ADVISORY NEIGHBORHOOD COMMISSION
2D
SOUTHWEST DC
400 I STREET
Washington, DC 20024

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Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th St. NW
Suite 410
Washington, DC 20001

RE: WATERFRONT PUD APPLICATION

Dear Ms. Mitten:

At the Advisory Neighborhood Commission 2D meeting on Oct. 21, 2002, the Commission voted 5-0 on a motion I made regarding the above referenced PUD case. We understand that this application will be considered at the Zoning Commission's Public Meeting on Oct. 28, 2002 , for a hearing action.

The motion unanimously approved by the Commission requests that the applicant's proposed zoning map amendment from C-3-B to C-3-C be denied consideration for a public hearing, and that the hearing date for the PUD be set at a future public meeting in approximately six months.

Such delay will still enable the developers to be well along in implementing their proposed matter-of-right phase of this project and will give the community additional time to consider which elements of the requested increase in height and bulk for existing and new structures it can support.

With Best Regards,

Richard B. Westbrook

Richard Westbrook
ANC Commissioner 2D01
10-24-02

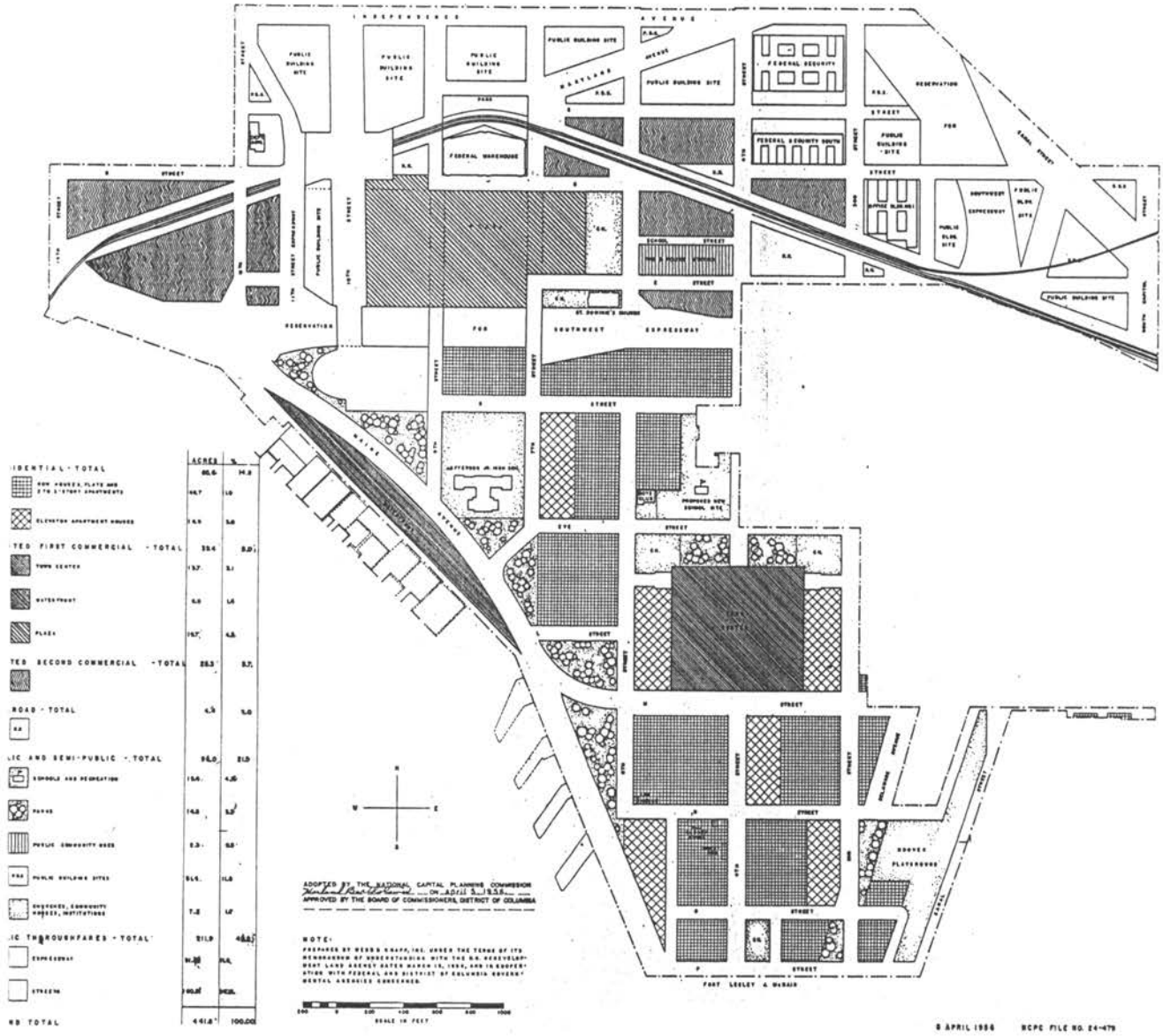
District of Columbia
Case 02-38
ZONING COMMISSION
District of Columbia
CASE NO.02-38
EXHIBIT NO.95

