(f) notes that affordable housing may be considered a public benefit to the extent it exceeds what would have been required through matter of right development under existing zoning. Since the Property is currently zoned C-M-1, the entirety of the affordable housing component should be considered a public benefit.” OP’s reports in the Approved PUD proceeding concurred on this point. See also *id.*, Exhibit 10 at 12-13 (“Should Phase II of the development [i.e., the Project] implement Option 2 [i.e., the residential option] for the North Building, approximately 260,000 to 290,000 square feet of residential use would be provided. The project would be required to comply with Inclusionary Zoning regulations, which require 8% of the floor area to be dedicated to affordable housing at 80% of the Area Median Income. In this case, approximately 20,800 to 23,200 square feet would be dedicated as affordable. The applicant has not offered a deeper level of affordability than what is required by the regulations.”) and Exhibit 20 at 17 (“The applicant has indicated that any housing provided in this development would comply with IZ, providing 8% of the units at 80% AMI.”). The Commission subsequently approved the Approved PUD subject to the foregoing proposal and feedback from OP. At the time of the approval of the Approved PUD, income levels for affordable units were calculated in terms of Average Median Income (AMI) in the Washington, D.C. Metropolitan Statistical Area; however, the Zoning Regulations now calculate such incomes in terms of Washington, DC Median Family Income (“MFI”). This application and the Project utilize MFI for the affordable components of the Project.

<p>3. The applicant is strongly encouraged to increase the amount of affordable housing in the proposal</p>	<p>In response to the OP Report and the Zoning Commission’s comments at setdown, the Applicant will increase the Project’s affordable set aside to nine percent (9%) of the residential component, up from the originally approved eight percent (8%) with 30% of those units reserved for households earning no more than 50% of MFI and 70% of those units reserved for households earning below 80% MFI.</p> <p>This increases the affordable housing by approximately 2,875 square feet (proportionate to the GFA for the Project as a whole), an addition of multiple affordable units. In addition, the Applicant has agreed to improve the affordability levels of the Project, increasing the number of units at 50% of MFI from 20% of the total to 30% of the total.</p> <p>Perhaps most significantly, as the Applicant has begun to lay out units and identify the location of the affordable units, it has disproportionality selected the larger, “family-sized” units as the affordable units. That is, nearly half (i.e., 10 of 24) of the Project’s affordable units are two-bedrooms or larger, large enough for a family of four under DHCD’s guidelines, and more likely to be occupied by a family (rather than unrelated groups of adults) under DHCD’s administration of the IZ program.</p> <p>The Project’s emphasis on making the larger units the affordable units emerged out of the Applicant’s discussions with ANC 5D. The Applicant is very proud to point out that it now enjoys the ANC’s strong support for the Project in light of the proposed amount and mix of affordable housing.</p> <p>The Applicant also points out that it has greatly improved upon its package of previously approved public benefits without seeking additional zoning flexibility or other</p>
---	--

	modifications relative to the approved First-Stage PUD.
4. The applicant is strongly encouraged to provide 3-bedroom units in the proposed building	In response to the OP Report, the Project includes 10 affordable units that have two or more bedrooms and 48 market-rate units of two or more bedrooms. Due to the configuration of the Project, it is not possible without reducing the overall number of units to create units with three “true” bedrooms, where each bedroom contains an exterior window. The Applicant has prioritized creating at least 300 units, in light of the Mayor’s housing goals, rather than creating a smaller number of units where some contain more bedrooms. Nevertheless, the Project includes five units, <i>four of them affordable</i> , with two bedrooms with exterior windows plus a third room (a “bedroom” per the building code but a “den” under the Zoning Regulations).
5. Detailed renderings of the rooftop, including all proposed structures, should be provided (the applicant has requested flexibility from uniform roof structure height, and additional information is necessary to understand the impact of the flexibility)	The Applicant continues to work to refine the Project’s roof plans and design and will provide rendered views of the rooftop in its supplemental submission to be filed not less than 20 days before the public hearing. These views are long lead time items in light of the many “moving pieces” on the Project’s roof.
6. The applicant should commit to providing permanent retail entrances on 5 th and 6 th Streets	The Applicant will design the Project such that retail entrances can be located on 5 th Street, NE and 6 th Street, NE.

