

January 4, 2022

D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **Z.C. Case No. 21-20 – Steuart Investment Company (“Applicant”) for Design Review of a Building on Lot 801 in Square 662 and Lot 800 in Square 662E (together, the “Property”) – Prehearing Submission**

Dear Chair Hood and Members of the Zoning Commission:

This letter and enclosed materials serve as the prehearing submission for the above-referenced application. As discussed in the initial submission, the Application requests Design Review approval for Phase I of the Applicant’s proposed development of the Property, which abuts the South Capitol Street right of way to the east. Phase I will face on South Capitol Street, S Street SW to the south, and Half Street SW to the west and consists of a mixed-use building with approximately 434 residential units and approximately 17,495 square feet of ground-floor retail use (the “**Project**”).

The Applicant has conducted extensive outreach with Advisory Neighborhood Commission (“ANC”) 6D regarding the Project, including presenting the Project to the ANC prior to filing the Application at the ANC’s administrative meeting on October 12, 2021, and to the full ANC at its regularly scheduled monthly meeting on October 18, 2021, as well as after the Application was filed at the ANC’s administrative meeting on December 6, 2021, and to the full ANC on December 13, 2021, in addition to presentations to the ANC regarding the public space application for the Project. The Applicant is pleased to have the ANC’s support for the Application, as set forth in the ANC’s letter of support submitted as Exhibit 9 of the Record, and the Applicant looks forward to continuing to work with the ANC as the Project moves forward.

The Applicant hereby submits the following materials ahead of the public hearing on the Application:

- Updated Architectural Plans – Attached as Exhibit A are updated plans for the Project.

- Comprehensive Plan Analysis – Attached as Exhibit B is an analysis of the Application’s consistency with the Comprehensive Plan, which supplements the analysis included in the Applicant’s initial statement.
- Requested Flexibility – Attached as Exhibit C is a complete list of flexibility the Applicant requests for the final development of the Project, consistent with flexibility the Zoning Commission has previously granted for Design Review applications.
- Testimony Outline and Expert Resumes – Attached as Exhibit D is an outline of witnesses who will testify at the Commission’s hearing on the application and resumes for the Applicant’s proffered expert witnesses.

Please feel free to contact Christine at (202) 721-1116 or Lawrence at (202) 721-1135 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at the public hearing on January 24, 2021.

Sincerely,

/s/

Christine A. Roddy
Lawrence Ferris

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by electronic mail to the following addresses on January 4, 2024.

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/s/
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