

# Holland & Knight

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July 2, 2018

## **VIA IZIS AND HAND DELIVERY**

Zoning Commission for the  
District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, D.C. 20001

**Re: Applicant's Post-Hearing Submission  
Z.C. Case No. 02-38I  
Second Stage PUD & Modification of Significance to First-Stage PUD @ Square 542**

Dear Members of the Commission:

On behalf of Waterfront 375 M Street, LLC and Waterfront 425 M Street, LLC (together the "Applicant"), we hereby submit the following information requested by the Commission at the public hearings held on April 5 and May 10, 2018.

### **I. Update on Continued Community Engagement**

#### **A. Advisory Neighborhood Commission ("ANC") 6D**

The Applicant has continued to work closely with ANC 6D to address the concerns raised at the public hearing and respond to the conditions listed in the ANC resolution dated April 4, 2018 (Ex. 68). Following four meetings and calls with ANC commissioners after the public hearing, the Applicant and the ANC have come to general agreement on the issues described below, which are memorialized in the Applicant's memorandum to the ANC dated June 15, 2018, a copy of which is attached as Exhibit A. The ANC provided additional comments in response to the Applicant's June 15, 2018 memo on July 1, 2018. The Applicant's responses to these additional items are set forth in the memorandum to the ANC dated July 2, 2018 and attached as Exhibit B.

A summary of the Applicant's commitments are set forth below:

1. Selection of Community Center Operator: The Applicant will permit ANC 6D to select the community center operator. However, prior to turning over occupancy of the community center to the operator, the ANC will be required to provide information about the selected operator to the Applicant, including but not limited to the operator's business plan, governance structure, financial statements, board of directors, affiliates, and scope of services. The ANC will permit the Applicant to comment on the information provided and if the ANC does not agree with the Applicant's feedback,

then it must respond in writing to the Applicant explaining its position. The ANC and the Applicant must resolve all issues regarding the operator prior to the Applicant turning over occupancy of the community center to the operator.

2. Payment of Electric Fees: The Applicant will not charge the community center operator for any of the following: (i) rental fees; (ii) property taxes; (iii) building maintenance; (iv) operating expenses; or (v) utilities. Notwithstanding the foregoing, in an effort to promote energy conservation, the Applicant will limit its electric utility contribution to \$2.00 per square foot per year (approximately \$12,000 per year) with an annual escalation of 3%. This proposed subsidy is the estimated electricity cost for the community center operation, such that the Applicant anticipates that it will cover 100% of the electric utility charges, despite the contribution limit. The Applicant will also provide low-e coated glass with a solar heat gain coefficient (SHGC) of 0.39 maximum on south face of the community center to minimize heat gain.

The Applicant notes that although it was not raised as an issue by the ANC at the public hearing, it has agreed to contribute to the community center operator a one-time payment of up to \$500,000 for the community center's interior design and fit-out, plus \$50,000 for furniture, fixtures, and equipment.

3. Courtyard Use: The Applicant will allow community center visitors and employees to use the shared outdoor courtyard at the second level of the East M building. The courtyard will be operated and maintained by the future office tenant of the East M building, such that use of the courtyard by the community center users will be limited to the same hours of operation and types of uses as permitted for the office tenants, unless a special activity or event is specifically reviewed and approved by the office tenant manager.
4. Public Space Element: The Applicant proposes the following process regarding the selection of an artist and design for the proposed public space element in the Metro plaza: Following the Commission's approval of Z.C. Case No. 02-38I, the Applicant will engage with and select a local artist to design and install an element in the Metro plaza adjacent to the M Street sites. The Applicant will select an artist who is familiar with the history of Waterfront Station, such that the artist will be able to design a unique and meaningful installation that creates a sense of arrival to Waterfront Station and is successful on its own, independent from the success of surrounding retail or changes in the season. The Applicant will present the proposed artist, general design, and scope of work for the element to the ANC up to three times. The Public Space Element will be installed prior to the issuance of the first certificate of occupancy for the East M building.
5. Construction Management Plans ("CMP"): Included with the ANC Memo (Exhibit A) are two CMPs (one for the East M building and one for the West M building) that were drafted and negotiated with the ANC. Among other things, the CMPs include specific requirements for construction parking, site cleanliness, and coordination with WMATA to address the ANC's concerns regarding the existing WMATA generator in

public space. The CMPs also include pre- and post-construction surveys and associated monitoring for impacted properties.

