

May 15, 2018

VIA HAND DELIVERY

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Application of WFS2, LLC to the District of Columbia Zoning Commission for a Second-Stage PUD Application for 1000 4th Street, SW (the “Property”)

Dear Chairman Hood and Commissioners:

On behalf of WFS2, LLC, as ground lessee of the Property under a long-term ground lease from the District of Columbia (collectively, the “**Applicant**”), we hereby submit this second-stage PUD application for the mixed-use multifamily residential building with ground floor neighborhood-serving uses on the Property. The Property, located at Square 542, Lot 822, is within the boundaries of the First-Stage PUD approved as part of Z.C. Case No. 02-38A (as amended, the “**Waterfront Station PUD**”).

Along with this letter, please find the following (two (2) copies of each except as noted):

- Statement in Support of the Application;
- Letters Authorizing this Application and a copy of Form 103 (Exhibit A);
- Certificate of Notice and Notice of Intent to File a Zoning Application (Exhibit B);
- Certificate of Compliance (Exhibit C);
- Property Owner List (Exhibit D; *along with two (2) sets of mailing labels*);
- List of Publicly Available Information (Exhibit E);
- Z.C. Order No. 02-38A (Exhibit F);
- Table Summarizing the Zoning History of the Waterfront Station PUD (Exhibit G);
- Table Summarizing the Compliance with the Conditions of Z.C. Order No. 02-38A (Exhibit H);
- Environmental Analysis (Exhibit I);
- DSLBD CBE Agreement (Exhibit J);
- First Source Agreement (Exhibit K);
- Summary of Consistency with the Comprehensive Plan (Exhibit L);
- Architectural Drawings, Plans, Elevations, Sections, Civil Engineering Plans, Maps, Tables, and Other Plans (Exhibit M; *ten (10) copies*); and
- Check made payable to DC Treasurer in the amount \$650.00 as a filing fee (*1 original*).

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The Applicant respectfully asks the Commission to schedule this application for setdown at its earliest opportunity.

Thank you for your attention to this application.

Respectfully submitted,


David M. Avitabile


David A. Lewis


Enclosures

CC:

P.N. Hoffman & Associates, Inc., 680 Water Street, SW, Washington, DC 20024 (3 copies via hand delivery)
Joseph Lapan, District of Columbia, Office of the Deputy Mayor for Planning and Economic Development, John A. Wilson Building, 1350 Pennsylvania Avenue, NW, Suite 317, Washington, DC 20004 (1 copy via hand delivery)
Gail Fast, 700 7th Street SW #725, Washington, DC 20024 (1 copy via hand delivery)
Cara Shockley, 201 I Street SW #V-637, Washington, DC 20024 (1 copy via hand delivery)
Ronald Collins, 301 G Street SW #609, Washington, DC 20024 (1 copy via hand delivery)
Andy Litsky, Vice Chair, 423 N Street SW, Washington, DC 20024 (1 copy via hand delivery)
Roger Moffatt, 1301 Delaware Avenue SW, Washington, DC 20024 (1 copy via hand delivery)
Rhonda N. Hamilton, 44 O Street SW, Washington, DC 20024 (1 copy via hand delivery)
Meredith Fascett, Chair, 909 4th St SE, Washington, DC 20003 (1 copy via hand delivery)
DC Public Library, Southwest Neighborhood Library, 900 Wesley Place SW, Washington, DC 20024 (1 copy via hand delivery)

Certificate of Service

I certify that on or before May 16, 2018, I delivered a copy of the foregoing document and attachments via hand delivery or first class mail to the addresses listed below.



David A. Lewis

District of Columbia Office of Planning (*1 copy via e-mail and hand delivery*)
1100 4th Street, SW, Suite 650E
Washington, DC 20004
Attn: Jennifer Steingasser

District Department of Transportation, Policy and Planning (*1 copy via e-mail and hand delivery*)
55 M Street, SE, 5th Floor
Washington, DC 20003
Attn: Anna Chamberlain

Advisory Neighborhood Commission 6D (*1 copy via hand delivery*)
1101 4th Street SW, Suite W130
Washington, DC 20024

Hitchcock Law Firm PLLC (*1 copy via U.S. Mail*)
5614 Connecticut Avenue, NW, No. 304
Washington, DC 20015
Attn: Cornish Cornish Hitchcock, Esq., Counsel for Tiber Island Cooperative Homes, Inc.

Tiber Islands Cooperative Homes, Inc. (*1 copy via U.S. Mail*)
429 N Street, SW
Washington, DC 20024
Attn: Paul Greenberg

Carrollsborg Square Condo Assn. (*1 copy via U.S. Mail*)
1804 T Street, NW, Suite One
Washington, DC 20009
Attention: Henry Baker