<p>7. Detailed plans of the proposed plaza should be provided, which identify specific hardscape materials to be used, images of outdoor furniture, including benches, and any landscaping that would be incorporated into the space.</p>	<p>Pages L1–L5 of the Updated Plans include an enlargement plan of the proposed plaza, which is envisioned as a flexible use space. The Updated Plans label proposed amenities and show conceptual comparable imagery to depict the intended character of streetscape furniture, planters and other features proposed to be located within the Plaza. The design of the plaza is in accordance with the previous PUD submittals and creates an active space for street level retail and restaurants, larger community events, periodic vehicular traffic and the servicing of the existing Union Market Building. The design and use of the proposed plaza space is in accordance with the Approved PUD.</p>
<p>8. The applicant should commit to providing solar panels on the roof</p>	<p>In response to the OP Report and the Zoning Commission’s comments at setdown, the Applicant coordinated a great deal with its landscape architect, architect, and solar/sustainability consultant to maximize the amount of solar power capacity that can be provided on the Project.</p> <p>As a result, the Applicant anticipates providing between approximately 1,300 and 2,300 square feet of solar panels on the Project’s roof. Such solar panel square footage would allow for approximately one percent (1%) of the building’s common area power consumption to be powered on-site. Page A30 of the Updated Plans shows proposed locations for the solar panels on the Project.</p>
<p>9. The applicant is encouraged to locate solar panels on the green roof</p>	<p>The Applicant is studying integrating solar panels on roof locations previously designated as green roof areas and will have additional details on this item with the refined roof plans in the Applicant’s 20-days submission.</p>

<p>10. The number and location of EV charging stations should be provided on the garage floor plans</p>	<p>The Applicant is proposing to install seven (7) EV charging stations within its garage. Specifically, these will be located on the B1 level. Pages A19-A21 of the Updated Plans show proposed locations of EV charging stations.</p>
<p>11. The applicant should provide detailed streetscape plans in coordination with DDOT and OP regarding the design and use of public space and its compliance with the Union Market Streetscape Guidelines (Additional drawings demonstrating compliance with the Guidelines should be provided)</p>	<p>Pages L8-L9 of the Updated Plans provide additional information related to the proposed design of the 5th Street, NE and 6th Street, NE streetscapes and the respective compliance of each with the Union Market Design Guidelines.² The Updated Plans label proposed amenities and show conceptual comparable imagery to depict the intended character of streetscape furniture, planters and other amenities along each streetscape. The Applicant readily embraces the Guidelines and believes that they will greatly enhance the vitality and character of the public spaces.</p>
<p>12. The applicant should identify on the plans that 11,527 square feet on the ground floor will be constructed to PDR/Maker specifications and provide the specifications on the plans</p>	<p>Exhibit D shows that at the minimum 11,527 square feet of the ground floor of the Project will be constructed to PDR/Maker specifications. This square footage amounts to at least 50 percent of the ground floor commercial area and therefore represents a significant component of the Project’s ground floor. PDR/Maker specifications are in the initial application (Exhibit 2 at page 7) and are reproduced in Exhibit D.</p>
<p>13. The applicant is strongly encouraged to increase the amount of PDR/Maker Space on the ground floor to half of the floor area (11,527 square feet), and to dedicate the space to that use for the life of the project</p>	<p>The Applicant proposes that five percent (5%) of the ground floor be reserved for PDR/Maker uses for a period of five (5) years. This PDR/Maker space proffer is consistent with the Applicant’s commitment in earlier PUDs. <i>See</i> Z.C. Case No. 17-14, Exhibit 37A (re. the PUD at 500 Penn Street, NE).</p> <p>Additional information regarding the Project’s PDR/Maker Space commitment follows:</p>

² The Guidelines are available in seven chapters located at <https://planning.dc.gov/publication/union-market-streetscape-guidelines>, and the Applicant requests that the Guidelines be deemed incorporated in the record in this proceeding without being formally submitted in light of the volume of material included in said Guidelines.