6. Safety Study: As testified at the hearing, the Applicant has not proposed any modifications to the existing configuration of the 4<sup>th</sup> and M Street intersection. The Applicant evaluated the project assuming the existing intersection conditions would remain and found that very few site-generated trips would be expected to use a southbound left turn, given the locations of site access points and the one-way traffic flow in the private drives. Thus, DDOT found that any changes to the intersection would not be needed to mitigate project impacts.

Despite the foregoing, following discussions with DDOT and the ANC, the Applicant has agreed to fund a safety study, up to a maximum amount of \$30,000, to evaluate whether any physical or operational improvements should be implemented at the intersection. The Applicant had its traffic consultant create a proposed scope of the safety study. In addition, as set forth in the ANC Memo (Exhibit A), the Applicant has completed initial evaluations of the intersection and determined that the currently proposed PUD drawings would not need to be modified to accommodate a potential new south-bound left turn lane, since the new lane would impact public space only. In response to the ANC's request, the Applicant has agreed to contribute the funds directly to DDOT, which will use the contribution to fund the study. DDOT will select the firm to perform the safety study and will coordinate and direct any follow-up actions that result from the study.

7. Bus Stop Shelters. As referenced at the public hearing, the 74 Metrobus stop and the future Circulator bus stop would both be located in public space adjacent to the M Street sites. The Applicant commits to working with DDOT on the location of both bus stops and confirms that (i) the public space shown on the proposed architectural drawings can accommodate free standing bus shelters for both bus routes; and (ii) the bus shelters will be fully accessible and ADA-compliant.
8. Residential Parking Permits ("RPPs"): The Applicant will include a rider in all residential leases for the M Street buildings, to be initialed by the residential tenants, that restricts those tenants from obtaining RPPs.
9. Loading Operations: The Applicant will work with its property manager to instruct all deliveries to the M Street buildings to be made within the associated loading areas and to coordinate with the property managers of the adjacent buildings along the north-south private drives to instruct all deliveries to those buildings to be made within their associated loading areas.
10. Continued Engagement and Site Management: Following the public hearing, the Applicant, the ANC, and adjacent property owners met to review how the public realm and plazas will be programmed and maintained for the life of the M Street buildings. The Applicant is committed to continuing to work with these groups to establish an appropriate and mutually-agreeable site management program. As specifically

requested by the ANC, the Applicant will establish a timetable for implementation at the next site management meeting and is committed to funding improvements in the overall project's fiscal year 2019 budget, which begins January 1, 2019.

11. Retail Leasing. The Applicant proposed a leasing strategy to attract a variety of neighborhood-serving retail tenants for the M Street buildings and minimize vacancies. As part of the leasing strategy, the Applicant will focus marketing efforts towards attracting local retailers that will serve neighborhood residents and provide retail spaces that can accommodate smaller-scale retailers.

As part of the initial leasing strategy, the Applicant will employ a vacant storefront campaign to install artistic treatments in vacant windows that will animate sidewalks, engage the pedestrian, and bolster connectedness with the community. During initial lease up for retail space that has been vacant for longer than one year, the Applicant will also provide a combination of artistic treatments and pop-up tenancies for local businesses that do not require any food preparation. The Applicant is committed to working with the community throughout the development and construction process to identify the types of retail uses that meet the community's needs and market demand, and will begin this process early in an effort to minimize any vacant retail space upon delivery of the buildings.

In addition, the Applicant will provide retail spaces that can accommodate smaller-scale retailers and will avoid marketing to retail tenants that comprise large spaces (larger than 10,000 square feet each). The Applicant will work with the community throughout the development and construction process to identify the types of retail uses that meet the community's needs and market demand. The Applicant will begin this process early in order to avoid any vacant retail space upon delivery of the buildings.

The Applicant will also dedicate a minimum of 1,000 total square feet in the M Street buildings to small and local businesses as part of its compliance with Condition No. 14 from Z.C. Order No. 02-38A, which requires a total of 12,500 square feet within the overall project.<sup>1</sup> The overall PUD already includes approximately 8,000 square feet of retail space dedicated to small and local businesses, and the Applicant is committed to fulfilling the requirements of this condition.

Finally, the Applicant will prohibit any digital advertising signage on the exterior of the M Street buildings during both initial lease up and for the life of the M Street buildings.

