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April 23, 2019

BY IZIS

Mr. Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 18-14: Application of 3840 S Capitol LLC and 3848 S Capitol LLC (collectively, the “Applicant”) for Approval of a Consolidated Planned Unit Development and Zoning Map Amendment for Lots 77 and 810 in Square 6129 (the “Property”) - Applicant’s Updated Relocation Plan

Dear Chairperson Hood and Members of the Commission:

In support of the foregoing motion, please accept for filing the enclosed updated Relocation Plan responding to the filing by the Office of Planning (“OP”) providing comments from the Department of Housing and Community Development (“DHCD”) on the Applicant’s Relocation Plan. The Applicant has revised the Relocation Plan to address all of DHCD’s comments except as detailed below. This revised Relocation Plan addresses the concerns raised by DHCD through OP. The Applicant requests the Commission accept this revised Relocation Plan to replace the plan currently at Exhibit 12A in the case record.

The Applicant is unable to revise the Relocation Plan to address DHCD’s comment that the Project should not result in any permanent displacements. A permanent displacement is a defined term that applies when the construction period is longer than 12 months and a resident chooses to permanently relocate instead of returning to the completed project. Of course, the ultimate decision whether a temporarily relocated resident chooses to move back to the project is that resident’s choice; therefore, the Applicant cannot guarantee that every resident will choose to move back to the completed project. As demonstrated in the Applicant’s filings and through the Applicant’s testimony before the Commission, the Applicant will invite and encourage all current residents to return to the project upon completion, and the Applicant hopes and expects that most will return. However, because the ultimate decision is the resident’s, the Applicant cannot guarantee in the Relocation Plan that there will be no permanent relocation as a result of the project.

We look forward to the Commission taking Final Action on this case on April 29th. Please feel free to contact Cary at (202) 721-1113 or Meghan at (202) 721-1138 if you have any questions regarding the enclosed.

Sincerely,

_____/s/
Cary Kadlecek
Goulston & Storrs

_____/s/
Meghan Hottel-Cox
Goulston & Storrs

CERTIFICATE OF SERVICE

The undersigned hereby certifies that copies of the foregoing document will be delivered by electronic mail, first-class mail, or hand delivery to the following addresses on April 23, 2019.

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/s/
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