As a long-term investor and owner of place-based retail, EDENS's goal from the outset has been to protect and cultivate the uniqueness of the Union Market District. EDENS has been and is a leader in promoting the local "Maker" economy in D.C. To date, EDENS has delivered over 100,000 square feet of PDR/Maker space in the Union Market District.

Through the process of incubating hundreds of PDR/Maker users, EDENS has discovered that these PDR/Maker tenants need a tremendous amount of support. EDENS has supported such users and has created a platform for those users to thrive and succeed. Through the experience of creating 1309 5th Street NE (Union Market itself), Dock 5, Lab 1270, Maurice Office, 550 Penn, Cotton and Reed, and, most recently, Veer & Wander, EDENS has learned that the PDR/Maker economy requires incubation. Merely reserving PDR/Maker space does not guarantee PDR/Maker uses and often leads to dead retail and empty space. EDENS will continue to build the local economy by fostering a thriving commercial ecosystem that provides incubation and mentorship for PDR/Maker uses, which requires an evolving mix of uses and commercial typologies without requirements.

As a major owner and provider of PDR/Maker space in DC, EDENS believes that the amount of PDR/Maker space in the Union Market District and surrounding area has reached a market equilibrium point. EDENS is concerned that mandating additional Maker space will create an excess supply of space, which will quickly lead to an unhealthy ecosystem. This will hurt both existing PDR/Maker uses and traditional retailers because there will not be enough traffic and dwell time. In turn, a reduction in traffic and dwell time will negatively affect positive street activity and the long-term viability of commercial tenants. Much like for space designed and dedicated to retail uses, too much vacant PDR/Maker use space can be a turn off for visitors, resulting in a reduction of foot traffic and business for existing tenants. The health of the overall Union Market District depends on being able to balance tenants.

In addition to EDENS' existing 100,000 square feet of PDR/Maker space, recently approved PUDs in and around the Union Market District include over 55,000 square feet of PDR/Maker space, resulting in a present total of more 155,000 square feet amount of PDR/Maker space (existing and planned) within and around the Union Market District. The additional PDR/Maker space being proposed by this PUD and the three future EDENS PUDs ultimately brings the total PDR/Maker space to over 160,000 square feet in and around the Union Market District. This result is a balance of PDR/Maker uses within the overall Union Market District market area with flexibility to add more if tenant demand materializes. As demonstrated throughout its history of retail development at Union Market, EDENS will continue to collaborate with the existing businesses while also curating, incubating, and supporting unique entrepreneurial and local new business within the Union Market District to ensure a PDR/Maker presence.

As noted above, the Applicant is designing approximately half of the Project's first floor to accommodate PDR/Maker use specifications. This space will accommodate PDR/Maker use specifications if demand for such space exists in the future.

<p>14. The applicant should provide additional information regarding the anticipated tenants of the ground floor and an analysis of how the tenants would meet the goals of the Ward 5 Industrial Land Transformation Study</p>	<p>As is typical for retail leasing, the Applicant does not have any leases signed this early in the development process and is unable to identify with particularity any tenant spaces at this time. Additionally, as a result of the rapid changes created by e-commerce in general on the retail business, the Applicant seeks to maintain the standard flexibility with respect to tenant mix to pursue leasing commitments as the design of the Project progresses, so that the Project appeals to a variety of tenants.</p> <p>As with all of EDENS' projects in the Union Market District, the proffered PDR/Maker space will form an integral part of the tenant mix in this Project. Additional information regarding the Project's implications for the Ward 5 Industrial Land Transformation Study are set forth on <u>Exhibit A</u>.</p>
<p>15. Additional information regarding the types of materials to be used, including material type, color, and samples, demonstrating that the proposed building materials will be of a high-quality</p>	<p>Pages A32–A38 of the Updated Plans provide additional information regarding materials to be used in the Project and show type, color, and representative images of such material in addition to other information. The Project materials that have been selected and integrated into the building design are high-quality. At the public hearing, the Applicant will provide a physical materials board.</p> <p>Consistent with the Project's contemporary interpretation of the Union Market District's mercantile heritage, the exterior expression of the building recalls the geometry, materiality, and texture of the warehouses emblematic of the district.</p> <p>The primary building materials are as follows:</p>

(i) A light-colored brick with natural variation evokes the masonry of many of the historic building stock and defines the primary residential block and the entire ground floor of the building.