## **B. Waterfront Tower**

Following the public hearing the Applicant also continued to work closely with representatives of Waterfront Tower ("WFT") on the final design and operation of the East M building. After four meetings and conference calls and numerous email correspondence, the

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<sup>1</sup> In addition to the ANC's specific concern on this matter, testimony was also provided at the public hearing stating that the M Street buildings should provide affordable retail space to attract small and local retailers.

Applicant and WFT came to an agreement which is set forth in the signed Memorandum of Understanding (“MOA”) attached as Exhibit C. The MOA includes a number of conditions that will be incorporated into the Applicant’s draft Findings of Fact and Conclusions of Law to be filed on July 16, 2018.

### **C. Other Community Groups and Individuals**

As requested by the Commission, following the public hearing the Applicant also met with Coy McKinney and his colleagues. Mr. McKinney’s primary concerns related to (i) the loss of open and free public space at the M Street sites; (ii) the amount and level of affordable housing proposed for the M Street buildings; (iii) the height and setback of the M Street buildings; (iv) traffic impacts; and (v) the opportunity to continue to engage and provide substantive feedback on future development projects. The Applicant talked through each of these issues with Mr. McKinney and agreed to continuing to work with Mr. McKinney as the development of the M Street buildings move forward. A follow-up meeting is being planned for July, 2018.

In addition, DC for Reasonable Development submitted comments regarding the potential negative impacts of the project. *See* Exhibits 86 and 118. The Applicant has provided a detailed response to these comments, which is attached hereto as Exhibit D.

## **II. Update on Public Benefits and Amenities**

Pursuant to Z.C. Order No. 02-38A, Findings of Fact (“FF”) Nos. 89(a)-(f) and 90(a)-(h), the First-Stage PUD for Waterfront Station included a number of significant public benefits and project amenities, many of which have already been delivered and many of which will continue to be delivered as part of the subject application. The Applicant is also committed to implementing the following new and significant public benefits and amenities as part of this Second-Stage PUD application, which are in addition to the benefits and amenities listed in Section I(A) above responding to comments from the ANC:

1. Affordable Housing: The Applicant initially proposed to dedicate a minimum of 8% of the residential gross floor area in each M Street building to inclusionary zoning (“IZ”) units reserved for households earning up to 60% of the median family income (“MFI”), with three of those units in the West M building reserved as three-bedroom units and two of those units in the East M building reserved as three-bedroom units. Following the public hearing, the Applicant agreed to increase the IZ proffer to provide a third three-bedroom unit in the East M building reserved for households earning up to 60% of the MFI. This additional unit will be above the 8% of residential gross floor area originally proposed, which increases both the amount of affordable housing in the project and the amount of family-sized housing.

As shown on the updated IZ Location Plan attached hereto as Exhibit E, the proposed IZ units are distributed evenly throughout the buildings, both vertically and horizontally along each building frontages. Furthermore, as specifically requested by the Commission, balconies are provided for the IZ units and the market-rate units in an equal proportion.

2. Retail and Service Establishments: The Applicant will dedicate more than 40,000 square feet of ground floor space in the M Street buildings combined to neighborhood-serving retail, service, and amenity uses. Doing so will result in approximately 130,000 square feet of retail uses provided across the entire PUD site (excluding any retail provided in the Northeast building which has not yet been approved), which is greater than the 110,000 square feet of retail space required under the First-Stage PUD. Neighborhood-serving retail and service uses will advance the major themes and policies of the Comprehensive Plan and the Southwest Neighborhood Plan to create a vibrant and walkable town center at Waterfront Station.
3. Employment and Training Opportunities: As part of construction of the M Street buildings, the Applicant will comply with the executed First Source Employment Agreement to promote and encourage the hiring of District residents, as set forth in the agreement included in the case record at Exhibit 2K. The Applicant will also comply with the executed Certified Business Enterprise Agreement in order to utilize local, small, and disadvantaged businesses, as set forth in the agreement included in the case record at Exhibit 2L. As requested by the Commission, the Applicant has confirmed the applicability of those existing agreements as they relate to the construction of the M Street buildings.
4. Environmental Benefits: The M Street buildings have been designed to integrate a host of sustainable features, including solar panels on the roofs of the M Street buildings. The solar panels will cover approximately 2,400 total square feet on the East and West M buildings combined in an effort to generate a portion of each building's energy consumption.