PLATE N
3

# LAND USE PLAN FOR PROJECT AREA 'C'

## SOUTHWEST URBAN RENEWAL AREA

### DISTRICT OF COLUMBIA




8 APRIL 1958 NCPC FILE NO. 24-479

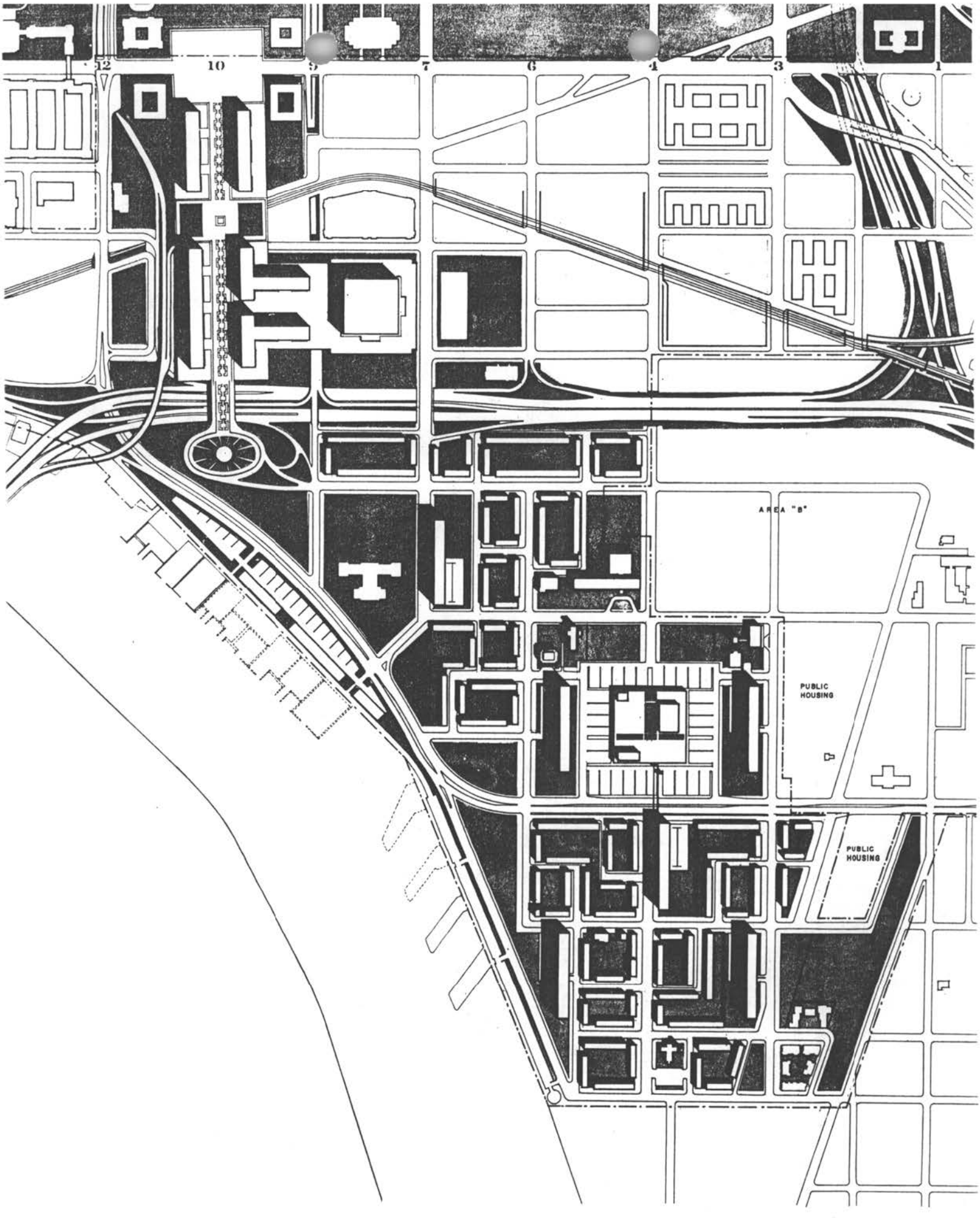
The Town Center serves the families of Areas C, C-1, B and public housing developments in Southwest Washington. This is the hub of the residential community. The Town Center incorporates two basic functions: community shopping and community activities.

The market area for the commercial core of the Town Center and the size of shopping area needed to serve the Southwest has been studied in detail. Such a shopping center is designed as a community shopping center. It is not intended to serve an area larger than the Southwest; it is not a regional shopping center; it will not compete with downtown Washington. The Southwest is a natural market area for a neighborhood shopping center. Its boundaries -- the Washington Channel, P Street, South Capitol Street, the Mall -- are major ones. They form a definitive perimeter and discourage travel outside the area for neighborhood shopping. At the same time, these boundaries discourage shopping from other areas, except for some business that might result from through traffic. In short, the Southwest is the market area for the Town Center.

The second goal is equally important. A unifying factor is most important within the residential neighborhood. Even as the Mall, Plaza and the Waterfront tie the Southwest to the rest of Washington, so a binder is necessary for the community itself. Established at the very heart of residential Southwest, the Town Center provides an area common to the whole community and forms a link between the several sections.

The community aspects of the Town Center -- the four churches, parks, library and other common facilities -- provide the basis for the concept of "town center" rather than merely "shopping center." It is the core area for all community activities, and the design reflects the scope of separate and interrelated activity. Sunday and evening progams at the churches will maintain life and busy-ness in the Town Center after the daytime commercial activity ceases. The meeting rooms of the churches, the library, and the nursery school provide the neighborhood with space for community assembly.

Schools, community houses, and other neighborhood facilities are distributed throughout the area. Linking all together is a combined system of neighborhood parks and streets. Perimeter roadways carry through-traffic around the residential neighborhood while an interior street system is designed to discourage heavy, rapid traffic, yet give access to all portions of the community.


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AREA "B"
PUBLIC HOUSING
PUBLIC HOUSING
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1000

# SITE DEVELOPMENT PLAN FOR PROJECT AREA 'C'

## SOUTHWEST URBAN RENEWAL AREA

### DISTRICT OF COLUMBIA