(ii) A dark-colored metal cladding detailed with depth and relief defines a floating volume and is inspired by the metal sheds, dock doors and transportation elements of the district. These volumes have large windows with expressed mullions to provide a scale and reference the historic windows in the area.

(iii) The cantilevered ends of the metal volume are fully glazed with SSG window wall, to create a signature feature at the east and west elevations marking the corner and the entry to the public plaza. A large glazed and articulated bay element on the south elevation of the metal clad volume uses a similar window wall cladding in contrast to the metal of the floating volume that hosts it.

(iv) An accent material evokes a rusted steel color and is used as an accent to highlight some of the more prominent and projected elements of the building, such as the inside surface of the cantilevered bay at 5th and 6th Streets, NE, as well as the canopy, terrace and balcony soffits.

<p>16. Window details should be provided, illustrating window mullions and depth from the façade</p>	<p>Pages A36-A38 of the Updated Plans provide details of the Project’s windows illustrating mullions and depth from the façade.</p> <p>The Applicant has provided conceptual details and rendered diagrams for the three primary window and fenestration conditions in the project, brick masonry, metal cladding, and glass and metal window wall. These drawings describe how the Project includes architectural depth and illustrates the resultant character of the typical fenestration and exterior façade types.</p>
<p>17. A detailed sign plan should be provided, including sign types, illumination, and building locations</p>	<p>Attached as Exhibit E are detailed signage plans in its supplemental filing prior to the public hearing.</p>
<p>18. The OP Design Division recommends that the applicant explore moving the lobby to the southeast corner of the property along 6th Street and the plaza to free up additional retail space along 5th Street</p>	<p>The Applicant studied several different options to determine the ideal location for the residential lobby and, as a result of such study, respectfully disagrees with the recommendation to move such lobby to the 6th Street, NE side of the Project. The 5th Street, NE side of the Project is the appropriate location for the lobby the following reasons:</p>

- *18-hour Activation:* Locating the residential lobby on the 5th Street, NE side of the Project adds a diversity of uses and users to that street. The residential users will add activity to 5th Street, NE at different times than the retail uses, and the combination of uses will maintain a higher level of activity throughout the day and night. This activity-generating use also accomplishes the intent of the Design Division’s comment.
- *Minimizing Parking/Loading Conflicts:* 6th Street, NE is the location for the Project’s parking and loading entrance. Locating the residential entrance on 5th Street, NE minimizes opportunities for conflicts between pedestrians and vehicles entering and exiting the Project’s garage.
- *Consistency with the Approved PUD:* The Approved PUD shows the Project’s residential entrance at the northwest corner of the site on 5th Street, NE, and the Project is entirely consistent with plans that were previously reviewed and approved. The Applicant does not propose any changes on this point.
- *Maintaining Retail on 6th Street, NE:* The introduction of a residential entrance along 6th Street would combine with the parking and loading entrance to pinch the retail frontage available along 6th Street, NE. Such pinch point would strain the ability to provide retail along such frontage and would decrease the likelihood that a retail entrance along 6th Street would be desirable, contrary to item No. 6 above.
- *“Blended” Residential Lobby:* Finally, subject to the conditions of the approved First-Stage PUD, although the Applicant currently contemplates that the Project’s residential lobby will be separated from the adjacent retail and PDR/Maker use spaces, the Applicant is actively exploring designs to blend seamlessly the residential lobby space into adjacent retail space (e.g., a coffee shop) to make the lobby more publicly available and to look and feel like a retail experience. Although this lobby approach might evolve, the 5th Street, NE lobby design will always be complementary to the vitality and variation of the adjacent streetscape.