As discussed at the public hearing, the Applicant will design the buildings to achieve LEED Silver under LEED v4 for Building Design and Construction. The Applicant will endeavor to seek certification but proffers a condition relating to design in accordance with Subtitle X § 305.5(k)(5).<sup>2</sup> The Applicant is not proffering its LEED commitment as a new public benefit for the Second-Stage PUD, but rather in compliance with the original benefits and amenities approved in ZC Order No. 02-38A.

A complete list of the existing, continuing, and proposed public benefits and amenities, including the benefits and amenities described above relating to the ANC and WFT, is attached hereto as Exhibit F.

### **III. Updates to Architectural Drawings**

Following the public hearing, and in response to comments raised by the Zoning Commission, Office of Planning, and WFT, the Applicant made the following modifications and improvements to the proposed architectural drawings for the M Street buildings (the "Architectural

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<sup>2</sup> Subtitle I § 305.5(k)(5) provides that "[p]ublic benefits of the proposed PUD may be exhibited and documented in any of the following or additional categories... (k) Environmental and sustainable benefits to the extent they exceed the standards required by zoning or other regulations including, but not limited to... (5) Meeting the minimum standards for Leadership in Energy and Environmental Design (LEED) Gold certification. The project does not have to achieve actual LEED certification; however, the developer must include the LEED checklist and documentation in the application, approved by a LEED Accredited Professional (LEED-AP) that shows that the project will comply with LEED requirements."

Drawings”). A copy of the Architectural Drawings that include all of the updates referenced below are attached hereto as Exhibit G.

1. Penthouse Amenities. Included as Sheets L7A and L9A of the Architectural Drawings are detailed drawings showing the M Street buildings’ penthouse amenity features. As shown on these sheets, the penthouse amenities include a pool, lounge furniture, tables and chairs, fire pit, and grills. Lighting will be kept at low levels to minimize impacts on adjacent residents while still providing safe passage and accessibility for residents. The proposed hours of operation for the rooftop amenity spaces are 8:00 am to 11:00 pm, Sunday through Saturday.
2. Building Materials. At the public hearing, the Commission asked the Applicant to reconsider using the light cementitious panel material for the façade of the West M building. In response, as shown on Sheets 63-73 of the Architectural Drawings, the Applicant proposes to replace the light cementitious panel with a porcelain tile rain screen. Porcelain tile is a non-porous façade material that will limit absorption and adherence of pollutants. Textural and tonal variation of the tiles will contribute to a rich architectural expression and conceal inevitable build-up of pollutants on the façade over time.
3. North-South Private Drive. The Commission requested that the Applicant clarify and confirm the following items regarding the existing and proposed conditions in the north-south private drive on the east side of the PUD Site:
  - a. As shown on Sheet C8 of the Architectural Drawings, the north-south private drive is presently 22 feet wide, as measured from curb to curb. The Applicant does not propose to change this existing width, and does not propose to relocate or revise the existing curb lines.
  - b. As shown on Sheet C8 of the Architectural Drawings, the Applicant will provide a 4.5-foot wide sidewalk and a 2-foot wide landscaped planting strip adjacent to the north-south private drive. Doing so will not impact the existing 22-foot curb-to-curb width.
  - c. As shown on Sheet C8 of the Architectural Drawings, (i) the east façade of the East M building is located 47.4 feet from the west façade of the building to be located at 301 M Street, SW; and (ii) the PUD Site’s eastern-most property line is 15.9 feet from the west façade of the building to be located at 301 M Street, SW.
  - d. As requested at the public hearing, and as shown on Sheets L3 and L4 of the Architectural Drawings, the Applicant incorporated the red paving material currently used in the east-west plazas (north of the M Street buildings) in the north-south private drives on both sides of the PUD Site.
4. Balconies. The Commission requested that the Applicant study whether it could incorporate additional balconies into the design of the M Street buildings. As previously described, the Applicant already increased the percentage of units with balconies from

16.8% to 30.9%. The Applicant does not propose to further increase the number of balconies provided, particularly because of the extensive outdoor public spaces provided in a variety of terrace and roof levels on both M Street buildings. Furthermore, as noted above, balconies are provided for the IZ units and the market-rate units in an approximately equal proportion.

