

December 20, 2019

Sharon Schellin, Secretary
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **Z.C. Case No. 19-23 – Application of Wells REIT II 80 M Street LLC for Design Review for 80 M Street SE (Square 699, Lot 28) – Prehearing Submission**

Dear Ms. Schellin:


This letter serves as the prehearing submission for the above-referenced application of Wells REIT II 80 M Street LLC (the “**Applicant**”) for Design Review for the property located at 80 M Street SE (Square 699, Lot 28) (the “**Property**”). The Applicant proposes to renovate the existing seven (7)-story office building on the Property and construct a two (2)-story addition with a habitable penthouse (the “**Project**”). As outlined in detail in the Applicant’s initial statement, the application meets the standards for approval under Subtitle I §§ 616.6 and 616.8.

- Updated Plans. Attached as Exhibit A are updated architectural plans for the Project reflecting adjustments made to the design since the initial application was filed. Most notably, the proposed building height has been increased from 124 feet, 11 inches to 128 feet, nine (9) inches, still within the allowed height of 130 feet.
- Community Outreach. With respect to the Applicant’s community outreach efforts, the Applicant presented to Advisory Neighborhood Commission (“**ANC**”) 6D on October 21, 2019, prior to filing the application and again on December 9, 2019, at which time the ANC voted to support the application, subject to the Applicant providing a shadow study, which has been provided and is attached as Exhibit B. In addition, the Applicant has engaged the residents of the Velocity condominium building, located across L Street SE to the north of the Property, regarding the Project, including a meeting with building residents held on December 12, 2019.

- Updated Transportation Statement. The Applicant has been coordinating with the District Department of Transportation (“**DDOT**”) regarding the proposed Transportation Demand Management (“**TDM**”) plan and Loading Management plan (“**LMP**”). The updated transportation statement including the TDM and LMP is attached as Exhibit C.
- Testimony Outline and Expert Resumes. Lastly, attached is an outline of witnesses who will testify at the Commission’s hearing on the application (Exhibit D) and resumes for the Applicant’s proffered expert witnesses (Exhibit E).

Please feel free to contact Allison at (202) 721-1106, or Lawrence at (202) 721-1135 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at the public hearing on January 9, 2020.

Sincerely,


Allison C. Prince


Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by first-class mail or hand delivery to the following addresses on December 20, 2019.

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Lawrence Ferris