19. The applicant is encouraged to explore redesigning the canopies and the loggia to make the canopies a more visible and prominent feature of the façade. In addition, the canopies should meet the following dimensional standards: Minimum 16' in height and a minimum of 10' in depth but encourage at least 15'. To make the canopies more impactful it is suggested that the applicant review lighting treatments for the underside, and the addition of repeating horizontal support beams to punctuate a procession along the building frontage similar to the precedent image shown on the applicant's package

The Project's proposed design of the canopies is in accordance with range of heights and depths in the Union Market Streetscape Guidelines, which were recently reviewed and approved by OP and DDOT.

The Applicant is able to commit to further detailing of these canopies by introducing additional underside lighting and material treatments. The Applicant is also further studying the introduction of underside metallic beams similar to those suggested by OP, as shown on Pages A13-A14 of the Updated Plans.

Given the grade change on the streets adjacent to the Property, the Applicant cannot change the height of the canopies as OP has suggested because doing as OP has suggested would cause the canopies to exceed the range of heights contemplated in the Union Market Streetscape Guidelines (which DDOT and OP have previously approved).

Furthermore, and perhaps most importantly, the Project cannot accommodate changes to the heights of the canopy elements without adversely interfering with the Project's ventilation system because of grade changes around the site and because of where such ventilation system intake components must be located. The ventilation system is an important component of the PDR/Maker specifications that make the ground floor commercial space attractive to retail and PDR/Maker users.

<p>20. The applicant is encouraged to explore the use of bolder color and pattern on the building, particularly in the black metal clad portion (The market is an opportunity to be architecturally bold and not adhere to the traditional principles of contextual design)</p>	<p>The Applicant has modified the Project’s color strategy in two ways to create a bolder expression. Firstly, the value difference between the light-colored brick and the dark metal has been enhanced to create a more striking contrast between the two. Secondly, the neutrality of the major materials is offset by a more liberal use of a brighter metal accent material as described above on the more prominent and projecting architectural features. The accent metal material is a vibrant rust or Corten-like material. Additionally, the dark metal portion of the architecture has been detailed to include more physical depth and variation which adds pattern and interest and breaks up the long southern façade facing the plaza. The Applicant believes that the Project’s design strikes an appropriate balance of being bold and contemporary, while respecting the mercantile and industrial character and fabric of the Union Market District.</p>
<p>21. The applicant should provide details on how the street space can be enhanced with artwork, parklets, café seating adjacent to the street edge. In addition, per the streetscape standards the tree plantings the applicant has shown should be large caliper trees with generous soil volume to ensure the growth of mature trees (5th Street is an opportunity to break the rules and be more creative in the design of the streetscape)</p>	<p>Pages L8-L9 of the Updated Plans provide additional information related to the proposed design of the 5th Street, NE and 6th Street, NE streetscapes. All of the proposed tree plantings along 5th Street and 6th Street meet Union Market Design Guidelines and DDOT standards for caliper sizes and soil volumes.</p> <p>Additional details are as follows:</p>
<p><u>5th Street, NE:</u> The pedestrian area along 5th Street, NE is envisioned to be an active streetscape, animated by the main residential lobby, first floor retail, restaurants and other potential uses. The proposed streetscape plan meets the Union Market Design Guidelines, but “break[s] the rules” by introducing angled forms into what is typically a linear streetscape treatment. The result is an animated space that blurs the lines between prescribed setbacks and the uses within the sidewalk area, while responding to the wedged form of the Project’s residential lobby entrance. The proposed monumental seating elements potentially can be relocated and adjusted, which will allow further flexibility in creating a variety of seating areas and experiences. Additional smaller movable seating elements offer additional options to create smaller, more intimate areas for conversations and informal gatherings. A focal point shade tree is situated to highlight the residential lobby entrance and features seating below. Movable planters will be situated to delineate the Plaza entry, retail areas and other amenities. Sidewalk cut outs will be provided along the building façade to allow for green screens with vegetation to grow vertically</p>	

up the building façade. Building canopies with planted green roofs will offer shade, while further extending this exciting feature within the Union Market District.

