

November 26, 2019

Via IZIS and Hand Delivery

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: **Zoning Commission Case No. 17-05B: Modification of Significance of Order No. 17-05 and 17-05A for 2121 First Street SW (Square 613, Lot 10) (“Property”) – Pre-Hearing Submission**

Dear Chairperson Hood:

On October 4, 2019, 2100 2nd Street SW LLC (the “**Owner**” or “**Applicant**”) submitted the above-referenced application for a modification of significance of Order Nos. 17-05 and 17-05A (together, the “**Orders**”) for the addition of a temporary lodging use and a use variance to allow lodging in the 100-year flood plain (the “**Modification**”). The Applicant would like to supplement the record to update the Commission on outreach to various government agencies and with additional information in response to comments raised by the community.

Government Agency Outreach

The Applicant has engaged various government agencies regarding the Modification, including the Office of Planning, the District Department of Transportation, the Department of Energy and Environment, and the Department of Housing and Community Development. To date, none of these agencies have advised the Applicant of any concerns with the application. The Office of Planning did request updated information on how the temporary use impacts the parking, loading, and bicycle parking requirements under the Zoning Regulations, and that information is attached as Exhibit A. The Applicant will continue to engage with these agencies prior to the public hearing.

Community Outreach

The Applicant engaged with Advisory Neighborhood Commission (“**ANC**”) 6D prior to filing the Modification application. Since filing, the Applicant has met with Commissioners from ANC 6D at an initial meeting with the Chair and adjacent Single Member District representative¹

¹ During these initial meetings, there was not a representative for the Single Member District including the Property.

and at the November Administrative ANC Meeting to discuss the Modification as well as other general concerns about development in the neighborhood. The ANC has requested a community benefits agreement as part of its application for the Modification. The Applicant is scheduled to attend the ANC's December meeting for a vote on the Modification.

The Applicant notes that this is not a Planned Unit Development and, as such, community benefits are not required. Despite the fact that community benefits are not part of the Zoning Commission's design review consideration, the Applicant wishes to be responsive to the ANC's comments. Accordingly, WhyHotel has offered the community two significant benefits as part of its application. The WhyHotel will create new jobs in the neighborhood, and WhyHotel would like to hire local individuals to work at the Riverpoint project. Additionally, WhyHotel provides a unique opportunity for fully-furnished, apartment-style units that residents can reserve for visiting family and friends. With these two unique benefits to the community, the Applicant has offered the following commitments to the ANC:

- **WhyHotel Career Days:** WhyHotel will host two WhyHotel Career Days to recruit the onsite, full-time employees for the proposed WhyHotel at Riverpoint. WhyHotel commits to hosting both Career Days in ANC 6D. WhyHotel will also coordinate with ANC 6D to best target members of the community to attend these Career Days.
- **Neighborhood Discounts:** WhyHotel will extend its employee discount (currently 15%) to all residents who live in ANC 6D for them to host friends and families at the Riverpoint hotel. This discount will remain available for the entirety of the term of the Riverpoint hotel.

The Applicant and WhyHotel believe these commitments to provide local employment opportunities and discounted rates to ANC residents responds to the ANC's request for benefits and directly relates to the Modification proposed. Additionally, to mitigate concerns from the ANC regarding a potential permanent conversion to lodging use, the Applicant has agreed to the following condition:

- **Commitment Not to Extend:** The Applicant will not request an extension of the 24-month lodging use from the Zoning Commission.

The Applicant looks forward to continuing to engage with the ANC regarding the Modification prior to the public hearing.

Resume and Outlines of Testimony

Three witnesses will testify on behalf of the Applicant at the hearing: Tom Wilbur on behalf of the ownership team; Jason Fudin will testify on behalf of WhyHotel; and Yulia Beltikova, will testify as the project architect. Yulia Beltikova is being offered as an expert in architecture, and her resume is attached as Exhibit B for reference. Outlines of the testimony for each witness are also attached as Exhibit C. The Applicant anticipates needing 30 minutes for its presentation.

