

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for the modification (“Modification”) for 2100 2nd Street SW (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 6D and to the owners of all property within 200 feet of the perimeter of the subject property on August 19, 2019, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6.

The Applicant has coordinated with the Office of Planning, the Department of Energy and Environment, and the District Department of Transportation regarding the Modification. The Applicant has also reached out to the ANC regarding the Modification and presented the Modification to the ANC Single Member District (“SMD”) representative for the property. The Applicant will present at an upcoming ANC meeting after the ANC SMD declined to have the Applicant present at an ANC meeting prior to filing the Modification. The Applicant will continue to community outreach and agency coordination regarding the Modification.

/s/ _____
Meghan Hottel-Cox

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A MODIFICATION OF SIGNIFICANCE FOR AN APPROVED DESIGN REVIEW

August 19, 2019

Pursuant to Subtitle Z §704, 2100 2nd Street, SW LLC (“Applicant”) gives notice of its intent to file an application for a Modification of Significance for an approved Design Review (the “Modification”) for the property known as Square 613, Lot 10 (“Property”). The Property is located at 2121 First Street, SW, and is owned by the Applicant.

The Property is in the Buzzard Point neighborhood of Ward 6. The Property consists of approximately 115,479 square feet, or approximately 2.65 acres, of land area. The Property is located in the Mixed-Use Medium Density Residential / Medium Density Commercial Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is currently located in the CG-5 Zone District.

The Property is currently improved with an eight-story building that was used by the United States Coast Guard. The Zoning Commission approved an adaptive re-use of the building in Order 17-05 and 17-05A for residential and retail uses (the “Project”). The Project was approved with a Floor Area Ratio of 4.45, a height of 90 feet, and a lot occupancy of 83% at the ground floor and 61% on the upper levels.

In this Modification, the Applicant proposes to introduce a temporary lodging use at the Property with the addition of WhyHotel. WhyHotel is a hospitality management company that makes more efficient use of otherwise vacant apartments by operating "turn-key, pop-up hotels" out of the vacancy of newly built, large scale apartment buildings during the lease-up phase. The interim WhyHotel strives to bring energy and a sense of community to the dormant portion of brand new apartment buildings and the surrounding retail spaces when they first open and features 24/7 onsite hospitality staff and temporary operations. Consistent with its business model, WhyHotel will only operate at the Property for up to two years during the Project’s lease up to make the retail and residential uses more viable by providing early activation of the Property and nearby retail during the critical lease-up phase. The Modification will require a variance to permit temporary lodging use in the 100-year flood plain.

Pursuant to Subtitle Z, Section 301.8 of the 2016 Zoning Regulations, the Applicant will request an opportunity to present the Modification to Advisory Neighborhood Commission (“ANC”) 6D, and the Applicant is available to discuss the proposed Modification with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed Modification application, please contact Meghan Hottel-Cox (202-721-1138).