5. Mullions. The Office of Planning requested more detailed information on the depth of the mullions. As shown on Sheets 74, 94 and 96 of the Architectural Drawings, the Applicant has provided detailed information on the mullion, slab edge, and vertical fin profiles. As shown on those sheets, the Applicant proposes to utilize a combination of standard and deep profile mullions to create an appropriate level of contrast, shadow, and texture on the façade of the West M building. The standard profile mullions used in combination with vertical fins of various depths give the primarily glass, west façade of the East M building a vibrant expression appropriate for the activity-filled Metro plaza on which it fronts.
6. Updates in Response to Waterfront Tower. Since the public hearing, the Applicant has also worked with WFT to address their comments regarding inconsistencies in the architectural drawings filed with the Applicant's Supplemental Prehearing submission (Exhibit 62A). In response, the Applicant has made the following updates:
  - a. Minor graphic adjustments to clarify the existing conditions on WFT's property;
  - b. Revised intersection at M Street, SW and the eastern north-south private drive to show the accessible flush-curb crossing. The final configuration of this curb cut is contingent upon DDOT approval;
  - c. Revised concrete paving of north-south private drives to incorporate red pigmented concrete to match the east-west plazas; and
  - d. Updated landscape design along the east edge of the East M building to incorporate vertical plantings.

#### **IV. Additional Items Requested at Public Hearing**

At the public hearing, the Commission requested that the Applicant submit additional information on the following topics:

1. Availability of On-Street Parking. At the hearing, one neighborhood resident testified that his guests have a difficult time finding on-street parking spaces, and that development of the M Street sites would exacerbate that condition. In response, the Applicant notes that the M Street buildings include more than the minimum number of required on-site parking spaces for the residential, retail, office, and community center uses. According to the Applicant's Comprehensive Transportation Review Report, dated October 17, 2017 (Exhibit 32A), the proposed on-site parking will meet the anticipated demand generated by the proposed uses, such that residents, visitors, and employees of the M Street buildings will not have to park on the adjacent public streets. Moreover, the Applicant will restrict

all residents of the M Street buildings from obtaining RPPs, which will further limit the increase in on-street parking in the surrounding neighborhood.

2. Construction Easement Agreement. As requested by the Commission, attached hereto as Exhibit H is a copy of the Construction Easement Agreement entered into by the Applicant and the owners of adjacent property located at 1101 and 1001 3<sup>rd</sup> Street, SW. The Easement Agreement is dated February 29, 2008, and was recorded in the land records of the District of Columbia on August 21, 2008, as Instrument No. 2008089840.

The Easement Agreement created a 30.08 foot “Mutual Light and Air Easement” between the Waterfront Station PUD and the Waterfront Tower property. As shown on Sheet C8 of the Architectural Drawings (Exhibit G), approximately 31.5 feet is provided between the East M building’s east façade and Waterfront Tower’s west property line, such that the Applicant is fully in compliance with the Light and Air Easement.<sup>3</sup> Moreover, the East M building is set back an additional 45 feet away from Waterfront Tower above the second floor level, thus creating significantly more light and air between the two properties than required.

3. Resume of Expert Witness. As requested by the Commission, attached hereto as Exhibit I is a copy of the Mike Smith’s resume who was proffered as an expert in retail marketing and leasing.

## V. Design Flexibility

The Applicant requests the following areas of flexibility for the development and design of the M Street buildings:

- a. To provide a range in the number of residential units of plus or minus 5%;
- b. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the building, and specifically to modify the locations of demising walls and exact number of retailers within each M Street building to provide the greatest amount of flexibility in use;
- c. To make refinements to the garage configuration, including layout, parking spaces and other elements, so long as the total minimum number of parking spaces is provided as set forth in Z.C. Order No. 02-38A;
- d. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction. Any such variations shall not reduce the overall quality of materials, nor substantially

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<sup>3</sup> Waterfront Tower is setback further to the east from its west property line, such that the actual distance between the East M building and Waterfront Tower will be greater than the 31.5 feet indicated above between the East M building’s façade and the Waterfront Tower property line.

change the exterior appearance, proportions, or general design intent of the buildings;

