

July 6, 2020

Via IZIS

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”) – Post-Hearing Submission**

Dear Chairperson Hood:

On June 23, 2020, the Zoning Commission held a public hearing for the addition of a temporary lodging use and a special exception to allow lodging in the 100-year flood plain (the “**Modification**”). The Commission requested that 2100 2nd Street SW LLC (the “**Applicant**”) consider Advisory Neighborhood Commission (“**ANC**”) 6D’s comments to the Commission and address how the benefits provided by the WhyHotel use, while not required for a design review case, can be responsive to community needs.

The Applicant and WhyHotel have seriously considered how to respond to the ANC’s comments while working within the parameters of this Modification. Specifically, the Applicant had originally proposed two benefits to the community: (1) WhyHotel Career Days held within and advertised with the ANC, and (2) neighborhood discounts at the staff discount rate for ANC 6D residents. The Applicant understands from the ANC’s testimony that this second benefit is not meaningful for the community due to concerns that the hotel room rates would still be too costly for most residents. Therefore, WhyHotel proposes the following revised benefits:

Neighborhood Discounts (revised): WhyHotel will offer a limited number of units to ANC 6D residents at a 50% discount rate, a significant discount on the hotel room rates. This benefit will only be implemented if WhyHotel begins operating transient stays (less than 30 day stays) at the Property. If WhyHotel is operating between 25-75 units for transient stays, there will be two (2) one-bedroom units available for this benefit. If WhyHotel is operating over 75 units for transient stays, there will be a total of three one-bedroom (3) units available for this benefit. In order to allow as many residents as possible to take advantage of this benefit, each ANC 6D household will be limited to a one-time use of this benefit for up to a four-night stay.

Certificate of Service

I hereby certify that I sent the foregoing document to the addresses below on July 6, 2020, by electronic mail.

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_____/s/_____
Meghan Hottel-Cox