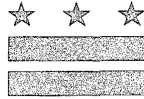


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



**Z.C. CASE NO.: 19-23 (Wells REIT II 80 M Street, LLCs – Design Review @ 80 M Street, S.E.
[Square 699, Lot 28]**

As Secretary to the Commission, I hereby certify that on November 5, 2019, copies of this Z.C. Notice of Public Hearing (along with cover letter for the ANC) for Case No. 19-23 were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk (*), to the following:

1. *D.C. Register* (11/04/19)
2. Allison Prince, Esq. (11/05/19)
Christine Roddy, Esq.
Lawrence Ferris, Esq.
Goulston & Storrs
3. ANC 6D (11/05/19)
6D@anc.dc.gov
4. Commissioner Anne Forgie (11/05/19)
ANC/SMD 6D02
6D02@anc.dc.gov
5. Gottlieb Simon (11/05/19)
ANC
6. Councilmember Charles Allen (11/05/19)
7. Office of Planning (Jennifer Steingasser) (11/05/19)
8. DDOT (Anna Chamberlin) (11/05/19)
9. Esther Yong McGraw, Esq. (11/05/19)
General Counsel - DCRA
10. Office of the Attorney General (Max Tondro) (11/05/19)
11. Kendra Wiley (DOEE) (11/05/19)
12. DCHA – Relocation Committee (11/05/19)
KSmyser@dchousing.org
13. At-Large Councilmembers: (11/05/19)
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.
14. Property Owners Within 200 Feet (see attached list provided by Applicant) *

ATTESTED BY: Sharon S. Schellin
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning



5162®

Easy Peel® Address Labels |
Bend along line to expose Pop-up Edge® |

19-23

Go to avery.com/templates |
Use Avery Template 5162 |

SKCG 50 M LLC
1575 WELTON ST STE 300
DENVER CO 80202-4218

ONYX OWNER LLC
140 Q ST NE STE 140B
WASHINGTON DC 20002-2101

HALF STREET PARTNERS LLC
2000 TOWER OAKS BLVD FL 8
ROCKVILLE MD 20852-4284

SQUARE 743 INC & NW 100 M STREET LLC
C/O LHREV WASHINGTON M STREET LLC
750 17TH ST NW STE 1100
WASHINGTON DC 20006-4607

TOLL DC LP
250 GIBRALTAR RD
HORSHAM PA 19044-2323

TOLL DC PHASE III OWNER LLC
250 GIBRALTAR RD # 3W
HORSHAM PA 19044-2323

ZSS FIRST LLC
151 HAVEN AVE, PRT
WASHINGTON NY 11050-3926

PRESIDENT / DIRECTOR
CONDOMINIUM ASSOCIATION
1025 1ST ST SE
WASHINGTON DC 20003-5319

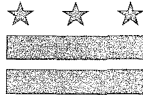
55M DC OWNER LLC
55 M ST SE STE 100
WASHINGTON DC 20003-3563

BALLPARK SQUARE 701 LLC
C/O SKANSKA COMMERCIAL DEVELOPMENT
1776 WILSON BLVD STE 250
ARLINGTON VA 22209-2517

WHO'S ON FIRST PROPERTIES LLC
1415 N TAFT ST APT 100
ARLINGTON VA 22201-2676

MR. PETER MAY
NATIONAL PARK SERVICE
UNITED STATES OF AMERICA
1100 OHIO DRIVE SW
WASHINGTON DC 20242

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



November 5, 2019

ANC 6D
6D@anc.dc.gov

Commissioner Anne Fergie
ANC/SMD 6D02
6D02@anc.dc.gov

**Re: Z.C. Case No. 19-23 (Wells REIT II 80 M Street, LLC – Design Review @ 80 M Street S.E.
[Square 699, Lot 28]**

Dear ANC Chair & ANC/SMD Commissioner:

Please find attached the public hearing notice for the above referenced project. Pursuant to Subtitle Z § 406.3, if your ANC wishes to participate in the hearing, then its written report must be received at least seven days in advance of the public hearing. The report must contain the information required by Subtitle Z § 406.2, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,

A handwritten signature in cursive script that reads "Sharon S. Schellin".

Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

Subtitle Z § 406.2

406.2 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the application. All written reports shall contain the following:

- (a) The case name and number;
- (b) The date the public meeting of the ANC to consider the application occurred;
- (c) A statement that proper notice of that public meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
- (e) The issues and concerns of the ANC about the application, as related to the standards against which the application shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application;
- (g) The outcome of the vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC Chairperson or Vice Chairperson.