



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Executive Office of the Mayor  
Office of the Deputy Mayor for Planning and Economic Development



March 15, 2017

Mr. Anthony Hood  
Chairman  
D.C. Zoning Commission  
441 4th St. NW, Suite 210S  
Washington, DC 2001

Re: Z.C. Case No. 02-38  
Square 542, Lot 822 ("Northeast Building")  
Letter of Authorization

Dear Chairman Hood and Members of the Commission:

The Office of the Deputy Mayor for Planning and Economic Development ("DMPED"), on behalf of the District of Columbia as the owner of the above-referenced property, hereby authorizes PN Hoffman, Inc. to seek approvals from the Zoning Commission related to the development of the Northeast Building, including any time extension, first-stage modification, or second-stage application required to effectuate the PUD for the Northeast Building. DMPED has selected PN Hoffman to develop the Northeast Building through a competitive solicitation process, and the parties are currently negotiating a land disposition agreement to authorize PN Hoffman to proceed with the development.

Please contact me with any questions or comments.

Respectfully Submitted,

Susan Longstreet  
(per Office Order No. 2017-3)

Cc: Sarosh Olpadwala  
Joseph P. Lapan

BRIAN T. KENNER  
DEPUTY MAYOR

ZONING COMMISSION

March 13, 2017

Mr. Anthony Hood  
Chairman  
D.C. Zoning Commission  
441 4th St. NW, Suite 210S  
Washington, DC 2001


Re: Z.C. Case No. 02-38  
Square 542, Lot 822 ("Northeast Building")  
Letter of Authorization

Dear Chairman Hood and Members of the Commission:

The District of Columbia has authorized PN Hoffman, Inc to seek approvals related to the development of the Property pursuant to the above-referenced PUD, including any time extension, first-stage modification, or second-stage application required to effectuate the PUD for the Northeast Building. As a duly authorized representative of PN Hoffman, I hereby authorize the law firm of Goulston & Storrs to represent PN Hoffman in all proceedings before the District of Columbia Zoning Commission.

Please contact me with any questions or comments.

Respectfully Submitted,



Name: SHAWN D. SEAMAN

Title: SVP



**BEFORE THE ZONING COMMISSION  
FOR THE DISTRICT OF COLUMBIA**



**FORM 103 – PLANNED UNIT DEVELOPMENT (PUD)**

In accordance with the provisions of Subtitle X, Chapter 3 or Subtitle Z, §704 – Zoning Regulations, request is hereby made for a PUD, details of which are as follows: as follows:

Please Select:  1st-Stage  2nd-Stage  Consolidated  Modification of Significance

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
542	822	59,044	C-3-C	C-3-C

Address or boundary description of the premises: 1000 4th Street, SW

Total area of the site in square feet: 59,044 Total area of the site in acres: 1.355

Brief description of proposal: The applicant proposes to develop the subject property with a mixed-use building containing multifamily residential uses and ground floor retail/eating and drinking establishment, pre-school, and theater uses with below-grade parking and landscaping and streetscaping improvements.

Date NOI sent: 12/22/2017 How NOI Sent:  U.S Mail  E-mail  Other

Advisory Neighborhood(s): 6D05 Date presented at ANC(s): 1/8/2018

If applicable, Historic District(s) in which site is located: None

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22-2405)

Owner's Signature: \*as authorized agent for Owner Date: May

Owner's Name: Please Print  
WFS2 LLC, as ground lessor and developer of the subject property

**Person(s) to be notified of all actions:**

Name: David A. Lewis

Address: 1999 K Street NW, Washington, DC Phone No(s): 202-721-1127

Zip Code: 20006 E-Mail: David.Lewis@GoulstonStorrs.com

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.**