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VIA IZIS

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Z.C. Case No. 15-27 - Applicant's Motion to Accept Comprehensive Transportation Study

Dear Members of the Commission:

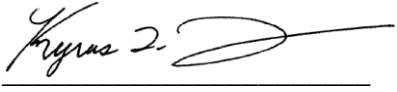
On behalf of KF Morse, LLC (the "Applicant"), we hereby submit Form 150 requesting that the Commission accept the Applicant's Comprehensive Transportation Report ("CTR") less than 30 days prior to the public hearing on this case, as required by Subtitle Z §§ 401.7 and 401.8 of the 2016 Zoning Regulations ("ZR 16"). The CTR was filed with the Zoning Commission on September 30, 2016, which was 20 days prior to the public hearing.

The PUD was setdown on April 25, 2016, and thus vested under the 1958 Zoning Regulations. However, the Applicant understands that the Office of Zoning applies the process requirements of ZR 16 to vested projects, and Subtitle Z §§ 401.7 and 401.8 require the submission of transportation studies to DDOT and the Zoning Commission no less than 30 days prior to the public hearing.

The Applicant filed the CTR with DDOT on September 7, 2016, which was **43** days prior to the public hearing and which gave DDOT sufficient time to thoroughly review the application. *See* DDOT Report p. 2, stating that DDOT had an "extensive, multi-administration review of the case materials submitted by the Applicant." Moreover, the Applicant presented the project to the affected Advisory Neighborhood Commission ("ANC") 5D on multiple occasions, such that the Commissioners and the public had ample time to review the transportation features, impacts, and mitigation measures. ANC 5D voted unanimously to support the application. Thus, the Applicant's request for the Commission to waive the requirements of 11 DCMR Subtitle Z §§ 401.7 and 401.8 will result in no adverse impacts.

Thank you for your attention to this matter. We look forward to making a full presentation at the public hearing this evening.

Very truly yours,

By: 

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cc: Advisory Neighborhood Commission 5D (with enclosures, via U.S. Mail)
Peta-Gay Lewis, Single Member District 5D01 (with enclosures, via U.S. Mail)
Brandice Elliot, D.C. Office of Planning (with enclosures, via Hand Delivery)
Joel Lawson, D.C. Office of Planning (with enclosures, via Hand Delivery)
Jonathan Rodgers, DDOT (with enclosures, via Hand Delivery)