

I apologize for the long delay in responding to your request for information regarding permitting requirements for the proposed Watergate North development project.

Department staff has contacted the Federal Highway Administration and the D.C. Department of Consumer and Regulatory Affairs and Office of Planning to obtain additional information regarding the various approvals which would be required to implement your proposed project. Given the complexity of the Watergate North development project, permit requirements are equally complex.

1. A Planned Unit Development application must be prepared and approved by the D.C. Zoning Commission to address zoning and land use requirements for the project.
2. A Subdivision Plan must be approved by the D.C. Surveyor's Office. Since the Office of the Surveyor is part of this Department of Public Works, we can assist in your coordination with this office.
3. If any streets require closing, or new streets are to be constructed, approval must also be provided by the D.C. Surveyor's Office.
4. Approval for development of air rights must be obtained from the Federal Highway Administration and the District government. In a conversation with FHWA staff, there appears to be a precedent for selling the air rights to the project developer, with transportation easements granted to the local government. At this time we are uncertain as to how the District's rights and needs to operate and maintain the roadways can be protected under this scenario, but we are willing to consider this approach. We will also be interested in discussing how

Dear Mr. Barnhard:

Mr. Dale W. Barnhard  
 Watergate North LLC  
 2639 Eye Street, N.W.  
 Washington, D.C. 20037

June 25, 1998

DIVISION DIRECTOR  
 (202) 673-6794

  
 GOVERNMENT OF THE DISTRICT OF COLUMBIA  
 DEPARTMENT OF PUBLIC WORKS  
 DISTRICT DIVISION OF TRANSPORTATION  
 2000 14TH STREET, N.W.  
 WASHINGTON, D.C. 20009

*Deborah Price*  
 Deborah Price  
 Division Director

Sincerely,

I look forward to cooperating with you in the future on this development project.

For additional information on project approval requirements, I suggest that you contact Ms. Gladys Hicks, Acting Zoning Administrator, at the D.C. Department of Consumer and Regulatory Affairs, at 727-7350, as well as Mr. David Colby, D.C. Office of Planning, at 727-6492.

I would suggest your efforts start with developing your Planned Unit Development application, and preparing a proposal for purchase of air rights development. My office would be happy to coordinate with you in both efforts.

I was also advised by the Office of Planning, that the Comprehensive Plan for the District provides that your site area should be preserved for open space. I would suggest that you approach the Office of Planning about modifying the Comprehensive Plan to provide for mixed use development of these squares.

In addition, because of the nature and location of your proposed project, it should also be coordinated with the National Capital Planning Commission and the D.C. Fine Arts Commission.

the District and developer can share roadway operating and maintenance costs as part of any compensation package related to the development of air rights.

The Department is willing to provide W.N. Group a long-term ground lease with option to buy, plus the right to develop a transportation facilities. Much of the land upon which the project would be constructed is presently controlled by the District of Columbia government, for the purpose of developing transportation facilities. We understand that a critical preliminary requirement by the developer is an agreement by the District government to provide the developer a long-term ground lease, and an agreement to allow the developer to build a portion of the project in air right over existing transportation facilities.

The Department recognizes that a project of this magnitude could have significant benefits in providing new residential and commercial development. We are also aware that a project of this scope will require numerous approvals and permits from the District government, and will require considerable coordination with local residents, the District of Columbia and Federal government.

The W.N. Group has met with several District government agencies to propose a major mixed use development project in Northwest Washington. This correspondence is to confirm the Department's position regarding the construction of the proposed project, which would include approximately 796 dwelling units, approximately 260 hotel rooms, and over 340,000 square feet of commercial space. The proposed project area is bounded by Virginia Avenue on the south, 26<sup>th</sup> Street on the east, I Street on the north, and the 27<sup>th</sup> Street on the west.

Dear Mr. Barnhard:

Mr. Dale Barnhard  
 W.N. Group, LLC  
 2639 Eye Street, N.W.  
 Washington, D.C. 20037

AUG 20 1998

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