- e. To make minor variations to the location, attributes and general design of the streetscape within the overall PUD Site, including the location of short term exterior bicycle parking spaces and the proposed landscape plan (Sheets L2 through L4 and L4C of the Architectural Drawings), to comply with the requirements of and approval by the District Department of Transportation Public Space Division and the other Waterfront Station property owners, without changing the overall design intent, the general location and dimensions of landscaping and hardscaping, or the quality of materials;
- f. To locate retail entrances in accordance with the needs of the retail tenants and to vary the façades as necessary;
- g. To make minor refinements to the buildings' details and dimensions, including belt courses, sills, bases, cornices, railings, roof, skylight, architectural embellishments and trim, window mullions and spacing, or any other changes to comply with the District of Columbia Building Code or that are necessary to obtain a final building permit or any other applicable approvals. Any refinements may not substantially change the buildings' external configurations, appearance, proportions, or general design intent;
- h. To vary the types of uses designated as "retail" use on the Architectural Plans and Elevations to include the following use categories: (i) Retail (11-B DCMR § 200.2(cc)); (ii) Services, General (11-B DCMR § 200.2(dd)); (iii) Services, Financial (11-B DCMR § 200.2(ee)); (iv) Eating and Drinking Establishments (11-B DCMR § 200.2(j)); (v) Medical Care (11-B DCMR § 200.2(p)); and (Arts, Design, and Creation (11-B DCMR § 200.2(e));
- i. To vary the types of uses designated as "office" use on the Architectural Plans and Elevations to include the following use categories: (i) Office (11-B DCMR § 200.2(x)); (ii) Institutional, General (11-B DCMR § 200.2(q)); (iii) Medical Care (11-B DCMR § 200.2(p)); (iv) Daytime Care (11-B DCMR § 200.2(i)); and (v) Services, Financial (11-B DCMR § 200.2(ee));
- j. To vary the font, message, logo, and color of the proposed signage, provided that the maximum overall dimensions and signage materials do not change from those shown on the approved plans;
- k. To vary the configuration and layout of the exterior courtyards, so long as the courtyards continue to function in the manner proposed and the overall design intent, general locations for landscaping and hardscaping, and quality of materials are maintained; and
- l. In the retail and service areas, to vary the location and design of the ground floor components in order to accommodate specific tenant requirements and/or to comply with any applicable District of Columbia laws and regulations, including

the D.C. Department of Health, that are otherwise necessary for licensing and operation of any retail or service use, and to modify the number of retailers within each M Street building.

The Applicant trusts that it has submitted all of the information requested by the Commission at the public hearing, and appreciates the Commission's continued review of this application.

Sincerely,

HOLLAND & KNIGHT LLP

By: Christine Shiker  
Christy M. Shiker

By: Jessica Bloomfield  
Jessica R. Bloomfield

#### Attachments

cc: Joel Lawson, Office of Planning	(See Certificate of Service)
Matt Jesick, Office of Planning	(Hand Delivery and Email; w/attachments)
Aaron Zimmerman, DDOT	(Hand Delivery and Email; w/attachments)
Joseph Lapan, DMPED	(Email; w/attachments)
Caleb Sheldon, DMPED	(Email; w/attachments)
Advisory Neighborhood Commission 6D	(See Certificate of Service)
Commissioner Moffatt, ANC 6D05	(Hand Delivery and Email; w/attachments)
Commissioner Fast, ANC 6D01	(Hand Delivery and Email; w/attachments)
Commissioner Litsky, ANC 6D04	(Hand Delivery and Email; w/attachments)
Commissioner Fascett, ANC 6D Chair	(Hand Delivery and Email; w/attachments)

**CERTIFICATE OF SERVICE**

I hereby certify that electronic copies of the Applicant's post-hearing submission were sent to the following on July 2, 2018, with hard copies sent on July 3, 2018.

Joel Lawson D.C. Office of Planning 1100 4 <sup>th</sup> Street, SW Washington, DC 20024	Hand Delivery and Email
Advisory Neighborhood Commission 6D Office@anc6D.org	Hand Delivery and Email
Tiber Island Cooperative Homes, Inc. 429 N Street, SW Washington, DC 20024 Attention: Paul Greenberg	Via US Mail
Cornish Hitchcock Counsel for Tiber Island Cooperative Homes, Inc. Hitchcock Law Firm PLLC 5614 Connecticut Avenue, NW No. 304 Washington, DC 20015	Via US Mail
Carrollsborg Square Condominium Association 1804 T Street, NW Suite One Washington, DC 20009 Attention: Henry Baker	Via US Mail
Waterfront Tower Condominium Board c/o Hara Ann Bouganim Vice President haraannbouganim@comcast.net	Via Hand Delivery and Email

  
Jessica R. Bloomfield  
Holland & Knight LLP