6th Street, NE: Per the Union Market Design Guidelines, the Project’s plans for 6th Street, NE advance its role as a “zipper street”, with a greener streetscape design intended to visually link the Union Market District to Gallaudet University. Larger areas of landscape plantings and street trees (all spaced per the Union Market Design Guidelines) line the street. Bicycle parking is situated along this edge, as it is a convenient location for access to the Plaza from the 6th Street Bike Lanes.

<p>22. The applicant should provide information regarding the sidewalk transition along curbless the 5th Street, NE, which transition should be south of the new plaza. (DDOT raised this comment.)</p>	<p>As shown on Pages L6-L7 of the Updated Plans, the construction of the new streetscapes and plaza spaces transitions to existing conditions along 5th Street, NE and 6th Street, NE.</p> <p>The Project envisions 5th Street, NE as a curbless street with a flush curb and truncated dome paver edge to meet the Union Market Design Guidelines. The Project’s expanded 5th Street, NE streetscape transitions to existing street and parking conditions as shown on the Updated Plans. The Project contemplates 6th Street, NE as a curbed street. The expanded streetscape along that street transitions to existing street and parking conditions as shown on the Updated Plans.</p>
<p>23. Additional input from DDOT – During a subsequent meeting between DDOT and the Applicant, DDOT requested information relating to the potential for consolidated site access with the Property’s neighbor to the north.</p>	<p>The Applicant commits to providing a knock-out panel on the first level of the garage at the property line adjacent to the property immediately to the north in order to leave open the possibility of an internal connection to a future building to the north on terms acceptable to the Applicant and its successors.</p>

The Applicant proffers the following expert witnesses:

- Frank Andre, Hord Coplan Macht – expert in architecture and urban design;
- Matt Renault, Mahan-Rykiel – expert in landscape architecture; and
- Daniel Van Pelt, Gorove Slade – expert in transportation planning and engineering.

Attached hereto are the following exhibits:

- **Exhibit A** – Ward 5 Industrial Land Transformation Study Analysis
- **Exhibit B** – Resumes of Expert Witnesses and Outlines of Proposed Testimony

- **Exhibit C** – Updated Plans
- **Exhibit D** – PDR/Maker Use Plans
- **Exhibit E** – Signage Plans

The Applicant respectfully requests that the Commission schedule this application for a public hearing at its earliest opportunity. Thank you for your attention to this application.

Respectfully submitted,

/s/ Jeffrey C. Utz

/s/ David A. Lewis

Enclosures

Certificate of Service

I certify that on or before September 20, 2019, I delivered a copy of the foregoing document and attachments via e-mail, hand delivery, or first-class mail to the addresses listed below.

/s/ David A. Lewis

District of Columbia Office of Planning (*1 copy via e-mail and hand delivery*)
1100 4th Street, SW, Suite 650E
Washington, DC 20004
Attn: Jennifer Steingasser
Joel Lawson
Brandice Elliott

District Department of Transportation (*1 copy via e-mail and hand delivery*)
55 M Street, SE, 5th Floor
Washington, DC 20003
Attn: Jonathan Rogers

Ryan Linehan, SMD 5D01 (*1 copy, via USPS*)
1834 Central Place, NE
Washington, DC 20002

Keisha L. Shropshire, SMD 5D02 (*1 copy, via USPS*)
1239 16th Street, NE
Washington, DC 20002

Steven C. Motley Sr., SMD 5D03 (*1 copy, via USPS*)
1100 21st St NE #104
Washington, DC 20002

Bernice S. Blacknell, SMD 5D04 (*1 copy, via USPS*)
2114 I Street, NE #3
Washington, DC 20002

Sydelle Moore, SMD 5D05 (*1 copy, via USPS*)
813 20th St NE
Washington, DC 20002

Jason E. Burkett, SMD 5D06 (*1 copy, via USPS*)
1147 Oates St NE
Washington, DC 20002

Clarence Lee, Chairperson, SMD 5D07 (*1 copy, via USPS*)
1519 Trinidad Avenue, NE
Washington, DC 20002